



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 74

WEST CHESTER, PENNSYLVANIA, SEPTEMBER 24, 2026

No. 39

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*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*

Owned and Published by

CHESTER COUNTY BAR ASSOCIATION

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

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Subscription Rate \$110.00 for CCBA Members; \$225.00 for Nonmembers CCBA

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

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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Chester County Court of Common Pleas
Orphans' Court Division

CALL OF THE AUDIT LIST
THE HONORABLE NICOLE R. FORZATO COURTROOM 11
WEDNESDAY, OCTOBER 07, 2026 09:00 AM

STEPHEN F. MACANGA 1521-2621
CALL OF THE AUDIT LIST
FIRST AND FINAL

PRO SE JOHN F. MCKENNA, OTHER INTERESTED PARTY

KEVIN J. RYAN SANDRA L. FILLIPPO, EXECUTOR
610-430-1428

RICHARD H. MORTON
610-430-1427

MICHAEL T. IMMS
610-430-1426

BRIAN H. LEINHAUSER STEPHEN F. MACANGA, JR., TRUSTEE
484-318-7802

MAEVE E. BAIN
484-947-1351

BRIAN H. LEINHAUSER KIMBERLY TARR, TRUSTEE
484-318-7802

MAEVE E. BAIN
484-947-1351

BEVERLY KARLSSON 15-23-0597
CALL OF THE AUDIT LIST
FIRST AND FINAL

JOHN ALEXANDER GAGLIARDI COLLENE M. MCQUILLEN, EXECUTOR
484-887-0779 x 102

PRO SE ROBERT DEYARMIN, JOINT ACCOUNT OWNER

Chester County Court of Common Pleas
Orphans' Court Division

CALL OF THE AUDIT LIST
THE HONORABLE NICOLE R. FORZATO COURTROOM 11
WEDNESDAY, OCTOBER 07, 2026 09:00 AM

CHARLES M. MATTIA **15-24-2397**
CALL OF THE AUDIT LIST
FIRST AND FINAL

REBECCA ANN HOBBS ANNE M. MATTIA, EXECUTOR
610-323-2800

THOMAS A. MASTROIANNI
610-323-2800

MARK T. SOPHOCLES MATTHEW J. MATTIA, PETITIONER
610-651-0105

MARIE H. THOMAS **15-24-2539**
CALL OF THE AUDIT LIST

WILLIAM DUDECK LISA JOY MCKNIGHT, PETITIONER
215-876-0800

JAKE O'DONNELL
215-876-0800

MICHAEL R. SHELTON CHARMAINE A. HARRIS,
267-576-7988 RESPONDENT

DAMION J. BEVACQUA
484-580-6149

KATHLEEN M. LAUBENSTEIN RAYMOND, JAMES & ASSOCIATES,
610-230-6110 INC, RESPONDENT

KAREN L. ODASH, ESQ
610-230-2156

Chester County Court of Common Pleas
Orphans' Court Division
CALL OF THE AUDIT LIST
THE HONORABLE NICOLE R. FORZATO COURTROOM 11
WEDNESDAY, OCTOBER 07, 2026 09:00 AM

NICHOLAS J. CANIGLIA 610-688-2626	NICHOLAS J. CANIGLIA, EXECUTOR
CHRISTOPHER PAUL ALLEN 610-572-7075	REIDENBACH & ASSOCIATES, LLC, RESPONDENT
RONALD E. SYKES CALL OF THE AUDIT LIST FIRST AND FINAL	15-25-2072
TERRANCE ALLEN KLINE 610-566-3330	KAREN D. SYKES, TRUSTEE
CARL THOMAS WORK 610-478-2084	
PRO SE	RONALD E. SYKES, SETTLOR
TERRANCE ALLEN KLINE 610-566-3330	BRADLEY A. ZUKE, TRUSTEE
TERRANCE ALLEN KLINE 610-566-3330	FIDUCIARY TRUST COMPANY INTERNATIONAL OF PENNSYLVANIA, TRUSTEE
PRO SE	BRIAN R. SYKES, RESPONDENT

NOTICES

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

LAW NO. 2026-04193-NC

NOTICE IS HEREBY GIVEN that the name change petition of Holden Franklin Starzer was filed in the above-named court and will be heard on Tuesday, October 27, 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, May 8, 2026

Name to be changed from: Holden Franklin Starzer to: Holly Starzer

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. 2026-05943-NC

NOTICE IS HEREBY GIVEN that the name change petition of Michael John Vuncannon was filed in the above-named court and will be heard on Tuesday, October 13, 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, June 26, 2026

Name to be changed from: Michael John Vuncannon to: Chelsea Flynn Vuncannon

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 have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of incorporating the below named domestic business corporation pursuant to the provisions of the Business Corporation Law of 1988, as amended.

The name of the corporation is: **Lee RII Holdings, Inc.**

CHRIS YARACS, Solicitor

Stevens & Lee

1500 Market Street

East Tower, Suite 1800

Philadelphia, PA 19102

CORPORATION NOTICE

Sweet Nectar, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Sager & Sager Assocs.

43 East High Street

P.O. Box 291

Pottstown, PA 19464

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

BAILEY, Frank Anton, a/k/a Frank A. Bailey, late of West Goshen. Stephen A. Bailey, Jr., care of WILIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. WILIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BRENNAN, Geraldine M., late of Uwchlan Township. Steven East, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Ste. 110, Media, PA 19063, Administrator. NICHOLAS M. ORLOFF, Esquire, Lamb McErlane, P.C., 1 W. Third St., Ste. 110, Media, PA 19063, atty.

CAWLEY, Monica R., late of Uwchlan Township. Monica Ann Shaner, 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.

COONEY, SR., Patrick J., a/k/a Patrick Cooney and Patrick Joseph Cooney, Sr., late of Uwchlan Township. Patrick J. Cooney, Jr., 838 Mount Rose Rd., Chester Springs, PA 19425, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executor. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

COUNCILL, Lillian C., late of Kennett Square Borough. Beverley Conner, 355 Little Elk Creek Road, Lincoln University, PA 19352, care of NATHANIEL C. PARKER, Esquire, P.O. Box 252, New Bethlehem, PA 16242, Executrix. NATHANIEL C. PARKER, Esquire, Parker Law Offices, Inc., P.O. Box 252, New Bethlehem, PA 16242, atty.

D'ANGELI, Ronald E., late of Willistown Township. Lisa Lee, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

DILLEY, Jane L., late of Penn Township. Carol J. Dilley and Kathryn E. Maycock, 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.

ELTERS, Kathryn A., late of Oxford. Meredith M. Sumner, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executrix. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

FINE, Laurence D., late of Chester Springs. Lauren Fine, 954 Drovers Lane, Chester Springs, PA 19425, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Executrix. MICHAELANGELO L. DIPPOLITO, Esquire, ThePeoplesLawFirm.com,LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

FINEGAN, Barbara C., late of West Chester Borough. Eleanor F. Ryan and Julie A. Finegan, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrices. STEPHEN D. POTTS, Esquire, Herr,

Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

HANSBURY, Bryan F., a/k/a Bryan Francis Hansbury, late of Phoenixville. Christopher Brezski, care of PAUL D. NELSON, Esquire, 334 West Front Street, Media, PA 19063, Executor. PAUL D. NELSON, Esquire, 334 West Front Street, Media, PA 19063, atty.

