



Chester County Law Reporter

(USPS 102-900)

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Vol. 74

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No. 15

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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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The **CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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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. 2026-00197-NC

NOTICE IS HEREBY GIVEN that the name change petition of Xueqiong Xin was filed in the above-named court and will be heard on Tuesday, April 14, 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, January 9, 2026
Name to be changed from: Xueqiong Xin to: Serina Xin Lee

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. 2026-01817-NC

NOTICE IS HEREBY GIVEN that the name change petition of Janice Maureen Rudisill was filed in the above-named court and will be heard on Tuesday, May 12, 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, March 27, 2026
Name to be changed from: Janice Maureen Rudisill to: Janice Russo Rudisill

Any person interested may appear and show cause,

if any they have, why the prayer of the said petitioner should not be granted.

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is: Shannon Chemical HoldCo, Inc.

DISSOLUTION NOTICE

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that the directors and shareholders of MCQUILLIS ENTERPRISES, INC., a Pennsylvania corporation, with an address of 998 Newark Road, Lincoln University, PA 19352, have unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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

BABIC, Anna L, late of Kennett Square. David J Bartholf, 8 E. 2nd Street, Media, PA 19063, Administrator.

BROWN, Veronica Williams, a/k/a Dolores Veronica Williams Brown, late of East Caln Township. Scott A. Brown, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

CHESTER, Gail Barbara, a/k/a Gail B. Chester, late of Tredyffrin Township. Brian J. Rohn, 123 Pleasant Ln., Royersford, PA 19468, 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.

CORUM, Barbara A., late of Tredyffrin Twp.. Andrea K. Corum, care of DAVID W. CROSSON, Esquire, 609 W. Hamilton St., Suite 301, Allentown, PA 18101, Executrix. DAVID W. CROSSON, Esquire, Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101, atty.

COTE, Rose Marie, late of Phoenixville Borough. Paul J. Cote, Jr., 5509 Roy Court, New Market, MD 21774 and David Cote, 1413 N. Hunter Dr., Olathe, KS 66061, care of REBECCA A. HOBBS, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executors. REBECCA A. HOBBS, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

EISENNAGEL, Stephen Henry, late of West Bradford Township. Lucas Michael Eisennagel, care of ELAINE T. YANDRISEVITS, Esquire, 131 W. State St., P.O. Box 50, Doylestown, PA 18901, Administrator. ELAINE T. YANDRISEVITS, Esquire, Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901, atty.

ENNIS, Betty L., late of Cochranville. John C. Ennis, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

GAFFNEY, Patricia A., a/k/a Patricia Ann Gaffney, late of Easttown Township. Kathleen P. Chimicles, care of STEPHEN M. PORTER, Esquire, 125 Stafford Ave., Ste. 112, Wayne, PA 19087, Executrix. STEPHEN M. PORTER, Esquire, Brett Senior & Associates, P.C., 125 Stafford Ave., Ste. 112, Wayne, PA 19087, atty.

GELLER, Samuel, late of Tel Aviv, Israel and East Goshen Township. Matthew A. Levitsky, P.O. Box 3001, Blue Bell, PA 19422-3001, care of MATTHEW A. LEVITSKY, Esquire, P.O. Box 3001, Blue Bell, PA 19422-3001, Administrator. MATTHEW A. LEVITSKY, Esquire, Fox Rothschild, LLP, P.O. Box 3001, Blue Bell, PA 19422-3001, atty.

HAHN, Barbara A., a/k/a Barbara Ann Hahn, late of East Nottingham Township. Alaina M. Jennings and Robert Michael Hahn, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. EMILY T. ABELS, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HINSON, Andrew Wallter, a/k/a Andrew W. Hin-

son and Andrew Hinson, late of West Chester, East Goshen Township. Nakiia Mills, 16 New Countryside Dr, West Chester, PA 19382, Personal Representative.

HOOKWAY, SR., Raymond R., late of East Pikeland Township. Robert Ryan Hookway, care of SYDNEY D. BETTS, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executor. SYDNEY D. BETTS, Esquire, Unruh Turner Burke & Frees, P.C., 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

JENSEN, Lynne Loraine, late of Uwchlan Township. Kristen R. Matthews, 14 E. Welsh Pool Rd., Exton, PA 19341, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administratrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

JOHNSON, Eugenia P., a/k/a Eugenia Johnson, Eugenia Patella and Eugenia P. Andersen, late of East Goshen Township. Armand M. Patella, Jr., care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

LEONARD, Dennis William, a/k/a Dennis W. Leonard, late of City of Coatesville. William Gerald Leonard, 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.

MacLEAN, Eileen, a/k/a Eileen Marguerite MacLean and Eileen M. MacLean, late of Downingtown Borough. John S. MacLean, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

McCLURE, Constance A., late of East Pikeland Township. Kelly A. Seeley, 402 N. Penn Street, Spring City, PA 19475, care of CAROLYN M. MARCHESANI, Esquire, 800 East High Street, Pottstown, PA 19464, Executrix. CAROLYN M. MARCHESANI, Esquire, Wolf, Baldwin, and Associates, P.C., 800 East High Street, Pottstown, PA 19464, atty.

MICHAUD, Carol Anne, late of Phoenixville. Joseph Michaud, 502 Westridge Run, Phoenixville PA 19460, Executor.

PALMER, Andrea Wilcox, late of Pocopson. Clarkson T. Palmer, 158 Crosslands Drive, Kennett

Square, PA 19348-2018, Executor.

