



Chester County Law Reporter

(USPS 102-900)

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TABLE OF CONTENTS

73 CHESTER COUNTY REPORTS

Phoenixville Area School Dist. v. Chester County Bd. of Assessment Appeals

Assessment appeal – Arbitrary appeal – Uniformity clause 231 (2025)

Classified Ads. 21

Meeting Space - *West Chester*

Legal Notices

See Table of Contents.1

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TABLE OF CONTENTS
LEGAL NOTICES

Change of Name Notice 2

Corporation Notice 3

Estate Notice **1st Publication.** 3

Estate Notice **2nd Publication.** 5

Estate Notice **3rd Publication.** 6

Fictitious Name Notice 7

Nonprofit Corporation Notice. 8

Trust Death Notice **(3rd Publication of 3)** 8

Notice of Administrative Suspension 8

Notice 2025-01130-RC 8

Notice 2023-09926-JD 9

Notice 2023-09926-JD 9

Notice 2023-09926-JD 10

Sheriff Sale of Real Estate **(1st Publication of 3)** 11

NOTICES

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

LAW NO. 2025-03336-NC

NOTICE IS HEREBY GIVEN that the name change petition of Nathan Christopher Jenkins-Michl was filed in the above-named court and will be heard on Tuesday, September 16, 2025 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Thursday, August 7, 2025
Name to be changed from: Nathan Christopher Jenkins-Michl to: Nathan Christopher Michl
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2025-04316-NC

NOTICE IS HEREBY GIVEN that the name change petition of Christina Winterling Koup was filed in the above-named court and will be heard on Tuesday, September 16, 2025 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: Monday, May 19, 2025
Name to be changed from: Christina Winterling Koup to: Christina Virginia Winterling

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

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

LAW NO. 2025-04382-NC

NOTICE IS HEREBY GIVEN that the name change petition of Raven Rose Bozek was filed in the above-named court and will be heard on Tuesday, September 23, 2025 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: Wednesday, May 21, 2025
Name to be changed from: Raven Rose Bozek to: Raven Rose
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2025-04693-NC

NOTICE IS HEREBY GIVEN that the name change petition of Alanna Toy Fabbri Butera was filed in the above-named court and will be heard on Tuesday, September 30, 2025 at 3:00:00 PM, in Courtroom 2 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, May 30, 2025
Name to be changed from: Alanna Toy Fabbri Butera to: Alanna Fabbri Butera-Georges
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2025-05680-NC

NOTICE IS HEREBY GIVEN that the name change petition of Mark Allen Laracuente was filed in the above-named court and will be heard on Tuesday,

October 28, 2025 at 3:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, June 27, 2025
Name to be changed from: Mark Allen Laracuento to: Mark Allen Stevens
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2025-05752-NC

NOTICE IS HEREBY GIVEN that the name change petition of Troy Scott on behalf of minor child Meilani Ann Hill was filed in the above-named court and will be heard on Tuesday, August 19, 2025 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: Tuesday, July 1, 2025
Name to be changed from: Meilani Ann Hill to: Meilani Ann Scott
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2025-06187-NC

NOTICE IS HEREBY GIVEN that the name change petition of Daniel Nolte on behalf of minor child Padma Jude Nolte was filed in the above-named court and will be heard on Tuesday, December 2, 2025 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, July 11, 2025
Name to be changed from: Padma Jude Nolte to: Piper Jude Nolte
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 Dept. of State for AFS Holding Company, Inc., a corporation organized under the PA Business Corporation Law of 1988. TROUTMAN PEPPER HAMILTON SANDERS LLP, Solicitors, 400 Berwyn Park, 899 Cassatt Rd., Berwyn, PA 19312-1183

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

ALLISON, Catherine M., late of West Goshen. Susan Biela, 301 Plymouth Court, West Chester PA 19380, Executrix.

ATLEY, Eleanor V., late of Borough of Avondale. Earl Atley, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

BEAMESDERFER, Robert C., late of Parkesburg. Jennifer M. Clifton, 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, Evans Building, Suite A, West Chester, PA 19380, atty.

BEARDE, Jon L., a/k/a Jon Leslie Bearde, late of Willistown Township. Ann Meredith Bower, care of ADAM L. FERNANDEZ, Esquire, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, Executrix. ADAM L. FERNANDEZ, Esquire, Wisler Pearlstine, LLP, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, atty.

BOSWORTH, Susan Herrick, late of Exton. Matthew H. Bosworth, 209 Washington St., Winona, MN 55987, Executor.

BOYER, Terry David, late of Kennett Township. Tonya Boyer, 213 E State St, Kennett Square PA 19348, care of ROBERT M ABERNETHY III, Esquire, 213 E State St, Kennett Square PA 19348, Administratrix. ROBERT M ABERNETHY III, Esquire, Brutscher Foley Milliner Land & Kelly LLP,

213 E State St, Kennett Square PA 19348, atty.

CAMARDELLA, Robert Joseph, a/k/a Robert Camardella, late of Downingtown Borough. Constance Hay, 4031 Cresson St., Philadelphia, PA 19127, care of DANIEL BALTUCH, Esquire, 104.5 Forrest Ave., Ste. 10, Narberth, PA 19072, Executrix. DANIEL BALTUCH, Esquire, 104.5 Forrest Ave., Ste. 10, Narberth, PA 19072, atty.

COCCIA, Joseph Frank, a/k/a Joseph F Coccia Jr and Joseph F Coccio, late of Charlestown Township. Lisa Jean Coccia, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester PA 19382, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, PC, 882 South Matlack Street, Suite 101, West Chester PA 19382, atty.

DICKSON, Jack A., late of Willistown Township. Jennifer Dickson, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

FOCHTMAN, Teresa Ann, late of West Chester. Cristina Bennett, 1291 West Strasburg Road, West Chester, PA 19382, Executrix.

