



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 74

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No. 18

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Chester County Law Reporter

(USPS 102-900)

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

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Chester County Court of Common Pleas
Orphans' Court Division
CALL OF THE AUDIT LIST
THE HONORABLE THOMAS P MCCABE COURTROOM 12
WEDNESDAY, MAY 06, 2026 09:00 AM

L. B.

15-24-2124

CALL OF THE AUDIT LIST

DONALD F. KOHLER
(610) 696-8225

L. B.

ZACHARY BURLEY
610-524-7002

JANINE BALISTRERI, PETITIONER

JAMES B. GRIFFIN
610-524-7002

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

LAW NO. 2026-01012-NC

NOTICE IS HEREBY GIVEN that the name change petition of J. Scott Carroll was filed in the above-named court and will be heard on Tuesday, April 28, 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: Thursday, February 5, 2026

Name to be changed from: J. Scott Carroll to: James Scott Carroll

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

NOTICE

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, ABio-X Holdings, Inc., a corporation incorporated under the laws of the State of Delaware intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 117 Kendrick Street, Ste 400, Needham MA 02494 and the name of its commercial registered office provider in Pennsylvania is Bin Wen.

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

BAILER, Dorothy C, late of Malvern. Brooke Benforado, 2011 Spring Garden Street, Philadelphia, PA 19130, Executor.

BATTLE, Marcelina, late of West Whiteland Township. Christine Battle, 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.

BROWN, Michelle, a/k/a Michelle L. Brown, late of Valley Township. Bobby Lewis, care of MARK HALBRUNER, Esquire, 3435 Market Street, Camp Hill PA 17011, Executor. MARK HALBRUNER, Esquire, Halbruner Hatch & Guise LLP, 3435 Market Street, Camp Hill PA 17011, atty.

BURNETT, D. Janet, late of Borough of West Chester. Craig S. Burnett, 709 Hillside Drive, West Chester, PA 19380, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

CALDWELL, Arthur Raymond, late of West Nottingham. Wayne Caldwell, care of JEFFREY P BRYMAN, Esquire, 225 Wilmington Pike, Ste 200, Chadds Ford, PA 19317, Administrator. JEFFREY P BRYMAN, Esquire, Pyle & Bryman, 225 Wilmington Pike, Ste 200, Chadds Ford, PA 19317, atty.

COOK, Craig Rodney, a/k/a Craig R. Cook, late of West Caln. Eric Cook, 206 S Cowan Rd, Parkesburg, PA 19365, Administrator.

DAVIS, Keith Alvin, late of Lower Oxford Twp. Paul Steven Davis, 213 E State St, Kennett Square, PA 19348, care of CLARE MILLINER, Esquire, 213 E State St, Kennett Square, PA 19348, Executor. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

EDWARDS, Bert T., late of Oxford Borough. Susan D. Edwards, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

FERGUSON, Myrna M., a/k/a Myrna Mateel Ferguson, late of Chadds Ford. Ronald Machen, care of GEORGE S. DONZE, Esquire, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, Executor. GEORGE S. DONZE, Esquire, Donze and Donze, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, atty.

FLESSNER, Donald R., late of Oxford Borough. Kenneth E. Flessner, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

GARVINE, Virginia B., a/k/a Virginia Bault Garvine, late of Penn Township. Randolph Eugene Garvine, 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.

GRAY, SR., John J., a/k/a John J. Gray, late of Westtown Township. John J. Gray, Jr., 916 Thorne Dr., West Chester, PA 19382, care of MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executor. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

GRIFFITHS, Corinne M., late of Pottstown. Amy L. Shenk, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

HAMILTON, John H, a/k/a John J. Hamilton, Jr. and John Henry Hamilton, Jr., late of Valley Township. Arnold Keith Hamilton, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HARPLE, John W, a/k/a John William Harple Jr, late of Caln Township. Lynda Harple-Pike, care of WILLIAM T KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executrix. WILLIAM T KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HARRISON, Eleanor, a/k/a Eleanor A. Harrison, late of East Goshen Township. Charles Edward Harrison, care of JEFFREY P. OUELLET, Esquire, 33 North Duke Street, Lancaster, PA 17602, Executor. JEFFREY P. OUELLET, Esquire, Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602, atty.

HOFFMAN, James H., a/k/a James H. Hoffman, Jr., late of Malvern Borough. Michael G. Deegan, Esquire and Gail Prettyman, care of MICHAEL G. DEEGAN, Esquire, 134 West King Street, Malvern, PA 19355, Executors. MICHAEL G. DEEGAN, Esquire, Michael G. Deegan, P.C., 134 West King Street, Malvern, PA 19355, atty.

KENNEDY, Joseph S., late of East Goshen Township. Timothy J. Kennedy, care of ANDREW S. RUSNIAK, Esquire, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, Executor. ANDREW S. RUSNIAK, Esquire, Stevens & Lee, P.C., 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, atty.

LASSIAL, Lillian D., a/k/a Lillian Lassial, late of West Whiteland Township. Dorette Zduniak, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

MILLER, Jason P, late of West Nantmeal Township. Paul M Miller and Wanda J Miller, care of NICHOLAS T. GARD, Esquire, 121 East Main Street, New Holland, PA 17557, Administrators. NICHOLAS T. GARD, Esquire, Smoker Gard Associates LLP, 121 East Main Street, New Holland, PA 17557, atty.