PILGRIM, Gary L., late of Charlestown Township. Suzanne T. Daniel and The Glenmede Trust Co., N.A., c/o Glenmede, 1650 Market St., Ste. 4000, Philadelphia, PA 19103, care of Dilts, Macary & Calvin LLC, 455 Pennsylvania Ave., #220, Ft. Washington, PA 19034, Executors. Dilts, Macary & Calvin LLC, 455 Pennsylvania Ave., #220, Ft. Washington, PA 19034, atty.

ROBERTS, Warren John, a/k/a Warren J. Roberts, late of Phoenixville. Jeffrey W. Roberts, 2604 Marhill Drive, Wilmington, DE 19810 and Kevin P. Roberts, 23743 Wood Duck Lane, Lewes, DE 19958, care of ALEXA S. ANTANAVAGE, Esquire, 64 N. 4th Street, Hamburg, PA 19526, Executors. ALEXA S. ANTANAVAGE, Esquire, Antanavage Farbiarz, PLLC, 64 N. 4th Street, Hamburg, PA 19526, atty.

ROCKWELL, Ramon R., a/k/a Ramon Richard Rockwell, late of West Grove. A. Kimberly Hoffman, 703 Walnut Hill Road, Hockessin, DE 19707, 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.

ROUSSEL, Leonard Miller, a/k/a Leonard M. Roussel, late of Willistown Township. Matthew Roussel, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

SCHULTZ, John M., a/k/a Jack Schultz, late of Kennett Square. Ann S Lordi, 362 Ivy Lane, Glen Mills, PA 19342, Administrator.

SKANE, Helen, a/k/a Helen B. Skane, late of East Goshen Township. Kellie Skane and Debbie Sanchez, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executrices. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

STAPLEFORD, Daniel L, late of Kennett Square. Lisa K. Jones, 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.

THOMAS, Clyde W., late of Sadsbury Township. David D. Thomas, care of BARRY S. RABIN, Es-

quire, 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.

TURNEY, Gloriann H, late of Uwchlan Township. Joseph H Turney III, care of VINCENT CAROSELLA, JR., Esquire, 822 S. Matlack Street, Suite 101, West Chester PA 19382, Personal Representative. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, PC, 822 S. Matlack Street, Suite 101, West Chester PA 19382, atty.

WEBB, Marguerite A., late of West Whiteland Township. Nancy M. Maguire, 720 Boot Road, Downingtown, PA 19335 and Robert S. Webb, 1000 Putnam Blvd., Unit 604, Wallingford, PA 19086, care of ROBERT N. SPEARE, Esquire, 22 W. Second Street, Media, PA 19063, Executors. ROBERT N. SPEARE, Esquire, Speare and Hughey, 22 W. Second Street, Media, PA 19063, atty.

WHITE, Flora S., late of East Goshen Township. Diane Z. DeCrosta, 1589 Brass Lantern Way, Reston, VA 20194, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executrix. ANYLISE C. CROUTHAMEL, Esquire, Unruh Turner Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

ZIMMER, William Frank, late of Willistown Township. Anita E. Zimmer, 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.

2nd Publication

AIKEN, James M., late of East Goshen Township. Laura J. Herzog, care of JOHN S. CUSTER, JR., Esquire, 7 Saint Albans Circle, Newtown Square, PA 19073, Executrix. JOHN S. CUSTER, JR., Esquire, Custer & Custer, PLLC, 7 Saint Albans Circle, Newtown Square, PA 19073, atty.

ANTON, Jayne Lee, late of Phoenixville Borough. Erik M. Strohlein, 2909 Marley Ln., Phoenixville, PA 19460, care of DOUGLAS L. KAUNE, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

BECKER, Peter Edward, a/k/a Peter E. Becker, late of West Brandywine Township. Jill Melissa Becker, 114 N. Hawthorne Rd., Coatesville, PA

19320-1478, care of ROBERT HULNICK, Esquire, 212 West Gay St., West Chester, PA 19380, Administratrix. ROBERT HULNICK, Esquire, Tupitza and Verducci Law Group, 212 West Gay St., West Chester, PA 19380, atty.

FORRELL, Eric Arnold, a/k/a Eric A. Forrell, late of East Brandywine Township. Carol Ann Forrell, 5 Raleigh 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.

FREMONT, Sharon Lynn, late of West Vincent Township. Sage Rachel Elizabeth Fremont, 7 Red Fox Ln., Glenmoore, PA 19343, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., West Chester, PA 19382, Executrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., West Chester, PA 19382, atty.

HANEY III, James Coulson, a/k/a J. Coulson Haney, James Coulson Haney, J. Coulson Haney III, James C. Haney III and Coulson Haney, late of Elk Township. Michael P. Haney, 1800 State Road, Oxford, PA 19363, care of GARY J. HEIM, Esquire, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110, Executor. GARY J. HEIM, Esquire, Hazen Law Group LLC, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110, atty.

HAWLEY, Dorothy B., a/k/a Dorothy Hawley, late of Willistown Township. Charles W. Hawley, care of STEPHEN T. ELINSKI, Esquire, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, Executor. STEPHEN T. ELINSKI, Esquire, Salvo Rogers Elinski & Scullin, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, atty.

HERNER, David Lee, late of East Coventry Township. Brenda Vickers, 223 Hill Rd., Elverson, PA 19520, care of MISTY A. TOOTHMAN, Esquire, P.O. Box 235, Elverson, PA 19520, Administratrix. MISTY A. TOOTHMAN, Esquire, Twin Valley Law, PLLC, P.O. Box 235, Elverson, PA 19520, atty.