HARGRAVES, James Francis, late of West Whiteland Township. Marla Edwards, 71 Village Drive, Cochranville PA 19330, Executrix.

HORNE, Thomas Franklin, a/k/a Thomas F. Horne, late of Borough of Oxford. Erick Horne, 616 Lincoln St, Oxford PA 19363, care of CLARE MILLINER, Esquire, 213 E State St, Kennett Square PA 19348, Executor. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

HUNGERFORD, Henry Bernard, late of Tredyffrin Township. Douglas Kevin Hungerford, 581 N. Park Ave., Unit 1181, Apopka, FL 32704, 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.

JOYCE, Ruth Nolin, a/k/a Ruth Joyce and Ruth N Joyce, late of Kennett Square. Margaret J Annas, 498 Westwind Dr, Berwyn, PA 19312, Executor.

KIRCHER, Theodore Albert, late of Honey Brook. Theodore A Kircher, 3010 Carlee Run Ct, Ellcott City, MD 21042, Executor.

KRULIKOWSKI, Marie S, late of West Vincent Township. Carol K. Harrington and Anne Elizabeth Krulikowski, care of LISA COMBER HALL,

Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executrices. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

MYERS, Judith A., late of West Chester Borough. William Blake Myers, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McEr-lane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

PERKINS, Rita Elizabeth, a/k/a Rita E. Perkins, late of West Whiteland. William T. Keen, 3460 Lincoln Highway, Thorndale, PA 19372, 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.

PREVITE, Carmela Francesca, a/k/a Camela F. Previte, late of Valley Township. Rosaria Certo, 1394 Carlisle Road, North Brunswick, NJ 08902, Executrix.

SAMMUT, Arthur M., a/k/a Arthur Sammut, late of Schuylkill Township. Stephen M. Sammut, care of NINA B. STRYKER, Esquire, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, Executor. NINA B. STRYKER, Esquire, Obermayer, Rebmann, Maxwell & Hippel, LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, atty.

TAYLOR, Brent, a/k/a Brent Wrenn Taylor, late of West Whiteland Township. Mary Rhodes, 919 Marina Ct., West Chester, PA 19382 and Gregory Lancaster Taylor, 103 Jefferson Circle, Sandy Springs, GA 30328, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executors. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

TAYLOR, Christina Ann Flinn, a/k/a Christina F. Taylor, late of West Whiteland Township. Mary Elisabeth Rhodes, 919 Marina Ct., West Chester, PA 19382, Terrence Flinn Highland, 101 Roundhill Rd., Kennett Square, PA 19348 and Gregory Lancaster Taylor, 103 Jefferson Circle, Sandy Springs, GA 30328, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executors. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

WOODWARD, Robert L., late of Pennsbury Township. Mark J. Woodward, care of WILLIAM

J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

2nd Publication

AARON, Gloster, late of Malvern. Gloster Aaron Jr, 451 Maple Shade Rd, Middletown, CT 06457, Personal Representative.

ADAMS, Frances L., a/k/a Frances Lucretia Adams, late of Caln Township. Janet E. Richards, 315 Dartmouth Dr., Unit 487, Marshalls Creek, PA 18335, 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.

BIRNEY, Sherry L., a/k/a Sherry Birney, late of Honey Brook Township. Diane J. Gordy, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

COLMENAR, Marcela C, late of Downingtown. Anne Guntz, 503 Crestwood Lane, Downingtown PA 19335, Executor.

DELANEY, Thomas M., late of East Bradford Township. Brian J. Delaney, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Media, PA 19063, Executor. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 W. Third St., Media, PA 19063, atty.

ELTZ, Delmar G., late of East Coventry Township. Cynthia Mayberry, care of STEPHEN H. KALIS, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. STEPHEN H. KALIS, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

GUY, Mary Frances, late of London Grove Township. Steve J. Patron, 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.

HAGEN, John W., a/k/a John Wesley Hagen, late of Parkesburg. Dirk Hagen or Bradford Hagen, care of JOHN S. CARNES, JR., Esquire, 101 W. Main St., Parkesburg, PA 19365, Co-Executors. JOHN S. CARNES, JR., Esquire, 101 W. Main St., Parkesburg, PA 19365, atty.

HALSTED, John Scarlett, a/k/a John S. Halsted, late of Kennett Square Borough. Elizabeth D. Halsted

and John S. Halsted, Jr., care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executors. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

HYCZKA, William S., late of Uwchlan Township. Catherine Hyczka, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

KESNER, Laura Anne, a/k/a Laura Kesner, late of Phoenixville Borough. Nicole Barbara Kesner, 511 Reeves Dr., Phoenixville, PA 19460, Executrix.

KEWER, Crystal, late of Coatesville. Michael Kewer, 78 Bald Eagle Road, Hackettstown, NJ 07840, Executor.

LAYCOCK, Jane F., a/k/a Jane Frances Laycock, late of West Whiteland Township. Shelly Slogoff, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

LUCKER, Audrey L., late of East Fallowfield Township. Robert B. Telthorster, care of JENNIFER A. ERMILIO, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. JENNIFER A. ERMILIO, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

McCAFFREY, Robert T., late of Kennett Township. Brian McCaffrey, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

McINTYRE, Helen, late of East Nottingham Township. Ellen Stefanosky, 237 Joseph Road, Oxford, PA 19363, Executor.

McNELLIS, Sofia Theresa, late of Malvern. Amedeo Carusi, 114 Margrate Lane, Malvern, PA 19355, Executor.

MINNICK, Suzanne G., late of Penn Township. Patti Vattilana, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD, 17 W. Miner St., West Chester, PA 19382, atty.

MOEN, David L., late of East Bradford. George Rossi, care of JENNIFER WALKER, Esquire, 31

S. High Street Suite 200, West Chester, PA 19382, Administrator. JENNIFER WALKER, Esquire, Peak Legal Group, Ltd, 31 S. High Street Suite 200, West Chester, PA 19382, atty.