HOSSACK, Charles H., a/k/a Charles H. Hossack, Sr., late of Honey Brook. Charles H. Hossack, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

JACOBS, Narlene Susan, a/k/a Narlene S. Jacobs, late of Caln Township. Michael Jacobs, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

KRAUSS, Patsy, late of Oxford Borough. Donna Krauss, 822 Slate Hill Rd., Oxford, PA 19363, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

MASON, Donald C., late of East Nottingham Township. Linda Whiteman, 132 Merileigh Way, Oxford, PA, 19363 care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

MEEKS, Katharine M., late of East Goshen Township. David McNeil, Sr., care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executor. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

O'CONNOR, JR., Timothy J., late of East Brandywine Township. Catherine M. O'Connor, care of DAWSON R. MUTH, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. DAWSON R. MUTH, Esquire, Lamb McErlane, P.C., 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

PATEL, Chiragbhai, a/k/a Charlie Patel and Chirag Patel, late of Charlestown Township. Nilita Patel, care of WAYNE M. PECHT, Esquire, 4250 Crums Mill Road, Suite 201, Harrisburg, PA 17112, Execu-

trix. WAYNE M. PECHT, Esquire, Saxton & Stump, LLC, 4250 Crums Mill Road, Suite 201, Harrisburg, PA 17112, atty.

PETERSON, R.L., late of Valley Township. Sherry Robinson, 1310 Kidron Ct., Downingtown, PA 19335, care of ELIZABETH D. LUBKER, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executrix. ELIZABETH D. LUBKER, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

PRICE, Mark, a/k/a Mark David Price and Mark D. Price, late of Upper Uwchlan Township. Tiffany D. Shoemaker, care of MICHAEL A. CORGAN, Esquire, One Liberty Place, 1650 Market St., Ste. 2800, Philadelphia, PA 19103, Executrix. MICHAEL A. CORGAN, Esquire, Cozen O'Connor, One Liberty Place, 1650 Market St., Ste. 2800, Philadelphia, PA 19103, atty.

SIMON, B. Roberta, late of West Chester Borough. Kurt W. Simon, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

SMYZER, Barbara, P, late of Honey Brook. Matthew L. Miller, 1909 Sturbridge Drive, Wyomissing, PA 19610, Executor.

SPRIGGS, Doris Gibbs, late of West Chester Borough. Malinda Pride, 108 Kelmar Ave., Malvern, PA 19355, care of MAUREEN A. OSTIEN, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executrix. MAUREEN A. OSTIEN, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

TRIBBETT, Bonnie K, a/k/a Bonnie Tribbett, late of Sadsbury. Marcia R. Pluck and Daniel M. Tribbett, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

VITALE, Americus Christopher, late of West Chester. Christopher Vitale, 758 Beversrede Trail, West Chester, PA 19382 and Claire Vitale, 534 N Catherine Street, Salt Lake City, UT 84116, care of PAUL O'BRIEN, Esquire, 3801 Kennett Pike, C-204, Greenville, DE 19807, Executors. PAUL O'BRIEN, Esquire, 3801 Kennett Pike, C-204, Greenville, DE 19807, atty.

WARFEL, Martha Kay, a/k/a M. Kay Warfel, late of West Grove Borough. Thomas M. Warfel, care of

JEFFREY C. GOSS, Esquire, 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602, Executor. JEFFREY C. GOSS, Esquire, BCGI LLC, 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602, atty.

WEISHAAR, Trish-Ann E, late of West Bradford Township. Troy Weishaar, care of HEATHER ENTWISTLE ROBERTS, Esquire, 66 West Middle Street, Gettysburg PA 17325, Administrator. HEATHER ENTWISTLE ROBERTS, Esquire, Entwistle & Roberts, PC, 66 West Middle Street, Gettysburg PA 17325, atty.

ZUCKERMAN, Annette, a/k/a Annette D'Angelo Zuckerman, late of Township of West Chester. Michele Karagelian, care of SHANNON McFADDEN, Esquire, PO Box 1440, Media, PA 19063, Administrator. SHANNON McFADDEN, Esquire, Carroll & Karagelian LLP, PO Box 1440, Media, PA 19063, atty.

2nd Publication

ARENA, Eleanor D., late of Willistown Township. Christian Paul Arena and Steven Michael Arena, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executors. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

CHOI, Myung Ja, late of Westtown Township. Young Leahy, 121 Federal Walk, Kennett Square, PA 19348, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administrator. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

GREEN, Dolores S, late of West Whiteland Twp. Valerie McCormick, care of NEIL E. LAND, Esquire, 213 E State St, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

HENRY UNRATH, Patricia, a/k/a Patricia M. Henry-Unrath, late of Malvern Borough. Paul Henry, care of JENNIFER M. BRETON, Esquire, One Logan Square, 130 N. 18th St., Ste. 1500, Philadelphia, PA 19103, Executor. JENNIFER M. BRETON, Esquire, Astor Weiss Kaplan & Mandel, LLP, One Logan Square, 130 N. 18th St., Ste. 1500, Philadelphia, PA 19103, atty.

JENNINGS, Brian John, a/k/a Brian J. Jennings, late of North Coventry Township. Allan V. Jennings and Craig C. Jennings, care of BRIAN F. BOLAND,

Esquire, 2640 Westview Dr., Wyomissing, PA 19610, Administrators. BRIAN F. BOLAND, Esquire, Kozloff Stoudt, 2640 Westview Dr., Wyomissing, PA 19610, atty.

KELLY, Jill A., a/k/a Jill Anne Kelly, late of Phoenixville Borough. James W. Kelly, 28 Manavon Street, Phoenixville, PA 19460, Executor.

KOH, Sebastian S., late of West Bradford Township. Francis T. Koh, 1414 Crestmont Dr., Downingtown, PA 19335, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

KOVACK, Kenneth G., late of West Chester. Cheryl Weiss, 2307 Memphis Street, Philadelphia, PA 19125, Administrator.

LAMBERT, Barry Wayne, late of Glenmoore. Zachary Lambert, care of MICHAELANGELO DIPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Executor. MICHAELANGELO DIPPOLITO, Esquire, ThePeoplesLawFirm, LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

LORT, Lori, a/k/a Lori McCormick, Lori Bennett and Lori McCormick Lort, late of West Brandywine Township. Erica Bennett, 51 Mollie Dr., Ephrata, PA 17522, care of LINDSEY M. HOELZLE, Esquire, P.O. Box 98, Birchrunville, PA 19421, Executrix. LINDSEY M. HOELZLE, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19421, atty.

LYONS, Eileen M., late of West Goshen Township. Stephen E. Lyons, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

MCCAIN, Ronald E., late of Kennett Square. Karen J. Marian, 825 Charles Street, Coatesville, PA 19320, Executor.

