



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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

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

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NOTICES

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

LAW NO. 2025-10255-NC

NOTICE IS HEREBY GIVEN that the name change petition of Tamar Roque was filed in the above-named court and will be heard on Tuesday, March 10, 2026 at 3:00:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, November 3, 2025

Name to be changed from: Tamar Roque to: Tammy Cardenas

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. 2025-11536-NC

NOTICE IS HEREBY GIVEN that the name change petition of Joan Marie Denoncour was filed in the above-named court and will be heard on Tuesday, March 31, 2026 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, December 8, 2025

Name to be changed from: Joan Marie Denoncour to: Joan Marie Kelly

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

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

LAW NO. 2026-00791-NC

NOTICE IS HEREBY GIVEN that the name change petition of Theodore Reginald Roberts was filed in the above-named court and will be heard on Tuesday, April 21, 2026 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, January 30, 2026

Name to be changed from: Theodore Reginald

Roberts to: Yusuf Uwais Abdul-Jabbar

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 and approved by the Department of State of the Commonwealth of Pennsylvania on the Wednesday, January 28, 2026, for Barber DR Enterprises, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Any lawful Purpose

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Wednesday, December 17, 2025, effective Wednesday, December 17, 2025 for Bee Landscaping Company in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Provide landscaping services to Homeowners & Businesses, mainly: Lawn mowing, pruning, mulching, flower and shrub installation, and seasonal cleanups.

DISSOLUTION NOTICE

NOTICE OF DISSOLUTION OF SC, N.A., INC. NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by SC, N.A., Inc., a Pennsylvania corporation, which hereby provides notice of its dissolution and requests that persons having claims against the company present them in accordance with this Notice. All claims must be in writing and must contain the name and address of the claimant, the amount of the claim, a description of the basis of the claim, and any documentation supporting the claim, including any prior notices sent to the company. All claims should be sent to:
 SC, N.A., Inc.
 Attn: Paul Stephano, President
 c/o Lamb McErlane PC
 24 East Market Street, P.O. Box 565
 West Chester, PA 19381
 Any claim against the company will be barred unless an action to enforce the claim is commenced within two years after publication of this Notice.
 Lamb McErlane PC
 24 East Market Street, P.O. Box 565
 West Chester, PA 19381
 Attn: Roger N. Huggins, Esq.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that to all creditors and claimants of Sewer Extension Baltimore Pike South Association, a Pennsylvania nonprofit corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up the affairs of the corporation so that the corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended.
 R SAMUEL McMICHAEL, Esquire
 P O Box 296
 Oxford PA 19363

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

BALDWIN, Elwood J., a/k/a Elwood J. Baldwin, III, late of Londonderry Township. Lisa Baldwin Reynolds, 50 W. Belmont Dr., Hockessin, DE 19797 and Kristen R. Matthews, 14 E. Welsh Pool Rd., Exton, PA 19341, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administratrices. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

CANALE, Jason S, late of Chester Springs. Nancy Canale, 403 Carmarthen Ct, Exton PA 19341, Administrator.

CORTRIGHT, Kathleen, a/k/a Kathleen B. Cortright, late of Parkesburg Borough. Lynn M. Burkey, 519 Hemlock Ln. Bluemont, VA 20135, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

DELANEY, Joan, late of East Whiteland Township. Paul Delaney, 425 Dartmouth Ln., West Grove, PA 19380, care of ANITA D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

DINSMORE, John P., late of Tredyffrin Township. Nancy Graham, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

EVANS, Thomas Henry, a/k/a Tom Evans, late of Valley Township. Michael Moses, 67 Lincoln Avenue, Coatesville, PA 19320, Executor.

EVOY, Nancy H., a/k/a Nancy Hoffman Evoy, late of Pennsbury Township. Barbara Lynn Evoy, care of JAY G. FISCHER, Esquire, 342 East Lancaster Ave., Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, 342 East Lancaster Ave., Downingtown, PA 19335, atty.

GOODMAN, Felicia Mather, a/k/a Felicia Janney Mather Goodman, late of East Marlborough. Gray Goodman, care of CARRIE WOODY, Esquire, 110 West Front Street, Media, Pennsylvania 19063, Executor. CARRIE WOODY, Esquire, Woody Law Offices, PC, 110 West Front Street, Media, Pennsylvania

19063, atty.