MORRISON, Beverly Anne, a/k/a Beverly Morrison, late of West Nottingham Township. Robert Morrison, 230 Mt. Vernon Avenue, Norfield, NJ 08225, care of ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, Administrator. ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

PHILLIPS, Anna L., late of Uwchlan Township. William E. Rinker, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

RYAN, Susan M., late of Tredyffrin Township. Anthony J. Ryan, Jr. and Jeremy W. Ryan, care of LOUIS N. TETI, Esquire, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, Executors. LOUIS N. TETI, Esquire, Stevens and Lee, P.C., 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, atty.

SHERWIN, Theresa Yoshida, a/k/a Theresa Y. Sherwin, late of Westtown Township. Christopher Sherwin, care of JOHN A. TERRILL, II, Esquire, 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428, Executor. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428, atty.

VANCE GRANIERI, Jennifer Cilbea, a/k/a Jennifer C. Vance, late of West Goshen Township. Parker Pearson, 3819 Greenway Drive - SW, Roanoke, VA 24018, care of VICKY ANN TRIMMER, Esquire, 645 N. 12th Street, Suite 200, Lemoyne, PA 17043, Executrix. VICKY ANN TRIMMER, Esquire, Daley Zucker LLC, 645 N. 12th Street, Suite 200, Lemoyne, PA 17043, atty.

WEBER-COLASANTI, Suzanne G., a/k/a Suzanne Gail Weber-Colasanti and Suzanne G. Weber, late of South Coventry Township. Ryan C. Colasanti, care of DAVID L. ALLEBACH, JR., Esquire, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, Executor. DAVID L. ALLEBACH, JR., Esquire, Picardi Philips & Ottaviano, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, atty.

3rd Publication

AKININ, Adam S., late of Sadsbury Township. Mary J. Lantz, care of JEFFREY C. GOSS, Esquire, 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602, Executrix. JEFFREY C. GOSS, Esquire, Brubaker Connaughton Goss & Lucarelli LLC, 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602, atty.

BARBATI, Cindy, late of London Grove. Robert Timanus, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Administrator. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

BEARD, JR., John L., late of Kennett Twp. John L. Beard III, 213 E State St, Kennett Square PA 19348 and Anna Lee Beard Singer, 213 E State St, Kennett Square PA 19348, care of EDWARD M FOLEY, Esquire, 213 E State St, Kennett Square PA 19348, Administrators. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

BROWN, Rosemarie, a/k/a Rose M. Brown, late of Kennett Square. Christopher N. Brown, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executor. RICK MORTON, Esquire, RMI Law, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

CATTON, Raymond, late of West Pikeland Township. Sheryl W. Catton, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

DANNENBERG, Charles R., late of East Goshen Township. Anne Catherine Bowen, care of JOHN F. McKENNA, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOHN F. McKENNA, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

GALLAGHER, Marilyn K., a/k/a Marilyn Gallagher, late of West Goshen Township. James J. Ruggiero, Jr., 1911 Fitzgerald Ln., West Chester, PA 19380, care of MATTHEW H. CARLSON, Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executor. MATTHEW H. CARLSON, Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

GUEST, Frank J., late of Elverson. Rod A. Guest, care of KENNETH E. PICARDI, Esquire, 1129 E.

High Street, P.O. Box 776, Pottstown, PA 19464, Executor. KENNETH E. PICARDI, Esquire, Picardi Philips & Ottaviano, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, atty.

HACHTEN, Joanne, late of West Chester. Kevin W. Ebert, care of DAVID M. ROTH, Esquire, 123 North Fifth Street, Allentown, PA 18102, Executor. DAVID M. ROTH, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102, atty.

HEVERLY, Lance, late of West Caln Township. Diane Kauffman, 340 Ash Road, Coatesville, PA 19320, Administratrix.

KENNEDY, Rosemary F., a/k/a Rosemary Kennedy, late of Uwchlan Township. Barbara K. Chapman, 747 Atticus Way, Durham, NC 27703, care of MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executrix. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

LANAHAN, Ann Louise, a/k/a Ann W. Lanahan and Ann Lanahan, late of Tredyffrin Township. Frank W. Lanahan, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

LONGACRE, John Paul, a/k/a John P. Longacre, late of East Coventry Township. Helen Shoap, 2162 New Schuylkill Rd., Pottstown, PA 19465, care of JAMES C. KOVALESKI, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executrix. JAMES C. KOVALESKI, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

MANION, Maureen Frances, a/k/a Maureen F. Manion and Maureen Manion, late of Tredyffrin Township. James John Manion, care of NICHOLAS W. STATHES, Esquire, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Executor. NICHOLAS W. STATHES, Esquire, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

McGLYNN, Mary T., a/k/a Mary Theresa McGlynn, late of East Goshen Township. Joseph McGlynn, 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.

MILLER, Virginia V., late of Tredyffrin Township. Christine Reindl, 744 Myrna Dr., Paramus, NJ 07652, care of TIMOTHY E. HORN, Esquire, 1025 Laurel Oak Rd., Voorhees, NJ 08043, Executrix.

TIMOTHY E. HORN, Esquire, Archer & Greiner, P.C., 1025 Laurel Oak Rd., Voorhees, NJ 08043, atty.

MITCHELL, Joseph, late of East Goshen. Ada Nestor, 1216 Gail Road, West Chester, PA 19380, Executrix.

ORIENTE, John S., late of East Goshen Township. Heidi Carlson, 6 Woodcrest Ln., Malvern, PA 19355, care of SCUDDER G. STEVENS, Esquire, P.O. Box 1156, Kennett Square, PA 19348, Executrix. SCUDDER G. STEVENS, Esquire, Scudder G. Stevens, P.A., P.O. Box 1156, Kennett Square, PA 19348, atty.