McELWEE, Janis Symons, a/k/a Janis S. McElwee and Janis Lynn McElwee, late of Coatesville. Richard Robert McElwee, 579 Gramercy Lane, Downingtown, PA 19335, Executor.

ROBERTSON, JR., Philmore, late of West Goshen Township. Kathryn J. Caywood, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Ev-

ans Building, Suite A, West Chester, PA 19380, atty.

SANDONE, Joan Marie, a/k/a Joan M. Sandone, late of West Brandywine Township. Scott F. Sandone, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Ste. 110, Media, PA 19063, Executor. NICHOLAS M. ORLOFF, Esquire, Lamb McErlane, P.C., 1 W. Third St., Ste. 110, Media, PA 19063, atty.

SHARP, Joel Eugene, late of East Goshen Township. Sara Getz, care of MacGREGOR J. BRILLHART, Esquire, 221 W Philadelphia St, Ste 600, York, PA 17401, Administratrix. MacGREGOR J. BRILLHART, Esquire, Saxton and Stump, 221 W Philadelphia St, Ste 600, York, PA 17401, atty.

TUCKER, SR., Joseph Robert, a/k/a Joseph R. Tucker, Sr., late of East Bradford Township. Joseph R. Tucker, Jr. and Michael J. Tucker, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrators. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

VARLEY, Jane H, a/k/a Jane Higley Varley, late of West Goshen Township. Ann L Varley, 65 Ashton Way, West Chester, PA 19380, Executor.

WOOTEN, James T., late of East Goshen Township. Francis R. Iacobucci, Jr., care of JENNIFER M. BRETON, Esquire, One Logan Square, 130 N. 18th St., Ste. 1500, Philadelphia, PA 19103, Executor. JENNIFER M. BRETON, Esquire, Astor Weiss Kaplan & Mandel, LLP, One Logan Square, 130 N. 18th St., Ste. 1500, Philadelphia, PA 19103, atty.

3rd Publication

BERGSTRESSER, Elizabeth, late of Wallace Township. Ann Elizabeth Juenger, care of DAVID M. FREES, III, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executrix. DAVID M. FREES, III, Esquire, Unruh Turner Burke & Frees, PC, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

BROWN, Richard N, late of Kennett Township. William Brown, care of JENNIFER H. WALKER, Esquire, 31 S High ST Suite 200, West Chester, PA 19382, Administrator. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd, 31 S High ST Suite 200, West Chester, PA 19382, atty.

CARLOZZI, Kathy M., a/k/a Kathy Carlozzi, late of West Bradford and West Whiteland Townships. Brian Gerald Carlozzi, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executor. NIKOLAOS I. TSOUROS, Esquire, Law Of-

fices of Wendy F. Blecinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

DAVIS, Gloria Jean, late of Westtown Township. Vickie L Petersen, 806 Sunrise Drive, Kennett Square, PA 19348, Executrix.

DeLUCA, Donna Marie, a/k/a Donna M. DeLuca, late of Easttown Township. Nicholas J. DeLuca and Erica G. DeLuca, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executors. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

DiDONATO, Eleanor C., late of West Whiteland Township. Harry J. DiDonato and Karen P. DiDonato, 17 W. Miner St., West Chester, PA 19382, care of HARRY J. DiDONATO, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. HARRY J. DiDONATO, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

EVANS, Margaret J., late of Parkesburg Borough. Mary L. Evans, 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.

FORT, David Bruce, a/k/a David B. Fort, late of Elverson Borough. Daryl Scott Fort, 500 Woodglen Rd, Birdsboro, PA 19508, care of MISTY A. TOOTHMAN, Esquire, P.O. Box 235, Elverson, PA 19520, Executor. MISTY A. TOOTHMAN, Esquire, Twin Valley Law, PLLC, P.O. Box 235, Elverson, PA 19520, atty.

FREESE, George William, a/k/a G. William Freese, late of East Nottingham Township. Corinna Moran, 19 Camp 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.

GIRVIN, Anne A., late of East Goshen Township. Jane A. Girvin, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

GUNNING, IV, James P., late of West Goshen Township. Rebecca Anderson, care of NEIL R. VESTERMARK, Esquire, 275 Hess Blvd., Suite 101, Lancaster, PA 17601, Administrator. NEIL R. VES-

TERMARK, Esquire, Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601, atty.

JOHNSON, Lois Gaines, a/k/a Lois Elaine Gaines, late of New Garden Township. Natalie Hope Veeney, 627 Grasonville Cemetery Rd., Grasonville, MD 21638, care of RHONDA M. ANDERSON, Esquire, 610 York Rd., Ste. 400, Jenkintown, PA 19046, Administratrix. RHONDA M. ANDERSON, Esquire, Anderson Law Group, 610 York Rd., Ste. 400, Jenkintown, PA 19046, atty.

KEISER-LION, Virginia, a/k/a Virginia K. Lion, late of New Garden Township. John C. Lion, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

LAMBERT, Richard P., late of West Brandywine Township. Deborah Hilton, care of BRIDGET MONAGHAN WIBLE, Esquire, 8500 West Chester Pike, Upper Darby, PA 19082, Executrix. BRIDGET MONAGHAN WIBLE, Esquire, Monaghan Wible Law LLC, 8500 West Chester Pike, Upper Darby, PA 19082, atty.

LUONGO SAVASTIO, Donna, late of Newtown Square. Lauren Luongo Edgar, care of STANLEY E. LUONGO, JR., Esquire, 218 West Miner Street, West Chester, PA 19382, Executrix. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 218 West Miner Street, West Chester, PA 19382, atty.

MAY, Patricia Anne, a/k/a Patricia A. May, late of West Chester. Andrea M. May Spencer, care of THOMAS A. KAUFFMAN, Esquire, 52 South 9th Street, Indiana, PA 15701, Executrix. THOMAS A. KAUFFMAN, Esquire, Kauffman & Billimoria, PLLC, 52 South 9th Street, Indiana, PA 15701, atty.

McKEAN, Thomas Radford, late of Malvern Borough. James C. Howard, 811 Minsi Trail, Perkasio, PA 18944, care of LARA A. BOLTE, Esquire, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, Executor. LARA A. BOLTE, Esquire, Salvo Rogers Elinski & Scullin, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, atty.

MILLER JR., Edward V., a/k/a Edward Miller Jr., Edward Miller and E. Miller, late of Valley Township. Deborah A. Miller, care of CHRISTOPHER E. FISHER, Esquire, 100 Sterling Parkway, Suite 300, Mechanicsburg, Pennsylvania 17050, Executrix. CHRISTOPHER E. FISHER, Esquire, Saidis, Shultz & Fisher, 100 Sterling Parkway, Suite 300, Mechanicsburg, Pennsylvania 17050, atty.

MOLZAHN, Robert Franklin, late of Chester Springs, West Pikeland Township. Madeline D. Molzahn, 439 S. Saddlebrook Circle, Chester Springs, PA 19425, Executrix.