KIM, Henry Shik, a/k/a Henry Kim and Henry S. Kim, late of West Goshen Township. Sun A. Kim, care of JOHN F. McKENNA, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. JOHN F. McKENNA, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

KRAUSS, Joseph R., a/k/a Joseph Raymond Krauss, late of Valley Township. Jeffrey Reid, care of SYDNEY D. BETTS, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executor. SYD-

NEY D. BETTS, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

LINDSEY, Howard, a/k/a Howard J. Lindsey and Howard James Lindsey, late of East Whiteland Township. Constance Nowicki, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administratrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

McCORMICK, Leo J, a/k/a Leo J McCormick Jr, late of North Coventry Township. Christine L McCormick, 1457 Mark Lane, Pottstown, PA 19465, Executor.

MICHAELS, Margaret C., a/k/a Margaret J. Michaels, late of Kennett Township. Steven J. Michaels, care of WILLIAM H. LUNGER, Esquire, Little Falls Centre Two, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, Executor. WILLIAM H. LUNGER, Esquire, McCollom D'Emillio Smith Uebler LLC, Little Falls Centre Two, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

SHULMAN, Leib Leon, late of North Coventry Township. Tamara L. Shulman, care of STEPHEN T. ELINSKI, Esquire, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, Executrix. STEPHEN T. ELINSKI, Esquire, Salvo Rogers Elinski & Scullin, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, atty.

STATZELL, Jane A., late of North Coventry Township. George W. Statzell, IV, 106 Stitzer Rd., Fleetwood, PA 19522, care of REBECCA A. HOBBS, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

SUBERS, Bridget M, late of East Nottingham Tp. Walter J Subers, Jr., care of JEFFREY P. BRYMAN, Esquire, 225 Wilmington Pike, Chadds Ford, PA 19317, Executor. JEFFREY P. BRYMAN, Esquire, Pyle & Bryman, 225 Wilmington Pike, Chadds Ford, PA 19317, atty.

VINCENT, Elton Horace, late of Downingtown. Marie Elaine Turnbull, 510 Sharpless Road, Springfield, PA 19064, Executrix.

VINCENT, Marie Lucille, late of Downingtown. Marie Elaine Turnbull, 510 Sharpless Road, Springfield, PA 19064, Executrix.

YARNALL, Dean M., a/k/a Dean Martin Yarnall, late of Upper Oxford Township. William H. Yarnall, 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.

3rd Publication

ANDERSON, William Joseph, a/k/a William J. Anderson and Bill Anderson, late of Exton/ Uwchlan. Sondra Rose Prindle, 118 Continental Drive, Pottstown, PA 19464 and William Joseph Anderson, 1008 South Severgn Drive, Exton, PA 19341, Executors.

CHALFANT, Bonnie Kathleen, a/k/a Bonnie K. Chalfant, late of Westtown Township. Vicki Sites, 4610 Goeble Rd., Ft. Myers, FL 33905, care of LINDSEY HOELZLE, Esquire, P.O. Box 98, Birchrunville, PA 19341, Executrix. LINDSEY HOELZLE, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19341, atty.

FISHER, Emma C., late of Penn Township. Sharon Welsh and Barbara A. Henshaw, 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.

FISHER, Louise S, late of Honey Brook Township. Jill A. Knox-Sheetz, 109 Henley Lane, Mountville, PA 17554, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

GIVLER, Marion Lynch, late of West Caln Township. Edward Russell Givler, care of VINCENT CAROSELLA, JR., Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, PC, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

HODGE, Donald Gooddell, late of Parkerford. Terry L. Hodge, 1098 Schoolhouse Rd, Pottstown, PA 19465, Executor.

LANTZ, Ernest S., late of Township of Highland. James L. Lantz and Diane K. Umble, care of NEIL R. VESTERMARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executors. NEIL R. VESTERMARK, Esquire, James Clark Associates, 277 Millwood Road, Lancaster, PA 17603, atty.

McNALLY, Jacqueline C., late of Uwchlan Township. Stephen McNally, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton,

PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

ROBINSON, Loretta M., late of Treddyffrin Township. Charlene F. Hackman, 54 Jolind Rd., Paoli, PA 19301, care of D. ADDISON MURRAY, Esquire, 3500 Reading Way, Huntingdon Valley, PA 19006, Executrix. D. ADDISON MURRAY, Esquire, Russell Law, P.C., 3500 Reading Way, Huntingdon Valley, PA 19006, atty.

STRELECKIS, Dorothy Eileen, a/k/a Dorothy Eileen Dougherty, late of Exton. Joseph Streleckis, care of STEPHEN M. ASBEL, Esquire, 2929 Arch St, Ste 1300, Philadelphia, PA 19104, Executor. STEPHEN M. ASBEL, Esquire, Reger Rizzo & Darnall, 2929 Arch St, Ste 1300, Philadelphia, PA 19104, atty.

SUTTON, III, Myrwood Barton, a/k/a Myrwood B. Sutton, III, late of West Goshen Township. Nil-da White and Kristen A. Denison, care of JAMISON C. MacMAIN, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Co-Executors. JAMISON C. MacMAIN, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

TERRY, Eleanor A, late of Wallace Township. Kenneth A. Terry, 2401 Creek Road, Glenmoore, PA 19343, 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.

TRIETSCH, Frederick M., late of West Chester. Nicholas Lodato, care of ROBERT M. DiORIO, Esquire, 8 West Front Street, Media, PA 19063, Executor. ROBERT M. DiORIO, Esquire, DiOrio Law, PLLC, 8 West Front Street, Media, PA 19063, atty.