MITCHELL, Margaret A, late of Concord Twp.. Dawne M. Mitchell, care of J. PATRICK HOLAHAN, II, Esquire, 113 S Broad St, Kennett Square, PA 19348, Administratrix. J. PATRICK HOLAHAN, II, Esquire, J. Patrick Holahan, II & Associates. LLC, 113 S Broad St, Kennett Square, PA 19348, atty.

MOORE, John F., a/k/a John Foster Moore, late of South Coventry Township. Wayne C. Moore, care of STEPHANIE M. SHORTALL, Esquire, Bailiwick Office Campus, 252 W. Swamp Rd., Ste. 15, P.O. Box 1306, Doylestown, PA 18901, Executor. STEPHANIE M. SHORTALL, Esquire, Drake, Hileman & Davis, P.C., Bailiwick Office Campus, 252 W. Swamp Rd., Ste. 15, P.O. Box 1306, Doylestown, PA 18901, atty.

NEWSOM, John W., a/k/a John William Newsom, late of Birmingham Township. Linda D. Newsom, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

PIETRYK, Rosetta, late of Downingtown. Gail Pietrzyk, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

REPH, Jeffrey W, late of West Goshen Township. Deborah Lynn Connor, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SCHULTZ, Mary Louise, late of West Chester Borough. Laura J. Seybold, 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.

SCHWARTZ, David G., a/k/a David Geoffrey Schwartz, late of Easttown Township. Avis Joy Yuni, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

SHIVE, Stuart C, late of Coatesville. Linda R Sharpless, 1228 Cranberry Lane, Coatesville PA 19320, Executrix.

STEVENS, Shirley Ann, late of West Grove. Renee Giovan, care of GEORGE S. DONZE, Esquire, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, Donze and Donze, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, atty.

VIECHNICKI, John J, late of Devon. Beth McWilliams, 451 Barclay Rd, Bryn Mawr, PA 19010, Executrix.

ZINMAN, Marion Sally, a/k/a Sally Landau Zinman and Sally Zinman, late of Exton. Caren Seidle, 2 Woodstream Drive, Chesterbrook, PA 19087, Executor.

2nd Publication

AYRES, Janet K., late of East Pikeland Township. Brian W. Ayres, 2105 Camrose St., Raleigh, NC 27608-1670, care of JOSEPH K. KOURY, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executor. JOSEPH K. KOURY, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

BARR, Dolly, late of West Whiteland Township. Angela Ugarte, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste.

106, Wayne, PA 19087, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

BEEMS, Marian, late of Tredyffrin Township. Leigh Ann Keithley, care of MARILYN SEIDE MITCHELL, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Administratrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

BELL, James N., a/k/a James Nathaniel Bell, late of East Vincent Township. Koreem Bell, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

BELLO, Salvatore Fernando, a/k/a Salvatore F. Bello, Sr., late of Phoenixville Borough. Salvatore F. Bello, Jr., care of SALVATORE F. BELLO, III, Esquire, 144 E. DeKalb Pike, Suite 300, King of Prussia, PA 19406, Executor. SALVATORE F. BELLO, III, Esquire, Bello, Reilley, McGrory, DiPippo & Bello, P.C., 144 E. DeKalb Pike, Suite 300, King of Prussia, PA 19406, atty.

BROUILLETTE, Albert, late of Honey Brook. Karen Anthony, 109 Great Oak Drive, Downingtown, PA 19335, Executor.

BRYANT, Milton L., late of Lincoln University. Alethea R. Bryant, 3321 Humpton Road, Thorndale, PA 19372, Administrator.

BURGESS-LEE, Joyce C., a/k/a Joyce Theresa Christmas Burgess-Lee, late of Borough of Downingtown. Joy L. Burgess, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Executrix. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, atty.

CALE, JR., Edgar Barclay, late of West Chester. Marilyn C. Cale, care of MARK S. PINNIE, Esquire, 844 E. Street Road, PO Box 5, Westtown, PA 19395, Executrix. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie, and Seelaus, LLP, 844 E. Street Road, PO Box 5, Westtown, PA 19395, atty.

CAPUTO, Robert Anthony a/k/a Robert A. Caputo, late of Pennsbury Township. Amy Wray Caputo, 1324 Parkersville Rd., Kennett Square, PA 19348, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executrix. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media,

PA 19063, atty.

CHOJNACKI, Roman Peter, a/k/a Roman Chojnacki, late of Malvern. Bianka DiOrio, Esquire, care of ROBERT M. DiORIO, Esquire, 8 West Front Street, Media, PA 19063, Executrix. ROBERT M. DiORIO, Esquire, DiOrio Law, PLLC, 8 West Front Street, Media, PA 19063, atty.

CLAYPOOLE, Edward Spencer, a/k/a E. Spencer Claypoole, late of North Coventry Township. Theodore F. Claypoole, 134 Gable Rd., Coatesville, PA 19320, care of SYDNEY D. BETTS, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460-0289, Executor. SYDNEY D. BETTS, Esquire, Unruh, Turner, Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460-0289, atty.

COONEY, George Francis, late of West Vincent, Birchrunville. Cecile C Magnette-Cooney, 26 Braeburn Lane, Beaufort, SC, 29907, Executrix.

COX, Rosalie Marie, a/k/a Rosalie M. Cox, late of West Goshen Township. Lisa McGrath, care of LAURA M. TOBEY, Esquire, 724 W. Lancaster Ave., Ste. 215, Wayne, PA 19067, Executrix. LAURA M. TOBEY, Esquire, Reidenbach & Associates, LLC, 724 W. Lancaster Ave., Ste. 215, Wayne, PA 19067, atty.