ORANGE, Margaret E., late of East Whiteland Township. Deborah Cox, 22 Seminole Rd., Claymont, DE 19703, care of ANDREW K. FABIAN, Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. ANDREW K. FABIAN, Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

O'REILLY, Gerard Christopher, a/k/a Gerard C. O'Reilly, late of West Pikeland Township. Aiden Bernard O'Reilly and Marcus C. O'Sullivan, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executors. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

PERKINS, Sean Christian, late of Chesterbrook, Wayne and Tredyffrin Township. Justin S Perkins, 421 E Millers Cove Rd, Walland, TN 37886, Executor.

PRELLE, Arthur Scott, a/k/a Arthur S. Prella, late of Tredyffrin Township. Joseph A. Bellinghieri, 17 W. Miner St., West Chester, PA 19382, 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.

RUGER, Thomas L., late of Franklin Twp.. Patricia A. Ruger, 213 E State St, Kennett Square PA 19348, care of SAMANTHA KEENE, Esquire, 213 E State St, Kennett Square PA 19348, Executrix. SAMANTHA KEENE, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

STAAS, Susanna B., late of West Chester. Theodore L. Hill, III, care of CHRISTINA B. ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven Pa 19015, Executor. CHRISTINA B. ROBERTS, Esquire, Breslin Murphy and Roberts, 3305 Edgmont Avenue, Brookhaven Pa 19015, atty.

STOCKLER, Barbara Hough, late of Tredyffrin Township. Laura S. Stockler and Melanie L. Reichert, care of NEAL G. WILEY, Esquire, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, Administratrices. NEAL G. WILEY, Esquire, Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, atty.

SUDLER, Michael, late of West Chester. Whitney Morgan, 126 Blackhawk St, Pittsburgh, PA 15218, Executor.

TEETER, Joan M., late of East Nottingham Township. Linda K. Hersch, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executrix. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

VALENTINO, Karen L., a/k/a Karen Lee Valentino, late of West Brandywine Township. Kyle Valentino King, 204 Resolution Dr., Downingtown, PA 19335 and Christopher Lee Valentino, 141 Bollinger Rd., Downingtown, PA 19335, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executors. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

WILLIAMS, Jeffrey Grant, late of Malvern. Derek D. Williams and Ryan M. Duschl, care of MICHAELANGELO L. DiPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Administrator. MICHAELANGELO L. DiPPOLITO, Esquire, ThePeoplesLawFirm.com, LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

Deepdale Press, with its principal place of business at 125 Hillside Road, Wayne, PA 19087. The application has been (or will be) filed on: Monday, August 3, 2026. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Thomas H Infield, 125 Hillside Road, Wayne, PA 19087.

NOTICE**IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
CIVIL DIVISION****NO: 2026-03568-RC**

ROCKET MORTGAGE, LLC vs. ANTHONY W. WILSON, AS SURVIVING HEIR OF ANTHONY SPENCER, DECEASED, CARL LEE WEAVER, AS SURVIVING HEIR OF ANTHONY SPENCER, DECEASED, UNKNOWN SURVIVING HEIRS OF ANTHONY SPENCER, DECEASED,

NOTICE**TO THE DEFENDANTS:**

You are hereby notified Rocket Mortgage, LLC, has filed a Complaint in Mortgage Foreclosure with regard to 137 South 3rd Avenue, Coatesville, PA 19320, endorsed with a Notice to Defend, against you at No. 2026-03568-RC in the Civil Division of the Court of Common Pleas of Chester County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Chester County Sheriff.

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

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

Chester County Lawyer Referral Service
Chester County Bar Association
15 W. Gay Street, 2nd Floor
West Chester, PA 19381-3191
(610) 429-1500

PLAINTIFF'S ATTORNEY:
STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454, (215) 855-9521

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, October 15th, 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, November 16th, 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. 26-10-159
Writ of Execution No. 2026-02856
DEBT \$324,827.85

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

Tax Parcel # 32-4-511

PLAINTIFF: NEWREZ LLC

VS

DEFENDANT: **DAVID A. FARRIS & AMBER L. GOODMAN**

SALE ADDRESS: 219 Flagstone Road, Chester Springs, PA 19425

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

SALE NO. 26-10-160
Writ of Execution No. 2026-00263
DEBT \$202,491.45

Exhibit A

ALL THAT CERTAIN lot or piece of land together with the buildings and improvements thereon erected, Situate in the Township of Willistown, County of Chester and State of Pennsylvania, being Lot No. 40 on Plan made for Village Builders, Inc., by M. R. and J. B. Yerkes, Civil Engineers, on May 10, 1948 and Last revised April 17, 1951, said revision being recorded in Plan Book No. 2, page 120, Chester County Records, bounded and described according to said plan as follows, to wit:

BEGINNING at a point on the Southwesterly side of Manor Road (50 Feet Wide) Said Point being at the Easterly end of a curve having a radius of 12 feet which Connects the said Southwesterly side of Manor Road with the Southeasterly side of Lynbrook Road (50 Feet Wide); thence along the Southwesterly side of Manor Road, South 23 degrees, 40 minutes East 111.13 feet to a point; thence along Lot No. 41, on said Plan, South 66 degrees, 20 minutes west, 80 feet to a point; thence along Lot No. 47 on said Plan, North 23 degrees, 40 minutes West, 119.77 feet to a point on the Southeasterly side of Lynbrook Road, thence along the said Southeasterly side of Lynbrook Road, North 63 degrees, 30 minutes East, 67.49 feet to a point of curve; thence along the arc of a curve deflecting to the right, having a radius of 12 feet, the arc distance of 19.44 feet to the first mentioned point and place of beginning.

Title to said premises is vested in Robert Getty by deed from William J. Macmurtree, by his Attorney-in-Fact John A. Saling, Esq., by Power of Attorney and Rosemary D. Curran dated March 9, 2016 and recorded March 15, 2016 in Deed Book 9276, Page 1697. The said Robert Getty died on July 25, 2025 and Letters of Testamentary were granted to Melia Heyduk, Executrix of the Estate of Robert Bruce Getty a/k/a Robert B. Getty, nominating and appointing her as the Executrix of the Estate of Robert Getty.

Tax Parcel # 54-01Q-0146

PLAINTIFF: Carrington Mortgage Services LLC

VS

DEFENDANT: **Melia Heyduk, Executrix of the Estate of Robert Bruce Getty a/k/a Robert B. Getty**

SALE ADDRESS: 108 Manor Road, Paoli, PA 19301

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

SALE NO. 26-10-161
Writ of Execution No. 2025-03513
DEBT \$192,321.34

ALL THAT CERTAIN lot or piece of ground SITUATE in Newlin Township, Chester County, Pennsylvania bounded and described according to a Final Subdivision Plan for Newlin Greene Phases 1, 2 and 3 made by Hillcrest Associates, Inc. dated 7/26/2000, last revised 2/1/2001 and recorded in Chester County as Plan No. 15812, as follows to wit:

BEGINNING at a point on the Southwesterly side of Joshua Way, a corner of Lot 27 on said Plan; thence extending along Lot 27, South 21 degrees 21 minutes 20 seconds West, 220.00 feet to a point a cor-

ner of lands now or formerly of Wayne G. and Kathleen A. Moore; thence extending along same North 68 degrees 38 minutes 40 seconds West, 165.00 feet to a point a corner of Lot 25; thence extending along same North 21 degrees 21 minutes 20 seconds East, 212.03 feet to a point on the Southwesterly side of Joshua Way, aforesaid; thence extending along same the two following courses and distances: (1) on the arc of a circle curving to the right having a radius of 100.00 feet, the arc distance of 40.18 feet to a point of tangent; (2) South 68 degrees 38 minutes 40 seconds East, 125.89 feet to the point and place of beginning.