TYSON, Ellen F., a/k/a Ellen M. Tyson and Ellen Frances Tyson, late of West Goshen Township. Earl T. MacBride, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Suite 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Suite 201, West Chester, PA 19380, atty.

WHITE, Joseph Howard, a/k/a Joseph White, late of Westtown Township. Virginia White, 1512 Grant Rd., West Chester, PA 19382, 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.

ZANETTE, Joyce R., a/k/a Joyce Riegel Zanette, late of West Goshen Township. Thomas Zanette, 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.

NONPROFIT CORPORATION NOTICE

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

The name of the corporation is Keep Shining. Articles of Incorporation were filed on Wednesday, March 25, 2026. The purpose or purposes for which it was organized are: Provide services for adults with higher needs and their families.

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW
NO. 2025-09675-RC
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR RCAF
ACQUISITION TRUST, Plaintiff
v.
PAUL HUMBERTO VELA, Defendants
To: PAUL HUMBERTO VELA Defendant, 2205
EAGLE RD, WEST CHESTER, PA 19382

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER

County, PA docketed to No. 2025-09675-RC, seeking to foreclose the mortgage secured on your property located, 2205 EAGLE RD WEST CHESTER, PA 19382.

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

NOTICE

IN THE COURT OF COMMON PLEAS OF BERKS COUNTY, PENNSYLVANIA
STELLA WIDITA,
Plaintiff

vs.

ROBERT BALLESTER,

Defendant

CIVIL ACTION - LAW

NO. 26-01315

DIVORCE

NOTICE

TO: ROBERT BALLESTER

Plaintiff, Stella Widita, through her attorney, Mark E. Zimmer, Esquire of Mogel, Speidel, Bobb & Kershner, P.C. has filed a **Complaint in Divorce and an Affidavit Under Section 3301(d) of the Divorce Code** against you.

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

Berks County Bar Association

544 Court Street

Reading, PA 19601

610-375-4591

MOGEL SPEIDEL BOBB & KERSHNER

By: Mark E. Zimmer, Esquire

Attorney I.D. #87430

520 Walnut Street

Reading, PA 19601

610-376-1515

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, April 16th, 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, May 18th, 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

3rd Publication of 3

SALE NO. 26-4-66

Writ of Execution No. 2020-02922

DEBT \$678,301.76

All that certain lot or piece of ground, with the hereditaments and appurtenances, thereon erected, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan property of Frank J. Fanelli, Inc., known as Glenhardie Farm, made by Yerkes Associates Inc., Consulting Engineers and surveyors, Bryn Mawr, Pa., dated 1/10/1978 last revised 5/3/1978 as follows, to wit:-

BEGINNING at a point on the Northeast-erly side of Gulph Road (L.R. 544) which point is measured the 2 following courses and distances from a point of curve on the Southeasterly side of Richard Road (50 feet wide) (as shown on said plan) (1) extending from said point of curve on a line curving to the left having a radius of 25.00 feet, the arc distance of 58.20 feet to a point of tangent and (2) South 74 degrees, 20 minutes, 30 seconds East, 374.64 feet to the point and place of beginning; thence extending from said beginning point along Lot No. 30, North 15 degrees, 58 minutes, 30 seconds East, crossing a 20 feet wide sanitary sewer easement 182.51 feet to a point in line of Lot No. 27; thence extending partly along the same and partly along Lots 26 and 25 South 80 degrees, 18 minutes, 20 seconds East, 112.72 feet to a point, a corner of Lot No. 32; thence extending along the same South 15 de-grees, 30 seconds West, recrossing said 20 feet wide sanitary sewer easement 179.22 feet to a point on the Northeast-erly side of Gulph Road, aforesaid; thence extend-ing along he same the 3 following cours-es and distances (1) North 74 degrees, 20 minutes, 30 seconds West, 77.81 feet to a point; (2) South 15 degrees, 59 minutes, 30 seconds West, 15.00 feet to a point and (3) North 74 degrees, 20 minutes, 30 sec-onds West 35.32 feet to the first mentioned point and place of beginning.

CONTAINING 20,044 square feet of land be the same more or less.

BEING Lot No. 31 as shown on said Plan.

BEING the same premises which Fanel-li-Harlan Builders, Inc., a Corporation by Deed dated December 28, 1979 and re-corded in the Office of Recorder of Deeds of Chester County on January 3, 1980 at Book F56, Page 510 granted and conveyed unto Paul W. Gaffney and Sheila M. Gaff-ney, his wife, their heirs and assigns, as Tenants by the Entireties

Tax Parcel # 43-2N-14.3

PLAINTIFF: Deutsche Bank National
Tust Company, as Trustee for Ameriquest
Mortgage Securities Inc., Asset-Backed
Pass-Through Certificates, Series 2005-
R10, by its servicer PHH Mortgage Cor-
poration

VS

DEFENDANT : **Paul Gaffney a/k/a Paul
W. Gaffney**

SALE ADDRESS: 767 Gulph Road,
Wayne, PA 19087

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

ment LLC

VS

DEFENDANT : **Andrew Jon Tealey and
Austin Arizin**

SALE ADDRESS: 1213 Hamilton Drive,
West Chester, PA 19380

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

SALE NO. 26-4-70

Writ of Execution No. 2025-02798

DEBT \$1,940,831.97

SALE NO. 26-4-68

Writ of Execution No. 2025-03734

DEBT \$953,439.38

The following described property in the
County of Chester, State of Pennsylvania,
to-wit:

Lot No 52, as shown on a certain plan en-
titled final subdivision plan of Property
of Westfield Construction Inc, known as
"Hamilton Woods" as recorded in the of-
fice of the Recorder of Deeds of Chester
County, Pennsylvania in Plan No.12248.