CRAVEN, Mary Virginia, a/k/a M. Virginia Craven, late of West Grove. Martha A. Craven, 407 Alameda Pkwy, Arnold, MD 21012, Executrix.

DAILEY, Timothy J., late of West Caln Township. Danielle Marcoux, care of CYNTHIA LOVE DENGLE, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Administratrix. CYNTHIA LOVE DENGLE, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

DEVLIN, Evelyn S., a/k/a Evelyn Devlin, late of Tredyffrin Township. Tina D. Collins, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

GAMBETTA, Louis Anthony, late of West Chester. Duane C Gambetta, 3801 Skippack Pike, P.O. Box 1107, Skippack, Pa 19474, Executor.

GREENWOOD, Susan B., late of Pennsbury Township. James E. Greenwood, 1695 Cultivation Ln., Mt. Pleasant, SC 29466 and Margaret Johnson, 6 Cannon Hill Dr., West Chester, PA 19382, 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.

HAMILTON, SR., Kenneth Ford, a/k/a Kenneth F. Hamilton, late of West Chester Borough. Suzanne M. Hamilton, care of CAROLINA M. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executrix. CAROLINA M. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

HEIDEN, James Spencer, a/k/a James S. Heiden, late of West Chester. Robert Heiden, 163 Fringetree Drive, West Chester, PA 19380, Executor.

HENSLEY, Barbara L., a/k/a Barbara A. Hensley, late of North Coventry Township. Carol Bach, 61 Lois Ln., Gilbertsville, PA 19525 and Bruce Hensley, 17 Seneca Ct., Douglassville, PA 19518, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executors. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

IMRISIK, Eleanor T., late of Caln Township. Douglas Lester Kaune, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460-0289, care of DOUGLAS L. KAUNE, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460-0289, Executor. DOUGLAS L. KAUNE, Esquire, Unruh Turner Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460-0289, atty.

KISSELL, Dorothy P.C., a/k/a Dottie Kissell, late of Pennsbury Township. Scudder G. Stevens, P.O. Box 1156, Kennett Square, PA 19348-1156, care of SCUDDER G. STEVENS, Esquire, P.O. Box 1156, Kennett Square, PA 19348-1156, Executor. SCUDDER G. STEVENS, Esquire, Scudder G. Stevens, P.A., P.O. Box 1156, Kennett Square, PA 19348-1156, atty.

KRZYWICKI, Francis B., late of Franklin Township. Denise Sinigaglio, care of STANLEY E. LUONGO, JR., Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 218 West Miner Street, West Chester, PA 19382, atty.

LACHER, Karen M., a/k/a Karen B. Lacher and Karen Brockman Lacher, late of Tredyffrin Township. David A. Lacher, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19335-1331, Executor. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19335-1331, atty.

LAMONT, Kathryn Ann, a/k/a Kathryn A. Lamont, late of West Grove. Maryanne Lamont, 330 McNeil Lane, West Grove, PA 19310, care of JAMES

J. GALLAGHER, II, Esquire, P.O. Box 2306, Wilmington, DE 19899-2306, Executrix. JAMES J. GALLAGHER, II, Esquire, Morris James LLP, P.O. Box 2306, Wilmington, DE 19899-2306, atty.

LANDAU, Elizabeth M., a/k/a Elizabeth Mary Landau, late of New Garden Township. Laurellen Landau-Treisner, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY T. ABELS, Esquire, Larmore Scarlet LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

LANE, Ralph Douglas, late of Newlin Township. Stephen Lane, 213 E State St, Kennett Square, PA 19348, care of EDWARD M FOLEY, Esquire, 213 E State St, Kennett Square, PA 19348, Executor. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

LIGHTMAN, Joseph A., a/k/a Joseph Anthony Lightman and Joseph Lightman, late of East Vincent Township. Linda M. Shaheen and Lisa A. Heimbach, care of DOUGLAS L. KAUNE, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460-0289, Executrices. DOUGLAS L. KAUNE, Esquire, Unruh Turner Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460-0289, atty.

McCAFFREY, Karen Louise, late of Oxford. Thomas W. McCaffrey, 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.

METKA, Karl T., late of Borough of Spring City. Karen M. Zobheib and Terry L. Gabrill, care of ERIC C. FREY, Esquire, 105 E Philadelphia Ave, Boyertown, PA 19512, Executrices. ERIC C. FREY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 E Philadelphia Ave, Boyertown, PA 19512, atty.

MUELLER, Timothy M., a/k/a Timothy Mueller, late of Tredyffrin Township. Jessica Weingarten, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

NOEL, Dolores L, late of West Brandywine. Patrick Hampson, 21 Audrey Lynn Dr, West Brandywine, PA 19320, Executor.

NOTEMYER, Barbara A., late of Kennett Square Township. Stephanie Notemyer Marlin, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Ave, Brookhaven, PA 19015, Executor. DANA M. BRES-

LIN, Esquire, Breslin Murphy Roberts, P.C., 3305 Edgmont Ave, Brookhaven, PA 19015, atty.

PASELA, Elizabeth Ann, a/k/a Elizabeth A. Pasela, late of West Nottingham Township. Michelle C. Lees, 556 Lees Bridge Rd., Nottingham, PA 19362, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law P.C., 65 S. Third St., Oxford, PA 19363, atty.