PINKERTON, Anne Elizabeth, a/k/a Anne Elizabeth Fago, late of Phoenixville. Jennifer A. Gorman, 42 Lowell Road, Winthrop, MA 02152, Administratrix.

SIPF, II, Darryl M., late of West Fallowfield Township. Nathan H. Sipf, 18 Spring Dr., Birdsboro, PA 19508, care of MISTY A. TOOTHMAN, Esquire, P.O. Box 235, Elverson, PA 19520, Administrator. MISTY A. TOOTHMAN, Esquire, Twin Valley Law PLLC, P.O. Box 235, Elverson, PA 19520, atty.

SMITH, Kenneth J., a/k/a Kenneth Joe Smith, late of New Garden Township. Nicole Plumley, 4 Yeager Ln., Landenberg, PA 19350, care of JENNIFER E. SMITH, Esquire, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, Executrix. JENNIFER E. SMITH, Esquire, McCollom D'Emilio Smith Uebler LLC, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

SOUDER, Sandra Cooper, late of E. Nottingham Twp.. Francine Cooper, 213 E State St, Kennett Square PA 19348 and Michael B Cooper, 213 E State St, Kennett Square PA 19348, care of EDWARD M FOLEY, Esquire, 213 E State St, Kennett Square PA 19348, Executors. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, 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
Innova Brazilian Beauty Spa, with its principal place of business at 198 Allendale Rd, King of Prussia PA 19406. The application has been (or will be) filed on: Thursday, August 14, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Kezia Santos, 198 Allendale Rd, King of Prussia PA 19406.

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

PBA Pulse Business Finance, with its principal place of business at 219 Fulmer Rd, Pottstown, Pennsylvania 19465. The application has been (or will be) filed on: Friday, August 15, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Zeni Holdings, LLC, 219 Fulmer Rd, Pottstown, Pennsylvania 19465.

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 Wawaset Farm Estates HOA.
Articles of Incorporation were filed on Tuesday, August 12, 2025.
Articles of Incorporation were effective on Tuesday, August 12, 2025.

3rd Publication of 3

TRUST DEATH NOTICE

REVOCABLE TRUST OF ROBERT A. DENMAN

& MARGARET P. DENMAN of May 2004, late of Downingtown, PA, deceased.
Margaret P. Denman having passed on January 19, 2023 and Robert A. Denman having passed on February 28, 2025 with Letters Testamentary granted on Robert’s Estate on April 18, 2025, and Robert’s portion of the Trust administered by Arthur John Denman, Trustee. All persons having claims or demands against the Trust of the said decedent Robert Denman are requested to make known the same without delay to:
Counsel: Rick Morton, Esq.
999 West Chester Pike, Suite 201
West Chester, PA 19382

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following **Chester County** attorneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated July 16, 2025, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 15, 2025, for Compliance Group 3.

Cassidy, Andrew Gordon
Dry, Catherine Rose
Walker, Dylan Jordan

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

NOTICE

IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY PENNSYLVANIA

S&T BANK,
Plaintiff,

vs.

TARA LARKIN and MAUREEN LARKIN, Known
Heirs of the Estate of KEVIN J. LARKIN and THE
UNKNOWN HEIRS, EXECUTORS AND/OR
ADMINISTRATORS OF THE ESTATE OF KEVIN
J. LARKIN,

Defendants.

CIVIL DIVISION

NO.: 2025-01130-RC

Notice of Sheriff's Sale of Real Estate on November 20, 2025 at 11:00 A.M. at <https://www.bid4assets.com/chestercopasheriffsale>.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF TARA LARKIN AND MAUREEN LARKIN, KNOWN HEIRS OF THE ESTATE OF KEVIN J. LARKIN, AND THE UNKNOWN HEIRS, EXECUTORS, AND/OR ADMINISTRATORS OF THE ESTATE OF KEVIN J. LARKIN, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF DOWNINGTOWN, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 149 LAKE DRIVE, DOWNINGTOWN, PA 19335. DEED BOOK VOLUME 8274, PAGE 1846. PARCEL NUMBER 11-4-52.

S&T Bank vs. Tara Larkin and Maureen Larkin, Known Heirs of the Estate of Kevin M. Larkin and The Unknown Heirs, Executors and/or Administrators of the Estate of Kevin J. Larkin, at Execution No. 2025-01130-RC in the amount of \$179,637.40. Schedule of Distribution will be filed by the Sheriff on the date specified by the Sheriff no later than thirty (30) days from sale date. Distributions will be made in accordance with the schedule unless exceptions are filed within ten (10) days of the filing of the Schedule.

Kristine M. Anthou, Esquire
PA ID #77991

Attorneys for Plaintiff
One Gateway Center, 9th Floor
Pittsburgh, PA 15222
(412) 281-7650
Email: kanthou@grenenbirsic.com

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PA
CIVIL DIVISION
DOCKET NO. 2023-09926-JD
TVC FUNDING V, LLC, Plaintiff, v. PATMOS PROPERTY GROUP LLC; et al., Defendants.
Please be advised that a Complaint in Mortgage Foreclosure has been filed against the property located

at 1204 Denbigh Lane, Upper Merion, PA 19087. Parcel #58-00-06440-045. MORTGAGE INSTRUMENT NUMBER 2021050518.

If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Amended 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 other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service
Chester County Bar Association
15 West Gay Street
West Chester, PA 19381
Telephone: (610) 429-1500

BY: Robert Wendt, Esquire Pa. I.D. #89150
Leopold & Associates, PLLC
Telephone: 914-219-5787 x490
rwendt@leopoldassociates.com

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PA
CIVIL DIVISION
DOCKET NO. 2023-09926-JD
TVC FUNDING V, LLC, Plaintiff, v. MARK ANTHONY SULEK; et al., Defendants.
Please be advised that a Complaint in Mortgage Foreclosure has been filed against the property located at 1204 Denbigh Lane, Upper Merion, PA 19087. Parcel #58-00-06440-045. MORTGAGE INSTRUMENT NUMBER 2021050518.