Being the same which Andrew Jon Tea-
ley, married by Deed dated June 26, 2023
and recorded July 3, 2023 in the Coun-
ty of Chester, State of Pennsylvania in
11983142 (book) 11074 (page) 1415 con-
veyed unto Andrew Jon Tealey and Austin
Arizin, a married couple as joint tenants
with rights of survivorship.

BEING the same premises which Andrew
Jon Tealey by Deed dated June 26, 2023
and recorded in the Office of Recorder of
Deeds of Chester County on July 3, 2023
at Book 11074, Page 1415 Instrument#
11983142 granted and conveyed unto An-
drew Jon Tealey and Austin Arizin.

Tax Parcel # 52-2-210

PLAINTIFF: Village Capital & Invest-

PROPERTY SITUATE IN EAST BRAD-
FORD TOWNSHIP

SOLD AS THE PROPERTY OF: SANJIV
NAIDU as Administrator of the Estate of
RAMARAO NAIDU, Deceased

Tax Parcel # 51-6-36

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: PNC MORTGAGE, A DIVI-
SION OF PNC BANK, NATIONAL AS-
SOCIATION

VS

DEFENDANT : **Sanjiv Naidu as Admin-
istrator of the Estate of Ramarao Naidu,
Deceased**

SALE ADDRESS: 1342 Carolannes Way,
West Chester, PA 18382

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

SALE NO. 26-4-71

Writ of Execution No. 2015-06920

DEBT \$135,576.05

PROPERTY SITUATE IN BOROUGH
OF KENNETT TOWNSHIP

SOLD AS THE PROPERTY OF: DOR-
OTHY N. MRAZ A/K/A DOROTHY C.

MRAZ A/K/A DOROTHY N. CONNOLLY and FREDERICK P. MRAZ

Tax Parcel # 62-2J-3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT : **Dorothy N. Mraz A/K/A Dorothy C. Mraz A/K/A Dorothy N. Connelly & Frederick P. Mraz**

SALE ADDRESS: 9 Woodchuck Way, Kennett Square, PA 19348

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

SALE NO. 26-4-73

Writ of Execution No. 2025-01417

DEBT \$148,054.87

PROPERTY SITUATE IN NEWLIN TOWNSHIP

SOLD AS THE PROPERTY OF: ANTHONY J. OBARA A/K./A ANTHONY J. OBARA, JR.

Tax Parcel # 49-1-35

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NewRez LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT : **Anthony J. Obara A/K/A Anthony J. Obara Jr.**

SALE ADDRESS: 901 Brandywine Creek Road, Unionville, PA 19375

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

SALE NO. 26-4-75

Writ of Execution No. 2024-09693

DEBT \$286,451.52

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

Tax Parcel #62-4-129.2

PLAINTIFF: LONGBRIDGE FINANCIAL, LLC

VS

DEFENDANT : **GRETA L. DENNY, IN HER CAPACITY AS EXECUTOR OF THE ESTATE OF BARBARA N. STEEL; GREGORY T. STEEL, IN HIS CAPACITY AS HEIR OF BARBARA N. STEEL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BARBARA N. STEEL**

SALE ADDRESS: 623 Rosedale Road, Kennett Square, PA 19348

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

SALE NO. 26-4-76

Writ of Execution No. 2015-01455

DEBT \$149,507.56

PROPERTY SITUATE IN BOROUGH OF KENNETT TOWNSHIP

SOLD AS THE PROPERTY OF: DOROTHY N. CONNOLLY and FREDERICK P. MRAZ

Tax Parcel # 62-2J-3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS
 DEFENDANT : **Dorothy N. Connelly & Frederick P. Mraz**
 SALE ADDRESS: 9 Woodchuck Way, Kennett Square, PA 19348
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

DEFENDANT: **Joseph C. Tordone, Jr.**
 SALE
 ADDRESS: 9 Pond View Lane, East Goshen, PA 19355
 PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 26-4-79
Writ of Execution No. 2020-05889
DEBT \$4,463.40

SALE NO. 26-4-81
Writ of Execution No. 2025-05418
DEBT \$291,428.49

ALL THOSE TWO CERTAIN LOTS or pieces of ground with the buildings thereon erected, SITUATE in the Borough of Modena, in the County of Chester and State of Pennsylvania.

Property situate in the BOROUGH OF SOUTH COATESVILLE, CHESTER County, Pennsylvania, being BLR #9-3-19.1

Tax Parcel # 10-4-35
 PLAINTIFF: Coatesville Area School District

IMPROVEMENTS thereon: a residential dwelling

VS
 DEFENDANT : **Jason Johnson & Lisa Johnson**

PLAINTIFF: AMERIHOME MORTGAGE COMPANY, LLC

SALE ADDRESS: 24 N. Brandywine Avenue, Modena, PA 19358
 PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

VS
 DEFENDANT : **Patrick A. Bostic**
 SALE ADDRESS: 150 Modena Road, Coatesville, PA 10320
 PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646**

SALE NO. 26-4-80
Writ of Execution No. 2024-02395
DEBT \$1,644.66

SALE NO. 26-4-82
Writ of Execution No. 2025-08089
DEBT \$241,414.06

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of East Goshen, County of Chester, State of Pennsylvania.