PROUDFOOT, William L, late of Downingtown. Paul Walters, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

PUTT, Ruth A., late of Warwick Township. Beverly A. Plank, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. PATRICK A. DEIBLER, Esquire, Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

REYBURN, Sylvia, late of Oxford Borough. Elizabeth Hayes, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

ROBINSON, Barry L., a/k/a Barry Lee Robinson, Sr. and Barry Robinson, late of Caln Township. Malcolm D. Robinson, care of WILLIAM T KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ROTEN, Roy L., late of Township of East Nottingham. Thomas J. Roten, care of NEIL R. VESTERMARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. NEIL R. VESTERMARK, Esquire, James Clark Associates, 277 Millwood Road, Lancaster, PA 17603, atty.

SANER, Chéri Huynette, late of West Chester. Marie Rebl, 36 Old Barn Drive, West Chester, PA 19382, Executor.

SORCE, James Samuel, late of Exton. Adam Source, 619 S. Warren Ave., Malvern, PA 19355, Executor.

TOBER, Frank T, a/k/a Frank T. Tober, Sr., late of East Fallowfield Township. Audra A. Kriston, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administratrix. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

TREGO, JR., John B., late of Pocopson Township. Keith B. Trego, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

WALKER, Andrew Evan, late of Berwyn. Evan James Walker, 431 Churchill Drive, Berwyn, PA 19312, care of MICHAEL P. BROADHURST, Esquire, 1339 Chestnut Street, Suite 500, Philadelphia, PA 19107, Executor. MICHAEL P. BROADHURST, Esquire, Weir LLP, 1339 Chestnut Street, Suite 500, Philadelphia, PA 19107, atty.

WASHBURN, Patricia C., a/k/a Patricia Cheyne Washburn, late of North Coventry Township. Christopher H. Washburn, care of JOHN A. TERRILL, II, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, PC, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

WELLS, JR., William Damish, a/k/a William D. Wells, Jr., late of Pennsbury Township. David V. Wells, William H. Wells and Louis N. Teti, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WILSON, Patrick Clayton, a/k/a Patrick C. Wilson and Patrick Wilson, late of West Nottingham Township. Ashley A. Miles, care of BARBARA REIST DILLON, Esquire, 212 N Queen Street, Lancaster, PA 17603, Administrator. BARBARA REIST DILLON, Esquire, Nikolaus & Hohenadel, LLP, 212 N Queen Street, Lancaster, PA 17603, atty.

WISHNESKI, Robert F., late of Honey Brook. Robert F. Wishneski Jr. EXC., 615 North Five Points Road, Coatesville, PA 19320, Executor.

WITHERS, Andrea Szechenyl, late of New Garden Twp. Anne S. Withers, 213 E State St, Kennett Square PA 19348, 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.

WOLF, Janet R., a/k/a Janet Smith Wolf, Janet S. Wolf and Janet Reid Smith, late of New Garden Township. Terrence Lee Wolf, care of TRISHA W. HALL, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executor. TRISHA W. HALL, Es-

quire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

WOODS, Robert H., a/k/a Robert Woods, late of Coatesville Borough. Mark R. Woods, 5 20th Street, Huntingdon, PA 16652, care of NICHOLAS E. NEWFIELD, Esquire, 113 Fourth Street, Huntingdon, PA 16652-1417, Administrator. NICHOLAS E. NEWFIELD, Esquire, BMZ Law, P.C., Address, atty.

ZIOBRO, Richard J., a/k/a Richard J. Ziobro, Sr., late of Caln Township. Richard J. Ziobro, II, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

3rd Publication

ARENA, Harry A., late of Willistown Township. Eleanor D. Arena, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

BARBARO, Salli-Ann, late of Schuylkill Township. Kenneth Green and Ann Green, care of SYDNEY D. BETTS, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executors. SYDNEY D. BETTS, Esquire, Unruh, Turner, Burke & Frees PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

BORTSALAS, John C., late of West Chester. Stephen Bortsalas, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administrator. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

CLARK, Betty Jane, late of West Goshen Township. Karyn L. Seace, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administratrix.

CORNILLOT-HENRY, Joan L., late of Tredyfrin Township. Daniel C. Cornillot, 605 E. Montgomery Ave., North Wales, PA 19454, 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.

DOHERTY, Elva Doherty a/k/a Elva C. Doherty, late of East Caln Township. Lawrence Roger

Doherty, care of FRANK C. DePASQUALE, JR., Esquire, 2332-34 S. Broad St., Philadelphia, PA 19145, Executor. FRANK C. DePASQUALE, JR., Esquire, DePasquale Law Offices, 2332-34 S. Broad St., Philadelphia, PA 19145, atty.

GARNER, Alan H, late of Pottstown. Matthew Garner, 6 Schoolhouse Lane, Morristown, NJ 07960, Executor.

GATTI, William J., a/k/a William John Gatti, II, late of West Goshen Township. William J. Gatti, II, 1513 Tanglewood Dr., West Chester, PA 19380 and Elise M. Deegan, 17 Ridge Rd., Malvern, PA 19355, care of DAVID M. FREES, III, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

GAUGLER, JR., William, late of Valley Township. Michael Gaugler, 2360 Miller Avenue, Huntingdon, PA 16652, care of NICHOLAS E. NEWFIELD, Esquire, 113 Fourth Street, Huntingdon, PA 16652-1417, Executor. NICHOLAS E. NEWFIELD, Esquire, BMZ Law, P.C., 113 Fourth Street, Huntingdon, PA 16652-1417, atty.