CONTAINING 0.831 acres of land, more or less. BEING Lot 26 on said Plan.

BEING the same premises which CPR Land Partners, L.P., a Pennsylvania Limited Partnership, Bu CPR Land Associates, Inc., a Pennsylvania Corporation by Deed dated February 4, 2005 and recorded in the Office of Recorder of Deeds of Chester County on February 9, 2005 at Book 6405, Page 932 Instrument# 10503949 granted and conveyed unto Sherry L. Flinn-Search, John D. Search.

Tax Parcel # 49-5-75.4

PLAINTIFF: U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Citicorp Mortgage Securities Trust, Inc. REMIC 2005-02-REMIC Pass-Through Certificates, Series 2005-02

VS

DEFENDANT: **John D. Search and Sherry L. Flinn- Search**

SALE ADDRESS: 506 Joshua Way, Kennett Square, PA 19348

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

SALE NO. 26-10-162**Writ of Execution No. 2022-06044****DEBT \$185,500.05**

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

Tax Parcel # 43-4-257

PLAINTIFF: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **PATRICIA BOHNER & RICHARD BOHNER**

SALE ADDRESS: 1201 Brentford Lane, Malvern, PA 19355

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

SALE NO. 26-10-163**Writ of Execution No. 2025-09443****DEBT \$507,722.12**

PROPERTY SITUATE IN TOWNSHIP OF EAST FALLOWFIELD

Tax Parcel # 47-06-0197

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **SAI KARTHIK KANDALA VENKATA SURYA**

SALE ADDRESS: 28 Pelham Drive, Coatesville, PA 19320

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

SALE NO. 26-10-164**Writ of Execution No. 2024-07519****DEBT \$321,451.29**

ALL THAT CERTAIN lot or piece of ground, situate in Honeybrook Borough, Chester County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of the Waynebrook Village Subdivision, drawn by Weiser Engineering consultants dated February 16, 2001 and last revised November 10, 2003 said plan recorded in Chester County in Plan No. 16918 as follows, to wit:

BEGINNING at a point on the Southeastly side of White Drive (28 feet wide) said point being a corner of Lot No. 40 on said plan; thence extending from said point of beginning along Lot No. 40, South 46 degrees, 03 minutes, 53 seconds East 118.00 feet to a point in line of Lot No. 44 on said plan; thence extending partly along same and partly along Lot No. 45, South 43 degrees, 56 minutes, 07 seconds West 43.09 feet to a point a corner of Lot No. 38 on said plan; thence extending along same North 46 degrees, 03 minutes, 53 seconds West 118.00 feet to a point on the Southeasterly side of White Drive; thence extending along same, North 43 degrees, 56 minutes, 07 seconds East 43.09 feet to the first mentioned point and place of beginning.

Being Lot No. 39 as shown on the above mentioned plan,

BEING THE SAME PREMISES which Barbara Ann White by Deed dated 7/19/2022 and recorded in the Office of the Recorder of Deeds of Chester County on 8/8/2022 in Deed Book Volume 10925, Page 2123, granted and conveyed unto Heather F. Goodno.

Tax Parcel # 12-1-94

IMPROVEMENTS thereon: a residential property

PLAINTIFF: IoanDepot.com LLC
VS

DEFENDANT: **Heather F. Goodno**

SALE ADDRESS: 8 White Drive, Honey Brook, PA 19344

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

SALE NO. 26-10-165
Writ of Execution No. 2024-01228
DEBT \$133,502.50

PROPERTY SITUATE IN CALN TOWNSHIP

Tax Parcel # 39-05A-0011

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK
VS

DEFENDANT: **JOHN J. MARSHALL**
SALE ADDRESS: 305 Astor Court AKA 305 Astor Court, Unit 109, Downingtown, PA 19335

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

SALE NO. 26-10-166
Writ of Execution No. 2024-11228
DEBT \$202,485.62

PROPERTY SITUATE IN BOROUGH OF OXFORD

Tax Parcel # 0609 00903200

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK
VS

DEFENDANT: **LILLIAM ROLFE & MICHAEL KEVIN ROLFE**

SALE ADDRESS: 25 Liverpool Court, Oxford, PA 19363

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

SALE NO. 26-10-167
Writ of Execution No. 2025-11557
DEBT \$96,998.33

Property situate in the TOWNSHIP OF EAST BRANDYWINE, CHESTER County, Pennsylvania, being

BLR # 30-05-0644

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENTAGON FEDERAL CREDIT UNION
VS

DEFENDANT: **MARIAM D. KABA-MARSHALL**

SALE ADDRESS: 626 Prizer Court, Downingtown, PA 19335

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

SALE NO. 26-10-168
Writ of Execution No. 2024-05023
DEBT \$4,917.71

All THAT CERTAIN lot or piece of ground with the buildings and Improvements thereon erected, SITUATE In the Township of Willistown, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Title Plan for Complex XX, XXI and XXXIV, Willistown Woods, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Inc., dated 10/4/1983 and recorded 10/27/83 In Chester County as Plan No. 4804, as follows:

BEGINNING at a point a corner of Unit

2003E, the Northwesterly point of the about to be described Unit; thence extending South 83 degrees 27 minutes 00 seconds East 18.00 feet to a point a corner of Unit 2005C; thence along same South 06 degrees 33 minutes 00 seconds West 70.00 feet to a point another corner of Unit 2005C; thence extending along other lands of Willistown Woods Associates, North 83 degrees 27 minutes 00 seconds West 18.00 feet to a point a corner of Unit 2003E; thence along same North 06 degrees 33 minutes 00 seconds East 70.00 feet to the first mentioned point and place of beginning.

BEING Unit 2004E as shown on said Plan.

BEING the same premises which Peter T. Hurley and Amy M. Hurley, Co-Executors of the Estate of Adrienne G. Hurley, by Deed dated December 13, 2017, and recorded in the Chester County Recorder of Deeds Office on December 15, 2017, at Instrument No. 11582936, granted and conveyed unto Henry M. Price and Suzanne T. Price, in fee.

UPI # 54-8F-40

PLAINTIFF: WILLISTOWN WOODS
HOMEOWNERS ASSOCIATION, INC.