MELIORI, Anne D., a/k/a Anne Denson Meliori, late of East Brandywine Township. Susan I. Meliori, care of JAY G. FISCHER, Esquire, 342 East Lancaster Ave., Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, 342 East Lancaster Ave., Downingtown, PA 19335, atty.

MILLER, Elizabeth M, late of Coatesville. Elizabeth K. Pasquarella, care of MICHAELANGELO DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs PA 19425, Administratrix. MICHAELANGELO DIPPOLITO, Esquire, ThePeoplesLawFirm.com,LLC, 712 Kimberton Road, Chester Springs PA 19425, atty.

PIERCE, JR., A. Duer, a/k/a Augustus Duer Pierce, Jr., late of Kennett Square Borough. A. Duer Pierce, III, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executor. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

RIMEL, Evelyn H., a/k/a Evelyn Marie Rimel, late of West Chester Borough. Deborah A. Hallman, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

RUFFATT, Sandra M, late of Cochranville. Carolyn DeShong, 11 Colten Dr, Cochranville, PA 19330, Executrix.

SMITH, Leona Mary, late of Paoli. Joseph A Smith, 255 Warren St. Apt ph6, Jersey City, NJ 07302, Executor.

SWINTEK, David E, late of West Chester. Barbara D. Swintek, care of KEVIN T VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, Executrix. KEVIN T VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, atty.

THOLEY, Matthew Francis, late of East Whiteland Township. Amy Tholey, care of NICHOLAS W. STATHES, Esquire, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Administratrix. NICHOLAS W. STATHES, Esquire, Toscani, Stathes & Zoller, LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

THOMAS, Jean H., a/k/a Jean Heath Thomas, late of West Brandywine Township. Kaj H. Nordberg, care of RICHARD E. JAVAGE, JR., Esquire, 3350 Township Line Rd., Drexel Hill, PA 19026, Executor. RICHARD E. JAVAGE, JR., Esquire, 3350 Town-

ship Line Rd., Drexel Hill, PA 19026, atty.

VITALE, Gary Stephen, late of Honey Brook Township. Norman A. Varney, Jr., 9733 Lounsbury Circle, Golden Oak, FL 32836-4003, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Administrator. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

WOESSNER, Dwight E., late of Pottstown. Barbara J. Woessner, 1352 South Hanover Street, Pottstown, PA 19465, care of GARY P. LEWIS, Esquire, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, Administratrix. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, atty.

ZUBER, JR., Harold L., a/k/a Hal Zuber, late of East Goshen Township. Maureen Zuber, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

2nd Publication

BAYLE, Victoria H., late of Easttown Township. William P. Bayle, care of JONATHAN E. BECKER, Esquire, 300 W. State St. Ste. 300, Media, PA 19063, Executor. JONATHAN E. BECKER, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St. Ste. 300, Media, PA 19063, atty.

BERGLUND, Dale Ann, late of Coatesville. Sommer Santiago, 215 Jonathan Drive, Coatesville, PA 19320, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Executrix. MICHAELANGELO L. DIPPOLITO, Esquire, ThePeoplesLawFirm.com, 712 Kimberton Road, Chester Springs, PA 19425, atty.

BREHANY, Mary Therese, a/k/a Therese Brehany and Mary T. Brehany, late of Downingtown. Christopher J Brehany, 13020 Feldspar Ct, Clifton, VA 20124-0951, Executor.

FEEHERY, SR., Robert F., a/k/a Robert Francis Feehery and Robert Francis Feehery, Sr., late of East Goshen Township. Teresa M. Feehery, care of RICHARD C. PARKER, Esquire, 175 Strafford Ave., Ste. 230, Wayne, PA 19087, Executrix. RICHARD C. PARKER, Esquire, Miles & Parker, LLP, 175 Strafford Ave., Ste. 230, Wayne, PA 19087, atty.