GRAY, Jane Miller, late of East Fallowfield. Samantha Gray, 1770 Windy Hill Road, Lancaster, PA 17602, Executor.

KAMMERER, Edward James, a/k/a E. James Kammerer, late of West Goshen Township. Terri Lynne Green, 32710 Bar Harbor Road, Lewes, DE 19958, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Administratrix CTA. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

KARFUNKLE, Shirley C., a/k/a Shirley Chapnitsky Karfunkle and Shirley Ann Chapnitsky Karfunkle, late of Lincoln University. Sharon K. Norris, care of KAREN E. EICHMAN, Esquire, 8 Federal Road, Suite 3, West Grove, PA 19390, Administrator. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

LAMANA, Edna M., late of Oxford Borough. Tina D'Alonzo, 118 S. 4th St., Oxford, PA 19363, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Administratrix CTA. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

LEGG, Roger Elliot, a/k/a Roger E. Legg, late of Highland Township. Kelly Ann Colgan, care of

DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Executrix. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

MALCHIONE, Helen L., a/k/a Helen Louise Malchione, late of Penn Township. Judith L. Goodman, 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.

MALONE, Mary Alice Dorrance, late of Wellington, Palm Beach County, FL and Highland Township, Chester County, PA. Mary Alice Dorrance Malone and Catherine Dorrance Malone, care of KIMBERLY J. SCOTT, Esquire, 605 Main St., St. 212, Riverton, NJ 08077, Executrices. KIMBERLY J. SCOTT, Esquire, Nachmias Morris & Alt LLC, 605 Main St., St. 212, Riverton, NJ 08077, atty.

MOURAR, Donna J., late of East Coventry Township. Danielle Travagline, 121 Keystone Lane, Tobyhanna, PA 18466, care of NEIL F. MacDONALD, Esquire, 536 E. Drinker St., Dunmore, PA 18512, Executor. NEIL F. MacDONALD, Esquire, 536 E. Drinker St., Dunmore, PA 18512, atty.

O'CONNOR, Mary Marcia, a/k/a Marcia O'Connor, late of Tredyffrin Township. James Joseph O'Connor, care of ROMAN J. KOROPEY, Esquire, 237 South Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010, Executor. ROMAN J. KOROPEY, Esquire, Timoney Knox LLP, 237 South Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010, atty.

PATTON, JR., Robert S, late of Narvon, Honey Brook Township. Nicole M Perini, 106 Sweetwater Drive, Honey Brook, PA 19344, care of ROBIN S. LEVENGOOD, Esquire, 213 E. Lancaster Avenue, Suite One, Shillington, PA 19607, Executrix. ROBIN S. LEVENGOOD, Esquire, Weiler & Levengood, P.C., 213 E. Lancaster Avenue, Suite One, Shillington, PA 19607, atty.

SIMPSON, Jean Marie, late of Penn Township. Bradley Jan Simpson, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

WATERMAN, Stephen James, late of Phoenixville. Elijah Waterman, 3535 Market Street, Suite 750, Phila., PA 19104, Executor.

WELSCH, Elizabeth, a/k/a Elizabeth Marie Welsch, late of Penn Township. Michael W. Welsch, II, care of EMILY T. ABELS, Esquire, P.O. Box

384, Kennett Square, PA 19348, Executor. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

WILEY, Elisa M., a/k/a Elisa M. Wiherin, late of North Coventry Township. Christopher A. Wiley, 1156 Sheep Hill Road, Pottstown, PA 19465, care of VICTORIA GALLEN SCHUTT, Esquire, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610, Administrator. VICTORIA GALLEN SCHUTT, Esquire, Kreetz | Gallen-Schutt, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610, atty.

WILSON, William R., late of East Caln Township. Jacqueline O'Connor, 4590 Wayside Court, Oswego, IL 60543, care of GARTH G. HOYT, Esquire, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, Administratrix. GARTH G. HOYT, Esquire, McNeese Wallace & Nurick, LLC, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, atty.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that Rascoll Retreat LLC a foreign corporation formed under the laws of the State of Florida, where its principal office is located at 13389 Fruited Plains Dr, Delray Beach, FL 33484, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of PA, at Harrisburg, PA, on Tuesday, April 14, 2026, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at 1614 Russell Dr, Downingtown, PA 19335.

LANCE ROGERS, Solicitor

Rogers Counsel

26 E Athens Ave

Ardmore, PA 19003

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following **Chester County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated March 18, 2026, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective April 17, 2026, for Compliance Group 2.

McFadden, David Carter
O'Brien, Lynda R.
Taylor, Cory Philip

Dana Bellella
Assistant Director
The Disciplinary Board of the
Supreme Court of Pennsylvania

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 ALL DOCUMENTS REQUIRING PERSONAL SERVICE BY PUBLICATION.