If you wish to defend against the claims set forth

in the following pages, you must take action within twenty (20) days after this Amended 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 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.

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Lawyer Referral Service
Chester County Bar Association
15 West Gay Street
West Chester, PA 19381
Telephone: (610) 429-1500

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 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.

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Leopold & Associates, PLLC
Telephone: 914-219-5787 x490
rwendt@leopoldassociates.com

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Telephone: 914-219-5787 x490
rwendt@leopoldassociates.com

NOTICE

IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PA
CIVIL DIVISION
DOCKET NO. 2023-09926-JD
TVC FUNDING V, LLC, Plaintiff, v. MICHAEL
JOYCE; et al., Defendants.

Please be advised that a Complaint in Mortgage
Foreclosure has been filed against the property located at 1204 Denbigh Lane, Upper Merion, PA 19087.
Parcel #58-00-06440-045. MORTGAGE
INSTRUMENT NUMBER 2021050518.

If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Amended 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

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/chestercopasherriffsales, on **Thursday, September 18th, 2025 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, October 20th, 2025.** 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. 25-9-229

Writ of Execution No. 2022-05228

DEBT \$305,141.18

ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF DOWNINGTOWN IN THE COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 12/09/2004 AND RECORDED 12/28/2004, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 6373 AND PAGE 1806.

BEING the same premises which ALAN J. TRYENS by Deed dated 12/09/2004 and recorded in the Office of Recorder of Deeds of Chester County on 12/28/2004 at Book 6373, Page 1806 granted and conveyed unto WENDI D. TRYENS, AN UNMARRIED WOMAN.

Tax Parcel # 11-05-0052

PLAINTIFF: DLJ Mortgage Capital, Inc.
VS

DEFENDANT: **Wendi D. Tryens a/k/a Wendy D. Fitzsimmons**

SALE ADDRESS: 17 Whiteland Avenue, Downingtown, PA 19335

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

SALE NO. 25-9-231

Writ of Execution No. 2024-10690

DEBT \$141,841.75

All that certain lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Birmingham, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

Beginning at an iron pin in the middle of the Brandywine Creek Road in a line of land now or late of William Hoffman, thence leaving the road and extending along the Hoffman land, North 65 degrees 11 minutes East, 210 feet to an iron pin, a corner of land now or late of Pennock Eickman, thence extending by said Hickman land, North 36 degrees 51 minutes West, 60 feet to an iron pin, a corner of land now or late of J. Horace Quinby, thence by the said Quinby land, South 65 degrees 11 minutes West 210 feet to a spike in the middle of the Brandywine Creek Road, aforesaid, thence along the middle of Brandywine Creek Road, South 36 degrees 51 minutes East, 60 feet to the first mentioned iron pin

and place of beginning.

Title is vested in Sharon McDaniels, as sole owner by deed from Robert R. Ecker and Jean B. Ecker, Settlers and Trustees of the 1998 Ecker Family Trust dated May 29, 2007 and recorded on June 8, 2007 in the Chester County Clerk's/Register's Office as Book 7181, Page 1562.

Tax Parcel # 65-4-18.1

PLAINTIFF: Nationstar Mortgage LLC
VS

DEFENDANT: **Sharon McDaniels**

SALE ADDRESS: 1285 Creek Road,
West Chester, PA 19382

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

SALE NO. 25-9-232

Writ of Execution No. 2024-08339

DEBT \$466,136.53

ALL THAT CERTAIN lot or parcel of land situated in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated January 24, 2003 and recorded in the Office of the Chester County Recorder of Deeds on February 11, 2003, in Deed Book Volume 5567 at Page 1346, as Instrument No. 200310187815.

Tax Parcel # 33-4-69.1B

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

VS

DEFENDANT: **Diane M. Truskey and
Gregory G. Truskey**

SALE ADDRESS: 106 Steeplewood
Drive, Exton, PA 19341

PLAINTIFF ATTORNEY: **HLADIK,**

**ONORATO & FEDERMAN, LLP 215-
855-9521**

SALE NO. 25-9-234

Writ of Execution No. 2020-06007

DEBT \$2,696.23

ALL THAT CERTAIN lot or tract of land, together with the dwelling house designated as No. 73 Palmer Avenue erected thereon, situated in the Fourth Ward of the City of Coatesville, Chester County, Pennsylvania.

Tax Parcel # 16-6-845

PLAINTIFF: Coatesville Area School
District

VS

DEFENDANT: **Gina Long, Executrix of
the Estate of Edna F. Umile**

SALE ADDRESS: 73 Palmer Avenue,
Coatesville, PA 19320

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

SALE NO. 25-9-236

Writ of Execution No. 2022-04578

DEBT \$9,940.77

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

Tax Parcel # 39-4-123.1D

PLAINTIFF: Coatesville Area School
District

VS

DEFENDANT: **S&T Realty Co.**

SALE ADDRESS: 2350 Lincoln Highway,
Caln Township, PA 19335

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

SALE NO. 25-9-237**Writ of Execution No. 2023-05213****DEBT \$181,993.50**

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

Tax Parcel # 16-4-272

PLAINTIFF: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-25

VS

DEFENDANT: **CAROLYN BOWEN A/K/A CAROLYN E. BOWEN A/K/A CAROLYN ORTEGA VILLA; CLINTON SYLVESTER**

SALE ADDRESS: 104 Country Run Drive, Coatesville, PA 19320

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

SALE NO. 25-9-240**Writ of Execution No. 2013-12186****DEBT \$152,332.37**

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

All that certain messuage or tract of land situate in the Borough of Modena, County of Chester and State of PA, bounded and described in accordance with a recent survey made by J.W. Harry, C.E., February 8, 1941 as follows:

Beginning at a point in the center of Brandywine Avenue in line with the East side of Baker Street; thence continuing along the center of said Brandywine Avenue South 44 degrees 01 minutes East 90 feet to a corner of land of William J. Elliott; thence by the same South 45 degrees 59 minutes West, 166.5 feet to the North side of Fulton Street; thence along said Fulton Street North 44 degrees 01 minutes West 90 feet to a point on the East side of Baker Street; thence by the same North 45 degrees 59 minutes East 166.5 feet to the point and place of beginning.

