



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 73

WEST CHESTER, PENNSYLVANIA, SEPTEMBER 4, 2025

No. 36

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Chester County Law Reporter

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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 \$100.00 for CCBA Members; \$200.00 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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NOTICES

Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. 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. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.

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

DEMBROSKY, Susan, late of West Chester Borough. Bryant Dembrosky, 105 Buckley Court, Chester Springs, PA 19425 and Lindsey Wisch, 404 Old Lancaster Road, Berwyn, PA 19312, care of NEIL M. HILKERT, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executors. NEIL M. HILKERT, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

DONOHUE, Philip G., late of Penn Township. Jane L. Henry, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

EMERSON, SR., Raymond Kyle, a/k/a Raymond K. Emerson, Sr., late of New Garden Township. Raymond K. Emerson, Jr., 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.

FUNK, John C, a/k/a John Funk and Johnny C Funk, late of W Bradford Twp. George M Nikolaou, 166 Allendale Rd, King of Prussia, PA 19406, care of GEORGE NIKOLAOU, Esquire, 166 Allendale

Rd, King of Prussia, PA 19406, Executor. GEORGE NIKOLAOU, Esquire, Nikolaou Law Offices, 166 Allendale Rd, King of Prussia, PA 19406, atty.

HARTMAN, Edward V., late of Caln. Suzanne E. Hartman, 262 Carlyn Street, Downingtown, PA 19335, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HAZZARD, Patricia Sheridan, a/k/a Patricia S. Hazzard, late of Oxford. Pia S. McCann, care of COURTNEY WIGGINS, Esquire, 211 N Walnut St, 1st Flr, West Chester, PA 19381, Executrix. COURTNEY WIGGINS, Esquire, Clarion Law, LLC, 211 N Walnut St, 1st Flr, West Chester, PA 19381, atty.

IVEY, SR., James Joseph, late of Westtown Township. E. Patricia Ivey, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrator. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

KALETA, Patricia L., late of Tredyffrin Township. Dennis Edwin Kaleta, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, Pennsylvania 19063, Administrator. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, Pennsylvania 19063, atty.

KATZ, Susan A., a/k/a Susan Annette Katz and Susan Katz, late of Tredyffrin Twp. Jonathan Roy Katz, 17541 156th PL NE, Woodinville, WA 98072, care of ROBERT C. GERHARD III, Esquire, 815 Greenwood Ave, Ste #8, Jenkintown, PA 19046, Executor. ROBERT C. GERHARD III, Esquire, Gerhard & Gerhard P.C., 815 Greenwood Ave, Ste #8, Jenkintown, PA 19046, atty.

KURTZ, Mary E., a/k/a Mary Kurtz, late of Elverson. Patricia K. Schurr, 101 Blue Rock Hill, Elverson, PA 19520, 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.

McGUSTY, Elizabeth Nemeth, a/k/a Elizabeth N. McGusty, late of Westtown Township. James C. McGusty, Jr., care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrator. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

MIDDLETON, Ramon Lee, late of Valley Township. Mark Norris, 4 Mendenhall Dr., Coatesville, PA

19320, care of LINDSEY HOELZLE, Esquire, P.O. Box 98, Birchrunville, PA 19421, Executor. LINDSEY HOELZLE, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19421, atty.

MORONEY, Alice W, a/k/a Alice Ann Moroney, late of E. Nottingham Twp.. Steven J. Moroney, 213 E State St, Kennett Square, PA 19348 and Karen A. Williams, 213 E State St, Kennett Square, PA 19348, care of NEIL E LAND, Esquire, 213 E State St, Kennett Square, PA 19348, Executors. NEIL E LAND, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

SCHOTT, John Carl, a/k/a John C. Schott, late of Willistown Township. Terry Ann Bruno, 367 Hidden Farm Dr., Exton, PA 19341, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Administratrix CTA. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

SURDO, Peter Joseph, late of Kennett Square. Elizabeth Woolslare, 6436 Hearthstone Lane, Erie, PA 16505, Administratrix.

TALBOTT, Emily Jean, late of Kennett Square. Susan Crane, care of GEORGE S. DONZE, Esquire, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, Donze and Donze, 696 Unionville Rd., Suite 6, Kennett Square, PA 19348, atty.

Van ROGGEN, Arend, late of Pennsbury Twp. Walter Van Roggen, care of JENNIFER WALKER, Esquire, 31 S. High St, Suite 200, West Chester, PA 19382, Executor. JENNIFER WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High St, Suite 200, West Chester, PA 19382, atty.

2nd 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, Elliott 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 McErlane, 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, Executor.

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 & Hoppel, 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 Lan-

caster 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.

3rd 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 Town-

ship. 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.

CORPORATION NOTICE
LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that on Monday, August 25, 2025 a Certificate of Organization was filed in the Pennsylvania Department of State for Bryn Mawr Property Investments LLC, in accordance with the provisions of the Limited Liability Act of 1994.
JAMES CUNILIO, Solicitor
Cunilio & Cunilio
835 W Lancaster Ave, Suite 200
Bryn Mawr, Pennsylvania 19010

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 Lifted Forward Foundation.
Articles of Incorporation were filed on Tuesday, August 19, 2025.
Articles of Incorporation were effective on Tuesday, August 19, 2025.
The purpose or purposes for which it was organized are: Charitable, religious, educational, and scientific

purposes.
THEODORE F. CLAYPOOLE, Solicitor
Unruh, Turner, Burke & Frees
17 W. Gay Street, Suite 200
West Chester, PA 19381-0515

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 Reclaim Planet Earth, Inc..
Articles of Incorporation were filed on Thursday, August 21, 2025.
Articles of Incorporation were effective on Thursday, August 21, 2025.
The purpose or purposes for which it was organized are: To educate people to make simple changes in their daily lives that collectively help slow climate change.
J. BRYAN TUK, Solicitor
The Law Offices of Bryan Tuk, PC
120 E. State Street, Suite 903
Kennett Square, PA 19348

1st Publication of 3

EXISTENCE OF TRUST NOTICE

Trust Estate of JOSEPHINE M. PUSO, deceased, late of London Grove Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of JOSEPHINE M. PUSO are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to:
Keith A. Pusso, Trustee
DONALD B. LYNN, JR., Esquire
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

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

2nd 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 VIRTUE 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, PENNSYLVANIA.

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 OXFORD TOWNSHIP

SOLD AS THE PROPERTY OF: EVAN SHOWS

Tax Parcel # 57-03-007

PLAINTIFF: PENNYMAC LOAN SERVICES, 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 property known, named and identified as Railway Square Condominiums, located in West Whiteland Township, Chester County, 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: **MARGARET LOMBERTINO; MICHAEL LOMBERTINO**

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 ac-
cording 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 hun-
dred 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. Den-
nison 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 survivor-
ship, dated 12/28/2016 and recorded on
01/11/20217 in instrument no, 11521319,
in the Chester County recorders office. Ti-
tle to said premises is vested in by deed
from dated May 4, 2018 and recorded May
16, 2018 in Deed Book 9743, Page 335 In-
strument Number 11607224.

Tax Parcel # 8-3-9

PLAINTIFF: The Huntington National
Bank

VS

DEFENDANT: **Jason LaMar Denson,
Known Surviving Heir of Janet L. Den-
son a/k/a Janet Louise Denson and Un-
known Surviving Heirs of Janet L. Den-
son 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