VS

DEFENDANT: **SUZANNE T. PRICE**

SALE ADDRESS: 2004 Stoneham Drive,
West Chester, PA 19382

PLAINTIFF ATTORNEY: **GAWTHROP
GREENWOOD, PC 610-696-8225**

SALE NO. 26-10-169
Writ of Execution No. 2024-06387
DEBT \$225,557.88

ALL THAT CERTAIN LOT or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania,

bounded and described according to a Preliminary/Final Subdivision Plan-Phase 3 (part 2) of Brinton Station made by Mesko Associates, Inc, Exton, PA, dated 6-2-1999 and last revised 5-10-2000 and recorded as Plan File #15457, as follows, to wit:

BEGINNING at a point in the Southeast-erly side of Trestle Lane at a common corner of Lots #76 and #77 as shown on said Plan; thence from said beginning point and extending along the side of said road the two following courses and distances; (1) North 04 degrees 17 minutes 56 seconds East 60.00 feet to a point of curve, and (2) along the arc of a circle carving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the Southwesterly side of John Stevens Drive; thence extending along the same South 85 degrees 42 minutes 02 seconds East 122.50 feet to a point, a corner of Open Space No. 9; thence extending along the same South 04 degrees 17 minutes 56 seconds West 85.00 feet to a point, a corner of Lot #76, aforesaid; thence extending along the same North 85 degrees 42 minutes 04 seconds West 147.50 feet to a point, being the first mentioned point and place of beginning.

BEING Lot #77 on said Plan.

BEING PART OF the same premises which Brinton Station, Inc., by Deed dated December 27, 2002, and recorded January 17, 2003 in Chester County in Record Book 5538, Page 1201, conveyed unto Matthew S. Gomba, in fee.

UPI # 47-2-20.77

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust IX-A

VS

DEFENDANT: **Matthew S. Gomba and
Melanie D. Gomba**

SALE ADDRESS: 307 Trestle Lane,

Coatesville, PA 19320

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

**SALE NO. 26-10-170
Writ of Execution No. 2025-07201
DEBT \$5,736.64**

ALL THAT CERTAIN lot or piece ground with the buildings and improvements of thereon erected, situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to an As-Built Plan by Evian made by Hopkins and Scott, Inc., Registered Surveyors dated 10/14/1994 and recorded as West Chester County Plan #12724, as follows, to wit:

BEGINNING at an interior point, said point being measured the two following courses and distances from a point on the centerline of Buttonwood Drive: (1) South 42 degrees 35 minutes 30 seconds West 93.82 feet to a point; and (2) North 47 degrees 24 minutes 30 seconds West 48.00 feet to a point of beginning; thence from said beginning point and along lands of Evian, North 47 degrees 24 minutes 30 seconds West 24.00 feet to a point, a corner of Unit #38 of said Plan; thence along the same, North 42 degrees 35 minutes 30 seconds East 38.00 feet to a point; thence along lands of Evian the three following courses and distances; (1) South 47 degrees 24 minutes 30 seconds East 15.67 feet to a point; (2) South 42 degrees 35 minutes 30 seconds West 4.00 feet to a point; and (3) South 47 degrees 24 minutes 30 seconds East 8.33 feet to a point, a corner of Unit #34 of said Plan; thence along the same, South 42 degrees 35 minutes 30 seconds West 34.00 feet to the first mentioned point and place of beginning.

BEING Unit #36 of the above-mentioned Plan.

Being the same premises conveyed to

Mark S. Summers, Jr. by deed from John Christopher McCullough, a married man, dated 07/30/21 and recorded with Chester County Recording Office on 08/06/2021 in Book 10635 Page 1210.

Tax Parcel # 41-4-244

PLAINTIFF: Evian Homeowners Association

VS

DEFENDANT: Mark S. Summers, Jr.

**SALE ADDRESS: 36 Buttonwood Drive,
Exton, PA 19341**

**PLAINTIFF ATTORNEY: GAWTHROP
GREENWOOD, PC 610-696-8225**

**SALE NO. 26-10-171
Writ of Execution No. 2018-01207
DEBT \$17,555.33**

All that certain lot or piece of ground with buildings and improvements thereon erected, hereditaments and appurtenances, Situated in New London Township, Chester County, Pennsylvania, being more fully described in Deed dated August 14, 2025, and recorded August 18, 2025, in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Book 11431, Page 1524

Tax Parcel # 71-2-42.2A

PLAINTIFF: PERNA & ABRACHT LLC

VS

DEFENDANT: ELIZABETH PORTER

**SALE ADDRESS: 829 Avondale Road,
West Grove, PA 19390**

**PLAINTIFF ATTORNEY: BRUTSCHER, FOLEY, MILLINER,
LAND & KELLY 610-444-4848**

SALE NO. 26-1-16
Writ of Execution No. 2025-04041
DEBT \$271,061.91

Property situate in the EAST BRADFORD TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 51-04-0049.050 A/K/A 51-4-49.5

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: HBSC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2004-2 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2004-2

VS

DEFENDANT: **JENNIFER L. FINKEY A/K/A JENNIFER LYN FINKEY A/K/A JENNIFER L. ALEXANDER**

SALE ADDRESS: 875 Frank Road, West Chester, PA 19380

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

SALE NO. 26-3-52
Writ of Execution No. 2024-09381
DEBT \$410,492.32

PROPERTY SITUATE IN BOROUGH OF TOWNSHIP OF UWCHLAN

SOLD AS THE PROPERTY OF: JEFFREY R. LARISON

Tax Parcel # 33-05J-0324

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVISING

VS

DEFENDANT: **JEFFREY R. LARISON**
SALE ADDRESS: 383 Devon Drive, Exton, PA 19341

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

SALE NO. 26-3-55
Writ of Execution No. 2020-02007
DEBT \$232,015.54

PROPERTY SITUATE IN TOWNSHIP OF WILLISTOWN

SOLD AS THE PROPERTY OF: LINDA B. PATTON AKA LINDA BALL PATTON and DANIEL J. PATTON.

Tax Parcel # 54-03-0326

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

VS

DEFENDANT: **LINDA B. PATTON AKA LINDA BALL PATTON & DANIEL J. PATTON**

SALE ADDRESS: 121 Davis Road, Malvern, PA 19355

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

SALE NO. 26-4-67
Writ of Execution No. 2025-06867
DEBT \$177,709.32

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN WEST CHESTER BOROUGH, COUNTY OF

CHESTER, COMMONWEALTH OF PENNSYLVANIA. ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS 217 NORTH NEW STREET AND LOT AND LAND, LOCATED IN THE BOROUGH OF WEST CHESTER, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA. SITUATE ON THE NORTHEAST CORNER OF NORTH NEW AND EVANS STREET OR PATTON ALLEY, BOUNDED ON THE WEST BY NORTH NEW STREET ON THE NORTH BY LAND LATE OF ROLAND SMEDLEY, ON THE EAST BY LAND LATE OF THE SAME ROLAND SMEDLEY, AND ON THE SOUTH BY SAID EVANS STREET OR PATTON ALLEY. BEING TWENTY-ONE FEET FOUR INCHES IN FRONT OF SAID NORTH NEW STREET AND EXTENDING BACK THAT WIDTH EASTERLY OF THAT WIDTH BETWEEN PARALLEL STRAIGHT LINES 89 FEET TO THE LINE OF LAND OF THE LATE ROLAND SMEDLEY. THE NORTH UNA THEREOF PASSING THROUGH THE MIDDLE OF THE PARTITION WALL BETWEEN THE MESSUAGE HEREBY CONVEYED AND THE ADJOINING MESSUAGE ON THE NORTH.