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

Tax Parcel # 53-2F-70
 PLAINTIFF: Township of East Goshen

Tax Parcel # 23-5-28.1J
 PLAINTIFF: FINANCE OF AMERICA REVERSE LLC

VS
 DEFENDANT : **Irene M. Penza**

SALE ADDRESS: 1817 Little Conestoga Road, Elverson, PA 19520

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

STRUCTURED TRANSACTION TRUST, SERIES 2020-1

VS

DEFENDANT : **Christine Rittenbaugh & Edwin Rittenbaugh**

SALE ADDRESS: 1891 Kimberton Road, Phoenixville, PA 19460

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

SALE NO. 26-4-83

Writ of Execution No. 2025-06550

DEBT \$480,148.49

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE Township of West Whiteland, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA:

Tax Parcel # 41-4H-46

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT : **Michael Jordan & Leslie Lyon Jordan**

SALE ADDRESS: 310 Tapestry Circle, Exton, PA 19341-2087

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

SALE NO. 26-4-84

Writ of Execution No. 2022-06790

DEBT \$380,836.72

PROPERTY SITUATE IN BOROUGH OF WEST VINCENT TOWNSHIP

SOLD AS THE PROPERTY OF: **CHRISTINE RITTENBAUGH and EDWIN RITTENBAUGH**

Tax Parcel # 25-5-34.4

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: **FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS**

SALE NO. 26-4-85

Writ of Execution No. 2025-03600

DEBT \$188,101.98

ALL THAT CERTAIN lot or piece of ground SITUATE in Uwchlan Township, Chester County, Pennsylvania, described according to a Final Subdivision Plan Phase VI, VII and VIII of Rhondda, made by Robert F. Harsch and Associates, Inc., Consulting Engineers, West Chester, PA dated July 26, 1984 and last revised October 15, 1984 as follows, to wit:

BEGINNING at a point on the southeasterly side of Conway Court, a corner of Lot #454 on said plan; THENCE extending from said beginning point and along Conway Court, North 34 degrees 52 minutes 41 seconds East, 22 feet to a point a corner of Lot #452 on said plan; THENCE extending South 55 degrees 07 minutes 19 seconds East, along the same and crossing a 30 foot wide water and sewer easement, 104 feet to a point in line of Open Space on said plan; THENCE extending South 34 degrees 52 minutes 41 seconds West, along the same, 22 feet to a point a corner of a Lot #454 on said plan; THENCE extending North 55 degrees 07 minutes 19 seconds West, along the same and recrossing said easements, 104 feet to the point of beginning.

BEING Lot #453 on said Plan.

BEING PART OF the same premises which

Glenn H. Brown and Joyce J. Brown, husband and wife, by Deed dated December 24, 2002, and recorded January 29, 2003 in Chester County in Record Book 5552, Page 175, conveyed unto Angel M. Stickler and Jack Azat, in fee.

UPI # 33-5E-197

PLAINTIFF: NewRez LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT : **Jack Azat, et al.**

SALE ADDRESS: 119 Conway Court, Exton, PA 19341

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-7700**

SALE NO. 26-4-86

Writ of Execution No. 2024-09624

DEBT \$95,473.47

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

ALL THOSE THREE CERTAIN lots of land known as Nos. 51, 52, and 53, Section 3, on a Plan of Lots called Pomeroy Heights, in the Township of Sadsbury, County of Chester and State of Pennsylvania, according to a survey made May 12, 1937 by J. W. Harry, C. E., and duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 1, Page 271, bounded and described as follows:-

FRONTING seventy-five (75) feet on the North side of Washington Lane and running back Northwardly between parallel lines of that width one hundred fifty (150) feet to the South lines of Lots Nos. 109, 110 and 111 on said Plan.

BOUNDED on the North by Lots Nos.

109, 110 and 111 aforesaid; on the East by Lot No. 54 on said Plan; on the South by the North curb line of Washington Lane, and on the West by Lot No. 50 on said Plan.

BEING THE SAME PROPERTY CONVEYED TO SEAN J. MURRAY, JR. WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM LUDA SITKOWSKI AKA LUDMILLA SITKOWSKI, EXECUTRIX OF THE ESTATE OF VALENTINE SITKOWSKI AKA VALENTINA K. SITKOWSKI, DATED FEBRUARY 11, 2015, RECORDED MARCH 2, 2015, AS DOCUMENT ID 11393349, AND RECORDED IN BOOK 9064, PAGE 1, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 37-4H-10

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT : **Sean J. Murray, Jr.**

SALE ADDRESS: 35 Washington Lane, Coatesville, PA 19320

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

SALE NO. 26-4-87

Writ of Execution No. 2025-07114

DEBT \$155,931.54

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

All that certain lot or piece of ground, Hereditaments and Appurtenances.

Situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Plan of property for "Martin Manor", made by Berger & Hayes, Coatesville,

Pennsylvania, Consulting Engineers, dated 8/22/1994 and last revised 5/21/1996, as follows:

Beginning at a point on the Southeasterly side of Brandywine Drive, said point being a corner of Lot #47 as shown on Plan; thence extending from beginning point along Brandywine Drive on the arc of a circle curving to the left having a chord bearing North 8 degrees, 36 minutes, 26 seconds East, the arc distance of 120.18 feet to a point, a corner of Lot No. 45: thence extending along South 86 degrees, 14 minutes, 31 seconds East, crossing over a seepage bed, 481.65 feet to a point in line of land of Ephraim R. Lapp; thence extending along same South 25 degrees, 9 minutes, 5 seconds West 205 feet to a point, a corner of Lot #47, thence extending along same North 76 degrees, 32 minutes, 37 seconds West 432.06 feet to the place of beginning.

Being Lot No. 46 as shown on said plan.