You are hereby notified that real estate in which you have an interest located at 241 Tall Trees Circle, Downingtown Borough, Pennsylvania 19335 is scheduled to be sold at a Sheriff's Sale on Thursday, August 20, 2026 at a public on-line auction conducted by Bid4Assets at <https://www.bid4assets.com/chestercopasheriffsales> to enforce the court judgment of \$77,204.88 plus interest from March 23, 2026, and costs of this proceeding, obtained by The North River Insurance Company. A schedule of distribution will be filed by the Sheriff and distributions will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days from the date of filing. A description of the property being sold is set forth below as follows:

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision for Bala Investments, Inc., made by Edward B. Walsh & Associates, Inc., dated January 2, 2003, last revised

January 23,2006 and recorded in Chester County as Plan No. 18135, as follows to wit:
 BEING Lot #30, as shown on said plan
 BEING Parcel #40-2-1365
 ALSO KNOWN AS Tail Trees as shown in the recorded declaration for planned unit development. BEING the same premises which Arindam Datta by Deed dated July 25, 2023 and recorded with the Chester County Recording Office on July 28, 2023 in book 11087 page 1270 granted and conveyed unto Arindam Datta and Sharmistha Chowdhury Datta, in fee.
 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

industrial waste, and provide, by contract or otherwise, sewage collection, transportation or treatment services, in accordance with an Operation and Management Agreement and Debt Service Agreement entered into between it and the Township; Section 6 rescinds all ordinances and parts of ordinances inconsistent with Ordinance 4 of 2026. Copies of the full text of this Ordinance are available for inspection at the Township Building located at 688 Sugartown Road, Malvern, Pennsylvania during regular business hours, Monday through Friday.

Shanna Lodge, Township Manager.

2nd Publication of 3

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Willistown Township will hold a public hearing at 7:00PM on June 1, 2026, at the Willistown Township Municipal Building located at 688 Sugartown Road, Malvern, Pennsylvania to decide whether to enact Township Ordinance 4 of 2026, which would approve and authorize the filing of Articles of Incorporation for the creation of the Willistown Township Sewer Authority under Pennsylvania’s Municipality Authorities Act, summarized as follows:

Section 1 signifies the Township Board of Supervisors’ intention to organize a municipal authority; Section 2 approves and adopts the proposed Articles of Incorporation creating the Authority; Section 3 specifically appoints the members for the Authority Board named in the Articles of Incorporation; Section 4 authorizes and directs the Chair or Vice Chair of the Board of Supervisors to execute the Articles of Incorporation, authorizes and directs the Township Secretary to affix and attest to the seal of the Township, authorizes and directs Township officers to cause a notice of intention to file the Articles of Incorporation to be published as required by law, and authorizes Township officers to file the Articles of Incorporation together with a certified copy of the Ordinance and required proofs of publication with the Secretary of the Commonwealth of Pennsylvania; Section 5 directs the Authority to hold (but not own), construct, maintain, and operate sewers, sewer systems or parts thereof, sewage treatment works, including works for treating and disposing of

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

IN RE: Z.E.A
 Case Number: AD-26-0006

TO: John Doe

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Shermayne Allen have to a female minor child, Z.E.A. (d.o.b. 2/4/19), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for May 27, 2026, at 9:00 o’clock A.M., Honorable John L. Hall in Court Room No. 5, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

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

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

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

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, May 21st, 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, June 22nd, 2026.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

1st Publication of 3

SALE NO. 26-5-104

Writ of Execution No. 2025-01002

DEBT \$397,315.47

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

Tax Parcel # 39-4-51

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NEW DAY FINANCIAL, LLC

VS

DEFENDANT : **JARRELL C. EADY, KNOWN HEIR OF RONALD C. EADY A/K/A RONALD EADY, DECEASED; RYAN J. DIXON A/K/A RYAN DIXON, KNOWN HEIR OR RONALD C. EADY A/K/A RONALD EADY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD C. EADY A/K/A RONALD EADY, DECEASED**

SALE ADDRESS: 2409 Longview Drive, Coatesville, PA 19320

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

SALE NO. 26-5-105

Writ of Execution No. 2025-04872

DEBT \$455,624.41

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

Tax Parcel # 17-3-66

PLAINTIFF: **PRIMELENDING A PLAINSCAPITAL COMPANY**

VS

DEFENDANT : **CHRISTIAN COPELAND; BENITA M. DAVIS A/K/A BENTA M. DAVIS**

SALE ADDRESS: 1005 Laurelwood Road, Pottstown, PA 19465

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

SALE NO. 26-5-106

Writ of Execution No. 2024-01650

DEBT \$370,144.56

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN LOT OR PIECE OF GROUND, situate in the Township of Honeybrook, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan of Property of Frank Flitzenwever Estate, made by G.D. Houtman and Son, Civil Engineers, Media, Pennsylvania dated 9-20-1965 as follows, to wit:

Beginning at a point in the center line of St. Marks (erroneously written "Parks" in prior deed of Record) Church Road (L.R. 15145), at the distance of 563.25 feet measured North 14° 45' West, along said center line from a spike set at its intersection with the center line of Horse Shoe Pike (Route 322), a corner of Lot No. 4;

Thence along Lot No. 4, South 75° 15' West, 210 feet to a point, a corner of Lot No. 3: Thence along Lot No. 3, North 37° 22' West, 260 feet to a point, a corner of Lot No. 6;

Thence along Lot No. 6, North 74° 15' East, 310 feet to a point in the center line of St. Marks Church Road;

Thence along the center line thereof, South 14° 45' East, 240 feet to the first mentioned point and place of beginning.

Containing Lot No. 5 on said Plan.

BEING the same premises which TODD A. FRIEDMAN AND ANNA M. FRIEDMAN, H/W by Deed dated December 21, 1990 and recorded in the Office of Recorder of Deeds of Chester County on December 27, 1990 at Book 2259, Page 357 granted and conveyed unto Richard Lammey and Patricia Lammey, H/W.