BEING the same premises which Megan M. Miller by Deed dated September 18, 2020 and recorded in the Office of Recorder of Deeds of Chester County on September 25, 2020 at Book 10286, Page 1036 Instrument # 11765168 granted and conveyed unto Joseph R. Miller, Jr.

Tax Parcel # 1-8-129

PLAINTIFF: Velocity Commercial Capital, LLC

VS

DEFENDANT: **Joseph R. Miller, Jr.**

SALE ADDRESS: 217 North New Street, West Chester, PA 19380-2532

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

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 As-

sociation, 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. 26-4-97
Writ of Execution No. 2024-06325
DEBT \$149,217.03

ALL THAT CERTAIN lot or piece of
ground, Hereditaments and Appurtenanc-
es, situate in the Township of West Notting-
ham, County of Chester, state of Pennsyl-
vania, 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 de-
grees 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 Hel-
en 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 men-
tioned 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. Camp-
bell, 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 con-
veyed unto Woody Jackson, in fee.

Tax Parcel # 68-6-2.3N

PLAINTIFF: The Bank of New York Mel-
lon, 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 Certifi-
cates, 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. 26-4-100
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 re-
corded 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 High-

way, Coatesville, PA 19320

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

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 SERVICES, 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. 26-6-126

Writ of Execution No. 2016-06785

DEBT \$617,828.05

PROPERTY SITUATE IN TOWNSHIP
OF WEST PIKELAND

Tax Parcel # 34-04-0251.0000

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: PNC BANK, N.A.

VS

DEFENDANT: **JOE BOUSKA A/K/A
JOSEPH R. BOUSKA & SHERRIE
BOUSKA**

SALE ADDRESS: 1016 Mulberry Street,
Chester Springs, PA 19425

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

SALE NO. 26-6-129

Writ of Execution No. 2019-04843

DEBT \$2,699.53

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

Tax Parcel # 42-3H-57

PLAINTIFF: Great Valley School District
VS

DEFENDANT: **Nancy Stedman White**

SALE ADDRESS: 30 Rickmar Lane, East
Whiteland Township, PA 19355

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

SALE NO. 26-6-139

Writ of Execution No. 2023-03717

DEBT \$537,811.72

PROPERTY SITUATE IN TOWNSHIP
OF EAST BRANDYWINE

Tax Parcel # 30-3-295

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **STUART DOLDEN
ROSS IV & ASHA NICOLE ROSS**

SALE ADDRESS: 247 Seven Springs
Lane, Downingtown, PA 19335

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

SALE NO. 26-6-140
Writ of Execution No. 2025-04328
DEBT \$153,639.67

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF WALLACE, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION MADE FOR TUCK B. DELL BY COMSTOCK AND STAPLETON, REGISTERED LAND SURVEYORS OF GLEN MOORE, PA, DATED 8/30/74 AND REVISED 10/25/74 AS FOLLOWS, TO WIT: BEGINNING AT AN INTERIOR POINT, SAID POINT BEING MEASURED THE 2 FOLLOWING COURSES AND DISTANCES FROM A POINT ON THE TITLE LINE IN THE BED OF MAPLEFLOWER ROAD (T-495) (1) ALONG LANDS NOW OR LATE OF ROGERS BENDER, SOUTH 03 DEGREES 24 MINUTES WEST 34.65 FEET TO A POINT; (2) ALONG THE SAME AND ALONG LANDS NOW OR LATE OF WILLIAM BENDER, SOUTH 82 DEGREES 24 MINUTES 30 SECONDS EAST 501.50 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID BEGINNING POINT AND ALONG LANDS NOW OR LATE OF P.A. CERQUITELLA THE 3 FOLLOWING COURSES AND DISTANCES: (1) NORTH 07 DEGREES 35 MINUTES 30 SECONDS EAST 192.66 FEET TO A POINT; (2) SOUTH 82 DEGREES 24 MINUTES 30 SECONDS EAST 200.00 FEET TO A POINT; (3) SOUTH 64 DEGREES 32 MINUTES 30 SECONDS EAST 377.27 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF NOEL LOVELL; THENCE ALONG THE SAME SOUTH 04 DEGREES 00 MINUTES 30 SECONDS WEST 77.07 FEET TO A POINT IN LINE OF LANDS OF SAID

WILLIAM BENDER; THENCE ALONG THE SAME NORTH 82 DEGREES 24 MINUTES 30 SECONDS WEST 563.90 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. CONTAINING 2.000 ACRES BE THE SAME MORE OR LESS. TOGETHER WITH RIGHTS IN AND TO A 60 FEET WIDE STRIP OF LAND TO BE USED AS ACCESS AS MORE FULLY SET FORTH IN DEED BOOK Y-40 PAGE 574. ALSO TOGETHER WITH THE FREE AND COMMON USE, RIGHT, LIBERTY AND PRIVILEGE OF A CERTAIN 50 FEET WIDE RIGHT OF WAY LEADING IN A SOUTHEASTERLY DIRECTION FROM THE NORTHERLY LINE OF THE ABOVE DESCRIBED PREMISES TO LAND RETAINED BY THE GRANTOR HEREIN (AS SHOWN ON SAID PLAN) AS AND FOR A RIGHT OF WAY, PASSAGEWAY AND WATERCOURSE AT ALL TIMES HEREAFTER FOREVER. THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE ABOVE DESCRIBED PREMISES AND IN LINE OF LAND NOW OR LATE OF JOEL LOVELL, SAID POINT BEING MEASURED SOUTH 87 DEGREES 14 MINUTES EAST ALONG SAID NORTHERLY LINE 106.97 FEET FROM A POINT IN THE TITLE LINE IN THE BED OF MAPLEFLOWER ROAD (T-495) (AS SHOWN ON SAID PLAN); THENCE EXTENDING FROM SAID BEGINNING POINT IN A GENERAL SOUTHEASTWARDLY DIRECTION A DISTANCE, OF 166.30 FEET TO A POINT ON THE WESTERLY LINE OF LAND RETAINED BY THE GRANTOR HEREIN.

BEING the same premises which Samuel Evans Ewing, III, Executor of the Estate of Tuck B. Dell by Deed dated September 30, 1991 and recorded in the Office of Recorder of Deeds of Chester County on October

3, 1991 at Book 2612, Page 560 Instrument# 052460 granted and conveyed unto Walton Clement III and Diane T. Clement.