BEING THE SAME PROPERTY CONVEYED TO HOPE LURRAY VINING AND STEPHEN FLOYD MOONEY WHO ACQUIRED TITLE, WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM ALFRED R. HANSCOM AND VERNA G. HANSCOM, DATED DECEMBER 31, 1998, RECORDED JANUARY 19, 1999, AS INSTRUMENT NUMBER 3866, AND RECORDED IN BOOK 4492, PAGE 219, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 28-2-93.42

PLAINTIFF: Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Serie 2022-1

VS

DEFENDANT : **Stephen Floyd Mooney & Hope Lurray Mooney, AKA Hope Lurray Vining**

SALEADDRESS: 142 Brandywine Drive, Coatesville, PA 19320

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

SALE NO. 26-4-88

Writ of Execution No. 2025-02267

DEBT \$413,519.46

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:

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in Valley Township, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision and Land Development Plan for The D London Tract, prepared by Commonwealth Engineers Inc., Downingtown, PA, dated 5/11/2005, last revised 4/28/2008, and recorded on 7/7/2008, as Plan# 18448, as follows, to wit:

Beginning at a point on the southerly side of the cul-de-sac of Burgundy Lane the Northeast corner of Lot #6 and the Northwest corner of the about to be described Lot; thence along said Burgundy Lane the 5 following courses and distances: (1) on the arc of circle curving to the left having a radius of 70.00 feet the arc distance of 12.95 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 25.41 feet to a point of tangent; (3) South 83 degrees 59 minutes 55 seconds East, 27.50 feet to a point of curve; (4) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 12.10 feet to a point of tangent; and (5) North 87 degrees 57 minutes 43 seconds East, 44.95 feet to a point, a corner of Lot #4 on said Plan; thence along Lot #4

South 02 degrees 02 minutes 17 seconds West, 175.00 feet in line of lands now or late of Country Club Valley Association Inc.; thence along same North 87 degrees 57 minutes 43 seconds West, 115.00 feet to a point a corner of Lot #6 on said Plan; thence along Lot #6 North 02 degrees 02 minutes 17 seconds West, 157.22 feet to the first mentioned point and place of beginning.

Being Lot #5 as shown on said Plan.

BEING THE SAME PROPERTY CONVEYED TO SEAN KIMES WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM DEVON SERVICES, LLC MORE PARTICULARLY KNOWN AS DEVON SERVICE, LLC, DATED NOVEMBER 13, 2014, RECORDED NOVEMBER 14, 2014, AT DOCUMENT NUMBER 11376811, AND RECORDED IN BOOK

Tax Parcel #38-2-138.2F

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT : **Angela Kimes AKA Angela Carole Kimes, as Executrix to the Estate of Sean Kimes**

SALE ADDRESS: 119 Burgandy Lane, Valley Township, AKA Coatesville, PA 19320

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

SALE NO. 26-4-89

Writ of Execution No. 2025-00430

DEBT \$522,661.98

ALL THAT CERTAIN lot or parcel of land situated in the Township of Kennett, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated September 17, 2018 and recorded in the Office of the Chester County Recorder of Deeds on November 20, 2018,

in Deed Book Volume 9846 at Page 1372, as Instrument No. 201811640239.

Tax Parcel # 62-6-40.15

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

VS

DEFENDANT : **Edward C. Wuchter**

SALE ADDRESS: 208 Gregg Lane, Avondale, PA 19311

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

SALE NO. 26-4-90

Writ of Execution No. 2025-07560

DEBT \$264,281.93

ALL THAT CERTAIN lot or parcel of land situated in the Borough of Modena, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated September 9, 2020 and recorded in the Office of the Chester County Recorder of Deeds on November 5, 2020, in Deed Book Volume 10332 at Page 1518.

Tax Parcel # 10-3-38

PLAINTIFF: US Bank

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

VS

DEFENDANT : **Talib Bethel**

SALE ADDRESS: 123 North Brandywine Avenue, Coatesville, PA 19320

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

SALE NO. 26-4-93

Writ of Execution No. 2025-06305

DEBT \$54,279.71

ALL THAT CERTAIN lot, piece or parcel of land with the improvements thereon erected, situate in Franklin Township, Chester County, State of Pennsylvania, bounded and described in accordance to a Final Subdivision Plan of Heather Hills, section 1, made by George E. Regester and Sons, Inc., Kennett Square, PA dated September 19, 74 and recorded on March 08, 77, as Plan Nos. 915-917, as follows, to-wit:

BEGINNING at a point on the North West-erly side of Highland Drive (at 50.00 feet wide), at a corner of Lot No. 16; thence extending from said Beginning point along Lot No. 16, North 56 degrees 48 minutes 53 seconds West, 226.27 feet to a point in line of Lot No. 14; thence extending along the same and partly along Lot No. 4, North 02 degrees 24 minutes 46 seconds East, 76.22 feet to a point, a corner of Lot No. 5; thence extending along the same, North 24 degrees 00 minutes 29 seconds East, 110.00 feet to a point, a corner of Lot No. 18; thence extending along the same and along the center line of a 15.00 feet wide drainage easement, South 54 degrees 05 minutes 26 seconds East, 290.40 feet to a point on the Northwesterly side of Highland Drive; thence extending along the same, the (2) following courses and distances: (1) South 35 degrees 54 minutes 34 seconds West, 145.00 feet to a point of curve and (2) on a line curving to the left, having a radius of 325.00 feet, the arc distance of 15.45 feet to the first mentioned point and place of BEGINNING

BEING Lot No. 17

BEING Lot No 17 as shown on said Plan.