BEING THE SAME PROPERTY CONVEYED TO WAYNE GUYER SR. AND TAMARA L. GUYER, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM RICHARD A. DUSEWICZ, DATED AUGUST 1, 2005, RECORDED AUGUST 12, 2005, AT OFFICIAL RECORDS VOLUME 10562995, AND RECORDED IN BOOK 6582, PAGE 2138, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 10-001-004.0000

PLAINTIFF: U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-8, Home Equity Pass-Through Certificates, Series 2005-8

VS

DEFENDANT: **Wayne Guyer, Sr.; Tamara L. Guyer**

SALE ADDRESS: 141 North Brandywine Avenue, Modena, PA 19358

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

SALE NO. 25-9-241**Writ of Execution No. 2025-00172****DEBT \$142,991.28**

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF EAST WHITELAND, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUND-ED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain lot or piece of ground. Situate in East Whiteland Township, Chester County, Pennsylvania, bounded and described according to a Plan of Malvern Hunt made by Pennoni Associates, Inc. dated 11-30- 1998, last revised 6-28-2000 and recorded in Chester County as Plan No. 9015562 as follows to wit:

Beginning at a point on the Southerly side of Corbin Drive , a corner of Lot #1 on said plan, thence extending along said side of Lot #1 South 04 degrees 15 minutes 05 seconds East 135.00 feet to a point in the bed of a 20 feet wide utility easement, thence extending along and through said 20 feet wide utility easement South 85 degrees 44 minutes, 55 seconds West 101.00 feet to a point and corner of Lot #3 on said plan, thence extending along said side of Lot #3 and North 04 degrees 15 minutes, 05 seconds East 135.00 feet to a point on the Southerly side of said Corbin Drive, thence extending along said side of Corbin Drive North 85 degrees 44 minutes 55 seconds East 101.00 feet to the first mentioned point and place of beginning.

Being Lot #2 (A2) on said plan.

Containing 13,636 square feet more or less.

BEING THE SAME PROPERTY CONVEYED TO KHADER MOHAMMED WHO ACQUIRED TITLE BY VIR-TUE OF A DEED FROM THE CUTLER GROUP, INC., DATED MARCH 22, 2002, RECORDED APRIL 3, 2002,

AS DOCUMENT ID 10068757, AND RECORDED IN BOOK 5244, PAGE 1813, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENN-SYLVANIA.

Tax Parcel # 42-03-0064.020

PLAINTIFF: Nationstar Mortgage LLC
VS

DEFENDANT: **Khader Mohammed**

SALE ADDRESS: 4 Corbin Drive, Exton, PA 19341

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

SALE NO. 25-9-242**Writ of Execution No. 2025-00410****DEBT \$423,454.55**

PROPERTY SITUATE IN UPPER OX-FORD TOWNSHIP

SOLD AS THE PROPERTY OF: EVAN SHOWS

Tax Parcel # 57-03-007

PLAINTIFF: PENNYMAC LOAN SER-VICES, LLC

VS

DEFENDANT: **EVAN SHOWS**

SALE ADDRESS: 453 Ray Mar Road, Oxford, PA 19363

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

SALE NO. 25-9-243**Writ of Execution No. 2023-07142****DEBT \$14,461.41**

ALL THAT CERTAIN Unit in the prop-erty known, named and identified as Rail-way Square Condominiums, located in West Whiteland Township, Chester Coun-ty, Commonwealth of Pa., which has here-

tofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa., C.S. 3101 et seq by the Recording in the Chester County Department of Records of a Declaration dated 11/23/1987 and recorded on 12/2/1987 in Record Book 986 page 81, being and designated as Unit No. 29, Court 12, together with a proportionate undivided interest in the Common Elements (as defined in such declaration) of 0.4348%

BEING the same premises which Matthew J. Fell and Kelly J. Fell, as Husband and Wife, by Deed dated May 26, 2006 and recorded June 14, 2006 in the Office for the Recorder of Deeds, in and for the County of Chester in Deed Book 6870 at Page 288 et seq., granted and conveyed unto Lawrence Robinson-Ray and April Robinson-Ray, in fee.

UPI # 41-5-1581

PLAINTIFF: Railway Square Condominium Association

VS

DEFENDANT: **Lawrence Robinson-Ray and April Robinson-Ray**

SALE ADDRESS: 337 Huntington Court, West Chester, PA 19380

PLAINTIFF ATTORNEY: **CLEMONS RICHTER & REISS, P.C. 215-348-1776**

SALE NO. 25-9-244

Writ of Execution No. 2023-06411

DEBT \$89,352.69

Property situate in the LOWER OXFORD TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 56-03-0059.010

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: CROSSCOUNTRY MORTGAGE, LLC

VS

DEFENDANT: **KAREN D. BINGHAM**

SALE ADDRESS: 356 Street Road, Oxford, PA 19363

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

SALE NO. 25-9-245

Writ of Execution No. 2019-04522

DEBT \$331,220.97

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

Tax Parcel # 50-05A-0343.0000

PLAINTIFF: WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2005 PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ2

VS

DEFENDANT:
**LOMBERTINO;
LOMBERTINO**

**MARGARET
MICHAEL**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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

SALE NO. 25-9-246

Writ of Execution No. 2024-06976

DEBT \$200,673.21

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

Tax Parcel # 5306 152118A0

PLAINTIFF: U.S. BANK

TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE
FOR RCF2 ACQUISITION TRUST