Richard Lammey having departed this life on November 20, 2009

Tax Parcel # 22-8-68.4B

PLAINTIFF: Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc.

VS

DEFENDANT : **Patricia Lammey**

SALE ADDRESS: 2533 Chestnut Tree Road, Honey Brook, PA 19344

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

SALE NO. 26-5-107

Writ of Execution No. 2024-03979

DEBT \$219,227.55

Property to be sold is situated in the Township of Caln, County of Chester and State of Pennsylvania being Tax parcel number 39-4M-9.1 uniform parcel identification number 39-4M-9.1. Title is vested with Robert A. Leslie and Wendy L. Leslie, his wife, by Deed dated February 22, 1988 and recorded on February 22, 1988 with the Chester County Recorder of Deeds in Deed Book 1059, Page 299.

Tax Parcel # 39-4M-9.1

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of BKPL-EG Basket Trust

VS

DEFENDANT : **Robert A. Leslie and Wendy L. Leslie**

SALE ADDRESS: 3647 Bungalow Glade, Downingtown, PA 19335

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

SALE NO. 26-5-108

Writ of Execution No. 2017-09612

DEBT \$140,835.99

Property to be sold is situated in the Borough of Malvern, County of Chester and State of Pennsylvania.

Tax Parcel # 2-2-81

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust

VS

DEFENDANT : **Eligio Bonelli**

SALE ADDRESS: 13 Landmark Drive, Malvern, PA 19355

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

SALE NO. 26-5-110

Writ of Execution No. 2025-08986

DEBT \$221,664.93

ALL THAT CERTAIN lot or parcel of land situate on the Easterly side of Baron Hills Road (T-364) in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan thereof by K. R. Comstock, Jr., Registered Land Surveyor, dated January 20, 1972 as follows, to wit:

BEGINNING at an iron pin in the bed of the unimproved public road known as Baron Hills Road (T-364), the Southwesterly corner of land of William Dick, which iron pin is located a distance of 1.278 feet, more or less, as measured along in said road, Southwestwardly from the point of intersection of the same with Telegraph Road (T-435) thence extending from the point of beginning, leaving the bed of Baron Hills road by land of William Dick, south 79 degrees 40 minutes 30 seconds East, for a distance of 537.28 feet to an iron pin;

thence by land of William Dick, South 32 degrees 25 minutes West, a distance of 175 feet to an iron pin; thence by the same land, North 79 degrees 40 minutes 30 seconds West for a distance of 537.28 feet to an iron pin in the Westerly side of the bed of Baron Hills Road; thence along in the bed of the public road, North 32 degrees 25 minutes east, a distance of 175 feet to the first mentioned iron pin and place of beginning.

CONTAINING 2 acres of land be the same more or less

Title to said premises is vested in Michael J. Stipcevich and Sara B. Capmma by deed from Elam F. Fisher, JR. dated April 5, 2019 and recorded April 9, 2019 in Deed Book 9906, Page 2366.

Tax Parcel # 28-2-84.3

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT : **Michael J. Stipcevich and Sara B. Capanna**

SALE ADDRESS: 614 N. Sandy Hill Road, Coatesville, PA 19320

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

SALE NO. 26-5-111

Writ of Execution No. 2025-11250

DEBT \$156,843.90

PROPERTY SITUATE IN TOWNSHIP OF HIGHLAND

SOLD AS THE PROPERTY OF: ROBERT DECK

Tax Parcel # 45-1-11.8

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SER

VICES, LLC

VS

DEFENDANT: **ROBERT DECK**

SALE ADDRESS: 54 Boroline Road,
Parkesburg, PA 19365

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

SALE NO. 26-5-112

Writ of Execution No. 2025-09687

DEBT \$310,289.86

Property to be sold is situated in the Town-
ship of London Grove, County of Chester
and Commonwealth of Pennsylvania.

Tax Parcel # 59-8-190.10

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: U.S. Bank Trust National
Association, not in its individual capacity,
but solely as Trustee of the Truman 2021
SC9 Title Trust

VS

DEFENDANT : **William E. Hicks &
Melanie M. Hicks**

SALE ADDRESS: 359 Indian Run Road,
Avondale, PA 19311

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

SALE NO. 26-5-113

Writ of Execution No. 2020-00966

DEBT \$104,022.55

ALL THAT CERTAIN unit located in the
property known, named and identified
as Penn Crossing, located in the City of
Coatesville, County of Chester and Com-
monwealth of Pennsylvania, which has
heretofore been submitted to the provi-
sions of the Uniform Condominium Act,
68 PAC S 3101, et seq, by the recording in

the Office of the Recorder of Deeds in and
for the County of Chester, Pennsylvania
recorded on 05/20/2002 in Record Book
5284, Page 1778, and any amendments
thereto, as the same may change from time
to time, being and designated as UNIT NO
M-74, together with a proportionate un-
divided interest in the Common Elements
(as defined in such Declaration)

Title to said premises is vested in Michael
Knox and Rebekah Knox by deed from
ERIN M. SMITH, N/K/A MAUREEN
STEELE dated November 30, 2018 and
recorded December 3, 2018 in Deed Book
9851, Page 2044 Instrument Number
11641971.