BEING the same premises conveyed to: Michael Barry, as sole owner, under Deed from Cody Hoffman, dated 03/16/2020,

recorded in the Chester Recorder of Deeds Office on 03/18/2020 in Deed Book 10123, Page 1075.

Tax Parcel # 72-2-71.14

PLAINTIFF: Sun East Federal Credit Union

VS

DEFENDANT : **Michael Barry**

SALE ADDRESS: 207 Highland Drive, Landenburg, PA 19360

PLAINTIFF ATTORNEY: **M. JACQUE-LINE LARKIN, ESQ. 610-615-1550**

SALE NO. 26-4-95

Writ of Execution No. 2024-10917

DEBT \$213,421.57

PROPERTY SITUATE IN BOROUGH OF EAST BRADFORD TOWNSHIP

SOLD AS THE PROPERTY OF: SANJIV NAIDU Administrator of the Estate of Ramarao Naidu, Deceased

Tax Parcel # 51-6-36

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK a/k/a MANUFACTURERS AND TRADERS TRUST COMPANY

VS

DEFENDANT : **Sanjiv Naidu as Administrator of the Estate of Ramarao Naidu, Deceased**

SALE ADDRESS: 1342 Carolannes Way, West Chester, PA 18382

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

SALE NO. 26-4-97

Writ of Execution No. 2024-06325

DEBT \$149,217.03

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, situate in the Township of West Nottingham, County of Chester, state of Pennsylvania, bounded and described according to a plan of property of Nottingham estates, made by Tatman & Lee Associates, Inc., Wilmington Delaware, dated 5/16/1988 in plan file no. 8707, as follows, to wit:

BEGINNING at a point on the Northerly side of Pine Top Drive, said point being a corner of Lot no. 12; thence extending from said beginning point along Pine Top Drive, the (2) following courses and distances, (1) on the arc of a circle curving to the right, having a radius of 25 feet the arc distance of 21.03 feet to a point and (2) South 57 degrees 00 minutes 00 seconds West 134.93 feet to a point, a corner of lot# 14; thence extending along same, North 33 degrees 00 minutes 00 seconds West 272.33 feet to a point in line of remaining lands of Helen W. Reid; thence extending along same north 67 degrees 00 minutes 00 seconds east 197.07 feet to a point, a corner of lot no. 12; thence extending along same South 23 degrees 00 minutes 00 seconds West 233.32 feet to a point on the Northerly side of Pine Top Drive, being the first mentioned point and place of beginning.

BEING lot no. 13 as shown on said Plan
BEING THE SAME PREMISES WHICH Edward J. Campbell and Dawn R. Campbell, husband and wife, by Deed dated 7/31/2003 and recorded 10/09/2003 at Chester County, Pennsylvania in Record Book 5928, Page 2344, granted and conveyed unto Woody Jackson, in fee.

Tax Parcel # 68-6-2.3N

PLAINTIFF: The Bank of New York

Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7

VS

DEFENDANT : **Woody Jackson**

SALE ADDRESS: 213 Veterans Drive, Nottingham, PA 19362

PLAINTIFF ATTORNEY: **PARKER MCCAY PA (856) 596-8900**

SALE NO. 26-4-99

Writ of Execution No. 2023-07718

DEBT \$201,499.82

ALL THAT CERTAIN lot or piece of land, situate in the Fourth Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the East side of South Street, 160 feet North of the Northeast corner of Emmett and South Streets, which point of beginning is 20-1/2 feet from the centerline of South Street; thence along the East side of South Street North 13 degrees 30 minutes West 90 feet; thence North 76 degrees 30 minutes East 195.8 feet to a point on the West side of North Street and 12 feet from the centerline thereof; thence along the West side of North Street, South 13 degrees 30 minutes East 90 feet; thence along the North side of a 10 feet wide alley or driveway in the rear of lands of Dennis Gainor Estate et al South 76 degrees 30 minutes West, 195.8 feet to the point and place of beginning.

BEING THE SAME PREMISES AS Erich Zimmerman and Jodi R. Zimmerman, by Deed dated May 17, 1999, and recorded on May 20, 1999, by the Chester County Recorder of Deeds in Deed Book 4566, at Page 2037, granted and conveyed unto

Shane M. Fineran, now deceased, and Eleanor D. Fineran, as Tenants by the Entireties.

Tax Parcel # 15-5-158

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust Company, National Association, as Trust Administrator and as Indenture Trustee for Citigroup Mortgage Loan Trust 2023-RP1

VS

DEFENDANT: **Eleanor D. Fineran**

SALE ADDRESS: 323 South Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-7700**

SALE NO. 26-4-100

Writ of Execution No. 2025-03856

DEBT \$9,712.52

ALL THAT CERTAIN lot or parcel of land situated in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated February 27, 2020 and recorded in the Office of the Chester County Recorder of Deeds on March 3, 2020, as Instrument No. 202011720397.

Tax Parcel # 28-6-74.3

PLAINTIFF: Park Tree Investments 24, LLC

VS

DEFENDANT : **William N. Kehoe a/k/a William Kehoe**

SALE ADDRESS: 697 West Kings Highway, Coatesville, PA 19320

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

SALE NO. 26-4-101

Writ of Execution No. 2024-03788

DEBT \$422,604.76

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

Tax Parcel # 52-7-26.2

PLAINTIFF: The Bank of New York Mellon, F/K/A The Bank of New York, Successor In Interest to JPMorgan Chase Bank, NA as Trustee

VS

DEFENDANT : **Alejandro Franco & Sara J Franco**

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

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