VS

DEFENDANT: **SHEKARA RATH-
MANN; DONALD RATHMANN**

SALE ADDRESS: 118 Summit House
118, West Chester, PA 19382

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

SALE NO. 25-9-247

Writ of Execution No. 2025-00105

DEBT \$307,984.62

PROPERTY SITUATE IN NORTH COV-
ENTRY TOWNSHIP

SOLD AS THE PROPERTY OF: JUSTIN
MCCRARY

Tax Parcel # 17-06-0002.060

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: PENNYMAC LOAN SER-
VICES, LLC

VS

DEFENDANT: **JUSTIN MCCRARY**

SALE ADDRESS: 2177 North Hill Camp
Road, Pottstown, PA 19465

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

SALE NO. 25-9-250

Writ of Execution No. 2025-01135

DEBT \$211,093.79

ALL THAT CERTAIN lot or piece of
ground, with the buildings, improvements,

hereditaments and appurtenances thereon
erected, Situate in East town Township,
Chester County, State of Pennsylvania,
bounded and described according to a Plan
thereof made by Yerkes Engineering Com-
pany, Bryn Mawr, Pennsylvania, dated
8/16/1958, as follows, to wit:

BEGINNING at a point in the center line
of Tenby Road (50 feet wide), which point
is at the distance of 342.20 feet measured
South 66 degrees 37 minutes West, along
said center line of Tenby Road from its in-
tersection with the center line of Newtown
Road; thence extending from said begin-
ning point along said center line of Tenby
Road, South 66 degrees 37 minutes West,
155 feet to a point; thence extending North
23 degrees 23 minutes West, 299.88 feet to
a point; thence extending North 66 degrees
26 minutes 30 seconds East, 155 feet to a
point; thence extending South 23 degrees
23 minutes East, 300.35 feet to the first
mentioned point and place of beginning.

BEING Lot No. 45 as shown on said plan.

Tax Parcel # 55-4-124.45

PLAINTIFF: The Huntington National
Bank

VS

DEFENDANT: **Scott Lecomte and Leah
Lecomte**

SALE ADDRESS: 1017 Tenby Road, Ber-
wyn, PA 19312

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

SALE NO. 25-9-251

Writ of Execution No. 2019-04955

DEBT \$178,098.85

All that certain piece or parcel or Tract
of land situate in the Township of Valley,
Chester County, Pennsylvania, and being
known as 1451 Valley Road, Coatesville,

Pennsylvania 19320.

Tax Parcel # 38-5-6.01B

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

VS

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

SALE ADDRESS: 1451 Valley Road,
Coatesville, PA 19320

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

SALE NO. 25-9-252

Writ of Execution No. 2023-06970

DEBT \$69,345.45

The following property situated in the city of Parkesburg, County of Chester and State of Pennsylvania:

ALL THAT CERTAIN tract of land known as parts of lots Nos, 5 and 6 on a plan of lots called "Park Terrace" situated in the Borough of Parkesburg, Chester County, Pennsylvania, bounded and described according to a new description made by J.W. Harry, C.E., January 8, 1951, follows to wit:

BEGINNING at a point in the west line of Octorara Avenue (sixty feet wide) at the northeast corner of Lot No, 4 as shown on said plan of lots; thence along the northerly line of said Lot No, 4, North eighty-eight (88) degrees West, one hundred seventy-four (174) feet to a point in a line of land now or late of Thomas C. Young; thence along southwest corner of Lot No. 7 as shown on said lot plan; thence along the southerly line of said Lot No. 7, South eighty-eight (88) degrees East, eighty-four (84) feet to a point, a corner

of remaining land of the grantors herein, about being convey to Romaine W. Dennison and Lewis Dennison; thence along the same for the following two courses and distances (1) South two (2) degrees West, forty (40) feet to a point; (2) South eighty-eight (88) degrees East, ninety (90) feet to a point in the west line of Octorara Avenue aforesaid; thence along the same South two (2) degrees West, ten (10) feet to the place of beginning,

CONTAINS fifty-one hundred (5,100) square feet of land more or less,

This being the same property conveyed to Jacob Denson and Janet Louise Denson, as joint tenants with right of survivorship, dated 12/28/2016 and recorded on 01/11/20217 in instrument no, 11521319, in the Chester County recorders office. Title to said premises is vested in by deed from dated May 4, 2018 and recorded May 16, 2018 in Deed Book 9743, Page 335 Instrument Number 11607224.

Tax Parcel # 8-3-9

PLAINTIFF: The Huntington National Bank

VS

DEFENDANT: **Jason LaMar Denson,
Known Surviving Heir of Janet L. Denson a/k/a Janet Louise Denson and Unknown Surviving Heirs of Janet L. Denson a/k/a Janet Louise Denson**

SALE ADDRESS: **320 Octorara Avenue,
Parkesburg, PA 19365**

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

SALE NO. 25-9-253

Writ of Execution No. 2023-00544

DEBT \$525,605.33

All that certain messuage, tenement and bad of land, situate on the Easterly side

of an unimproved road leading from U.S. No. 1 to Hayesville in Lower Oxford Township, Chester County, Pennsylvania, bounded and described in accordance with a survey made 3/26/52 by Arthur Crowel, Registered Surveyor, as follows, to wit;

Beginning at an iron pipe, situate on the Westerly side of an unimproved road leading from U.S. Route No. 1 to Hayesville in line of land of T.E. Conner Estate; thence crossing said road and by land of T.E. Conner Estate North 83 degrees East 656 feet to an iron pipe in line of George and William Walls; thence by land of the said Walls South 17 degrees 15 minutes East 300 feet to an iron pipe a corner of land of Lester M. Norris; thence by land of the said Lester M. Norris North 83 degrees West 662 feet to a point near the East side of the aforementioned road, said point of ending being 17 feet from a pipe on the West side of said road; thence in and along said road North 16 degrees 07 minutes West 290.5 feet to the first mentioned point and place of beginning.