UPI # 16-2-248.8

PLAINTIFF: Citizens Bank NA f/k/a RSB
Citizens NA

VS

DEFENDANT : **Michael Knox and Re-
bekah Knox**

SALE ADDRESS: 915 Boundary Court,
Coatesville, PA 19320

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

SALE NO. 26-5-114

Writ of Execution No. 2023-00912

DEBT \$250,227.11

ALL THAT CERTAIN lot or parcel of land
situated in the West Nantmeal Township,
County of Chester, Commonwealth of
Pennsylvania, being more fully described
in the Deed dated April 29, 2004 and re-
corded in the Office of the Chester Coun-
ty Recorder of Deeds on May 5, 2004, in
Deed Book Volume 6143 at Page 2144, as
Instrument No. 10408203.

Tax Parcel # 23-6-12.8

PLAINTIFF: Wilmington Savings Fund
Society, FSB, not in its individual capacity

but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1
VS

DEFENDANT : **Alan R. Shingle**

SALE ADDRESS: 277 Killian Road, Honeybrook, PA 19344

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

SALE NO. 26-5-115
Writ of Execution No. 2025-06195
DEBT \$298,216.09

ALL THAT CERTAIN lot or parcel of land situated in the East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated November 29, 2007 and recorded in the Office of the Chester County Recorder of Deeds on December 21, 2007, in Deed Book Volume 7332 at Page 1294, as Document ID No. 10811342.

Tax Parcel # 47-7-6.2

PLAINTIFF: Federal Home Loan Mortgage Corporation, as trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2017-3, as owner of the Related Mortgage Loan

VS

DEFENDANT : **Jonathan A. Taylor a/k/a Jonathan Taylor**

SALE ADDRESS: 100 Timacula Road, Coatesville, PA 19320

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

SALE NO. 26-5-116
Writ of Execution No. 2025-08622
DEBT \$1,638,310.90

Property to be sold is situated in the Borough of Avondale, County of Chester and State of Pennsylvania.

Tax Parcel # 4-1-169

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee if NYMT Loan Trust 2024-INV1

VS

DEFENDANT : **DDH Fund, LLC**

SALE ADDRESS: 105 Chatham Street, Avondale, PA 19311

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

SALE NO. 26-5-117
Writ of Execution No. 2025-03382
DEBT \$114,814.40

ALL the right title and interest and claim of: Eric Knott and Amy Knott

OF IN AND TO:

MUNICIPALITY: UWCHLAN TOWNSHIP, CHESTER COUNTY

DEED: BOOK NO. 6699, PAGE NO. 1464

Tax Parcel # 33-4M-145

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wells Fargo Bank, National Association, Not In Its Individual Or Banking Capacity, But Soley as Trustee On Behalf Of The Irwin Home Equity Loan Trust 2007-1

VS

DEFENDANT : **Eric Knott and Amy Knott** VS

SALE ADDRESS: 203 Devon Drive, Ex-ton, PA 19341

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

DEFENDANT : **Robert Grier**

SALE ADDRESS: 106 S. 5th Avenue, Coatesville, PA 19320

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

SALE NO. 26-5-118

Writ of Execution No. 2025-11062

DEBT \$133,835.06

SALE NO. 26-5-121

Writ of Execution No. 2025-05231

DEBT \$288,282.24

PROPERTY SITUATE IN BOROUGH OF NORTH COVENTRY TOWNSHIP

SOLD AS THE PROPERTY OF: CHRIS- TOPHER SMITH and LINDA K SMITH

Tax Parcel # 17-2-15.16

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

VS

DEFENDANT : **Christopher Smith & Linda K. Smith**

SALE ADDRESS: 1505 Sheffield Lane, Pottstown, PA 19465

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

SALE NO. 26-5-119

Writ of Execution No. 2023-05017

DEBT \$3,999.39

ALL THAT CERTAIN lot or piece of ground with the half of a brick dwelling house thereon erected, being #106 South 5th Avenue, Situate in the City of Coatesville, County of Chester and State of Penn- sylvania.

Tax Parcel # 16-6-681

PLAINTIFF: Coatesville Area School District

ALL THAT CERTAIN lot or parcel of land situated in the Township of Valley, County of Chester, Commonwealth of Pennsylva- nia, being more fully described in Deed dated December 12, 1983 and recorded in the Office of the Chester County Recorder of Deeds on December 14, 1983, in Deed Book Volume Q0062 at Page 31.

Tax Parcel # 38-5F-24

PLAINTIFF: US Bank Trust National As- sociation, Not In Its Individual Capacity But Solely as Owner Trustee For VRMTG Asset Trust

VS

DEFENDANT : **Mary Angela James, as Surviving Heir of John N. Chesnet, Deceased, Renae L. Main, as Surviving Heir of John N. Chesnet, Deceased and Unknown Surviving Heirs of John N. Chesnet, Deceased**

SALE ADDRESS: 77 Scott Avenue, Coatesville, PA 19320

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

SALE NO. 26-5-122

Writ of Execution No. 2025-02228

DEBT \$252,829.81

ALL THAT CERTAIN lot or parcel of land situated in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated October 19, 2021 and recorded in the Office of the Chester County Recorder of Deeds on July 13, 2022, in Deed Book Volume 10911 at Page 340, Instrument No. 11934754.

Tax Parcel # 32-3Q-335

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

VS

DEFENDANT : **Ann H. Shaw**

SALE ADDRESS: 515 Larkins Bridge Drive, Downingtown, PA 19335

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