Tax Parcel # 3102002101A

PLAINTIFF: Towd Point Mortgage Trust 2020-2, U.S. Bank National Association, as Indenture Trustee

VS

DEFENDANT: **Diane T. Clement**

SALE ADDRESS: 10 Lovell Lane, Glenmoore, PA 19343

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

SALE NO. 26-6-141

Writ of Execution No. 2024-04438

DEBT \$159,166.83

ALL THAT CERTAIN lot or piece of ground, being the description of the Snowdon Court Development Area, a parcel of the Rhondda Subdivision, Uwchlan Township, Chester County, Pennsylvania, as shown on the Final Subdivision Plan, Phase IV V & VI for Rhondda, Sheet 14A, prepared by Robert F. Harsch and Associates, Inc., Consulting Engineers, dated December 5, 1978 and last revised September 15, 1982 and recorded in Chester County as Plan #2529, as follows, to wit:

BEGINNING at a point on the Southerly side of Snowdon Court North, a corner of Lot 423 on said Plan; thence from the beginning extending along said Lot South 27 degrees 28 minutes 00 seconds East partly crossing a 30 feet wide sewer and water easement 112.00 feet to a point in the bed of said easement; thence extending South 62 degrees 32 minutes 0 seconds West 22.00 feet to a point, a corner of Lot 425 on said plan; thence extending along said Lot North 27 degrees 28 minutes 00. seconds West partly recrossing said 30 feet wide sewer and water easements. 112.00 feet to

a point on the Southerly side of Snowdon Court North, aforesaid; thence extending along same North 62 degrees 32 minutes 00 seconds East 22.00 feet to the first mentioned point and place of beginning.

BEING LOT 424 on said Plan.

Being the same premises which Richard M. Lynch by Deed dated 4/28/1999 and recorded 5/11/1999 in Chester County in Record Book 4560 Page 2149 conveyed unto John G. Schandel and Mary Jane Schandel, in fee.

Being the same premises which John G. Schandel and Mary Jane Schandel by Deed dated 5/8/2008 and recorded 6/6/2008 in Chester County in Record Book 7451 Page 603 conveyed unto John G. Schandel, in fee.

Tax Parcel # 33-5F-226

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **John H. Schandel**

SALE ADDRESS: 311 North Snowdon Court, Exton, Uwchlan Township, PA 19341

PLAINTIFF ATTORNEY: **PRESSMAN & DOYLE, LLC 610-532-4222**

SALE NO. 26-6-142

Writ of Execution No. 2019-11735

DEBT \$421,622.02

ALL THAT CERTAIN tract of Woodland, Situate in the Township of West Marlborough aforesaid, bounded and described as follows, viz:

BEGINNING at a stone in the public road leading from Leonard to Clonmell; THENCE by other lands of the said William Jones, North 1 degree West, 400 feet to a stone; THENCE the same course continued 587.3 feet; THENCE by land of W. Plunkett Stewart, North 89 degrees West

211.54 feet; THENCE by land of Anna M. Brosius Estate, South 3 degrees East, 987.3 feet to a stone; THENCE along the public road from Clonmell to Leonard, South 89 degrees East 211.54 feet to the place of beginning.

CONTAINING 5 acres of land, more or less.

BEING the same premises which Barbarann J. Evans and John W. Evans, Wife and Husband, and Mary Rose Balch, by Indenture dated 11-24-99 and recorded 1201-99 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 4676 Page 185, granted and conveyed unto Daniel Garrison Thomforde.

Tax Parcel # 48-7-9

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

VS

DEFENDANT: **Daniel G. Thomforde a/k/a Daniel Garrison Thomforde**

SALE ADDRESS: 238 Clonmell Upland Road, West Grove, PA 19390

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

SALE NO. 26-6-143

Writ of Execution No. 2025-10323

DEBT \$144,268.64

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

All that certain lot of land with dwelling thereon erected, situate on the East side of Park Avenue, in the Borough of Elverson, County of Chester and Commonwealth of

Pennsylvania, bounded and described according to a survey made June 12, 1951 by Howard H. Ranck, registered surveyor, as follows:

Beginning at the Southwest corner thereof, a point in the middle of Park Avenue, a corner of land now or late of Earl K. Witwer and Edna K. Witwer and land now or late of H. Stanley Witwer; thence extending along the middle of Park Avenue North 03 degrees 15 minutes 00 seconds West, a distance of 193.00 feet to a point in the middle of Park Avenue; thence by land now or late of Homer Minnich, crossing an iron pin at the East side of Park Avenue 16.50 feet from said point North 89 degrees East, a distance of 141.60 feet to an iron pin in or near the middle of a former public road; Thence along said road, by land formerly of Elam Mast, now or late of Grayco Metal Products Company South 03 degrees 45 minutes 00 seconds East, a distance of 193.00 feet to an iron pin; Thence by land now or late of H. Stanley Witwer South 89 degrees 00 minutes 00 seconds West, a distance of 141.50 feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO GREGORY WALKER WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM NICHOLAS HYDUKE, DATED SEPTEMBER 10, 2018, RECORDED SEPTEMBER 12, 2018, AS DOCUMENT ID 11629032, AND RECORDED IN BOOK 9812, PAGE 274, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 13-02-0039

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

VS

DEFENDANT: **Gregory Walker**

SALE ADDRESS: 25 Park Avenue, Elverson, PA 19520

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

**SALE NO. 26-9-152
Writ of Execution No. 2025-11556
DEBT \$200,012.69**

All that certain parcel of land situated in the County of Chester, State of Pennsylvania.

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan #9890, made for Nichols J. Papdimas by Beideman Associates of Exton, PA dated 9/27/1989 as follows, to wit:

Beginning at a point on the title line in the bed of Old Wilmington Pike (L.R. 15066), said point being a corner of lands now or late of Morris J. Groce, III, North 85 degrees 36 minutes 30 seconds West, 476.40 feet to a point in line of lands now or late of Herman and Emanuel Iglesias; thence along the same, North 05 degrees 26 minutes 00 seconds East, 201.34 feet to a point a corner of lands now or late of Clyde W. Thomas; thence along the same, North 85 degrees 52 minutes 30 seconds East, 192.68 feet to a point a corner of Lot #1 of said Plan; thence along the same, the following 2 courses and distances: (1) South 05 degrees 26 minutes 00 seconds West, 179.87 feet to a point, (2) South 85 degrees 36 minutes 30 seconds East, 278.21 feet to a point on the title line of said Old Wilmington Pike; thence along the same, South 03 degrees 51 minutes 36 seconds East, 50.53 feet to the first mentioned point and place of beginning.

Being Lot #2 of the above mentioned Plan.

Title is vested in Christopher Jordan Brown, as sole owner, by deed from Nicholas Devito and Maty Jo Devito, dated

03/15/2019 and recorded on 03/19/2019 in the Chester County Clerk's/Register's Office as Book 9895, Page 1717, and as Instrument No.: I1656480.

Tax Parcel # 37-2-37

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Christopher Jordan Brown and Secretary of Housing and Urban Development**

SALE ADDRESS: 835 Old Wilmington Road, Coatesville, PA 19320

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

**SALE NO. 26-9-156
Writ of Execution No. 2025-02705
DEBT \$343,530.88**

PROPERTY SITUATE IN BOROUGH OF TOWNSHIP OF SADSBUURY

SOLD AS THE PROPERTY OF: LAMARR E. CRUMP

Tax Parcel # 37-04-0605

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **LAMARR E. CRUMP**

SALE ADDRESS: 354 Trego Avenue, Coatesville, PA 19320

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



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