UPI # 56-9-7

PLAINTIFF: Reverse Mortgage Funding LLC

VS

DEFENDANT: **Luther Moyer**

SALE ADDRESS: 230 Reedville Road, Oxford, PA 19363

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

SALE NO. 25-9-254

Writ of Execution No. 2025-01703

DEBT \$545,007.33

PROPERTY LOCATED IN EASTTOWN TOWNSHIP

Tax Parcel # 55-03E-0076.01A0

PLAINTIFF: U.S. BANK NATIONAL

ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE-PASS-THROUGH CERTIFICATES, SERIES 2007-4N

VS

DEFENDANT: **LINDA SUE SWANSON A/K/A LINDA S. SWANSON, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF RICHARD MICHAEL WEISMAN**

SALE ADDRESS: 56 North Waterloo Road, Devon, PA 19333

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

SALE NO. 25-9-255

Writ of Execution No. 2019-06641

DEBT \$322,982.40

PROPERTY LOCATED IN THE BOROUGH OF PHOENIXVILLE

Tax Parcel # 1509-06250000

PLAINTIFF: MORTGAGE ASSETS MANAGEMENT, LLC

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRM OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT F. GRADY; ERIC VANDERSLICE, IN HIS CAPACITY AS HEIR OF LINDA GRADY, DECEASED HEIR OF ROBERT F. GRADY; CIERRA NICOLE A/K/A CIERRA IRIZARRY, IN HER CAPACITY AS HEIR OF MARK GRADY, DECEASED HEIR OF ROBERT F. GRADY; MEGAN GRADY A/K/A MEGAN WINTERS, IN HER CAPACITY AS HEIR OF MARK GRADY, DECEASED HEIR OF ROBERT F. GRADY; ASHELY BETO A/K/A ASHLEY MOWRER, IN**

HER CAPACITY AS HEIR OF MARK GRADY, DECEASED HEIR OF ROBERT F. GRADY; BLAINE MOWRER, IN HIS CAPACITY AS HEIR OF MARK GRADY, DECEASED HEIR OF ROBERT F. GRADY

SALE ADDRESS: 235 Morgan Street, Phoenixville, PA 19460

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

SALE NO. 25-9-256

Writ of Execution No. 2023-01589

DEBT \$663,583.82

PROPERTY LOCATED IN WEST WHITELAND TOWNSHIP

Tax Parcel # 41-2-253

PLAINTIFF: WELLS FARGO BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST SERIES MLCC 2004-1 MORTGAGE PASS-THROUGH CERTIFICATES

VS

DEFENDANT: **DAVID G. LUCAS A/K/A DAVID GEORGE LUCAS A/K/A DAVID LUCAS**

SALE ADDRESS: 916 Grand View Drive A/K/A 916 Grandview Drive, Exton, PA 19341

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

SALE NO. 25-9-257

Writ of Execution No. 2024-07588

DEBT \$110,521.06

ALL THAT CERTAIN lot or parcel of land situated in the Township of Sadsbury, County of Chester, Commonwealth of

Pennsylvania, being more fully described in Deed dated April 27, 1999 and recorded in the Office of the Chester County Recorder of Deeds on May 7, 1999, in Deed Book Volume 4559 at Page 1393.

Tax Parcel # 37-1-26.2

PLAINTIFF: Nationstar Mortgage LLC
VS

DEFENDANT: **Thomas J. Reid**

SALE ADDRESS: 762 North Octorara Trail, Parkesburg, PA 19365 a/k/a 762 North Octorara Trail, Sadsbury Township, PA 19365

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

SALE NO. 25-9-258

Writ of Execution No. 2024-01318

DEBT \$502,342.40

ALL THAT CERTAIN lot or trace of Land, with the buildings and improvements thereon elected, Situate in the Township of East Coventry, County of Chester and State of Pennsylvania, bonded and described as follows, to wit:

BEGINNING at a point in the center line of the Schuylkill Road, distant 171 feet Southeasterly from the Southwesterly corner of the land now or formerly known of George W. Rinehart; thence along the said Schuylkill Road, South 44-1/2 degrees East, 135 feet to a point, thence along land now or formerly of said George W. Rinehart, North 45-1/2 degrees East, 322 feet 8 inches to a state, North 44-1/2 degrees West, 135 feet to a state and South 45-1/2 degrees West, 322 feet 8 inches to the place of beginning.

Being the same premises which Keith A Long, Trustee, by his Agent, Frances Denina Williams, by Power of Attorney by deed dated 5/19/2009 and recorded 4/06/2011

in Chester County in Record Book 8156
Page 1172 conveyed unto Scott McFarland and Elizabeth McFarland in fee.

Being the same premises which Scott McFarland and Elizabeth McFarland by deed dated 6/25/2021 and recorded 7/08/2021 in Chester County in Record Book 10599 Page 780 conveyed unto Scott McFarland, in fee.

Tax Parcel # 18-01-0091

PLAINTIFF: BENJAMIN GOLDFIELD

VS

DEFENDANT: SCOTT MCFARLAND

SALE

ADDRESS: 705 Old Schuylkill Road,
Pottstown, PA 19465

PLAINTIFF ATTORNEY: STARK &
STARK, P.C. 267-759-9670

SALE NO. 25-9-259

Writ of Execution No. 2025-02613

DEBT \$367,024.82

PROPERTY SITUATE IN SADSBUURY
TOWNSHIP

Tax Parcel # 3704-05470000

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: PENNYMAC LOAN SER-
VICES, LLC

VS

DEFENDANT: LEIDY A. COWLING
& RICHARD A. COWLING II

SALE ADDRESS: 29 Orr Lane, Coates-
ville, PA 19320

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