FRUEH, Mary T., a/k/a Mary T. Steinkirchner,

late of Schuylkill Township. Lori Ann Hugo, 120 Forge Mountain Dr., King of Prussia, PA 19406-2621, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Administratrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

GARTNER, JR., William S., late of Pennsylvania Township. Mary Beth Owens, 801 Fairville Rd., Chadds Ford, PA 19317, care of CYNTHIA L. DENGLER, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Executrix. CYNTHIA L. DENGLER, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

HALLMAN, Sylvia, late of Pottstown. Randall Hallman, care of R. NICHOLAS NANOVIC, Esquire, 33 S. 7th Street, PO Box 4060, Allentown, PA 18105-4060, Personal Representative. R. NICHOLAS NANOVIC, Esquire, Gross McGinley, LLP, 33 S. 7th Street, PO Box 4060, Allentown, PA 18105-4060, atty.

HOWELL, Gary L., a/k/a Gary Lawton Howell, late of Uwchlan Township. Marcus Howell, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

JARRETT, Thomas Charles, a/k/a Thomas C. Jarrett, late of Malvern. Michelle L. Dolski, 109 Laurel Lane, Exton, PA 19341, Executrix.

KADEL, JR., Raymond F., late of West Goshen Township. Colleen Kadel, 434 Willow Way, West Chester, PA 19380, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

KILCUR, Maria Theresa, late of East Bradford Township. James Kilcur III, care of COURTNEY WIGGINS, Esquire, 211 N Walnut St, 1st Floor, West Chester, PA 19380, Executor. COURTNEY WIGGINS, Esquire, Clarion Law, LLC, 211 N Walnut St, 1st Floor, West Chester, PA 19380, atty.

LIBHART, John Jay, a/k/a John J Libhart and Jack Libhart, late of Coatesville. Brenda Russell, PO Box 89, Downingtown, PA 19335, Administrator.

LYONS, Joseph Patrick, late of Borough of Downingtown. Patrick J. Lyons, 662 Perimeter Drive, Downingtown, PA 19335, Executor.

McGUIGAN, Mary B., late of Westtown Town-

ship. Natalie M. Darcy, care of JOSEPH A. WALHEIM, Esquire, 40 W. Eagle Rd., Ste. 2, Havertown, PA 19083-1425, Executrix. JOSEPH A. WALHEIM, Esquire, Joseph A. Walheim & Associates, P.C., 40 W. Eagle Rd., Ste. 2, Havertown, PA 19083-1425, atty.

MORRISSEY, Serena N., a/k/a Serena V. Morrissey and Serena Noznesky Morrissey, late of Kennett Square. Serena C. Morrissey, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

MYERS, Edward G., late of East Vincent Township. Aimee E. Myers, 35 Lahawa Dr., Downingtown, PA 19335, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

PELLEGRINI, Eugene M, late of Chester Springs. Cindy Trynyszewski, care of MICHAELANGELO DIPPOLTIO, Esquire, 712 Kimberton Road, Chester Springs PA, 19425, Executrix. MICHAELANGELO DIPPOLTIO, Esquire, ThePeoplesLawFirm.com,LLC, 712 Kimberton Road, Chester Springs PA, 19425, atty.

PORTER, Patricia A., a/k/a Patricia Porter, late of Tredyffrin Township. Elizabeth Porter, 238 Upper Gulph Rd., Radnor, PA 19087 and Claire Porter, 480 St. Davids Ave., St. Davids, PA 19087, care of GLENN R. WEISER, Esquire, 2000 Market St., Ste. 2820, Philadelphia, PA 19103, Executrices. GLENN R. WEISER, Esquire, McCarthy Weidler, P.C., 2000 Market St., Ste. 2820, Philadelphia, PA 19103, atty.

TYSON, Elaine J., late of Caln Township. Ronald T. Tyson & Carole L. Turansky, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representatives. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, atty.

WILSON, Curtis, late of West Grove. Allan Wilson, 21 West Hunter Creek Lane, West Grove, PA 19390, Administrator.

3rd Publication

BOWMAN, John F., late of East Marlborough Township. Brenda K. Norris & Douglas B. Norris, care of L. PETER TEMPLE, Esquire, P.O. Box 384,

Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BURKE, Leona G., late of West Chester Borough. Judith A. Wisneski, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

COOK, Donald Hunter, a/k/a Donald H. Cook, late of West Vincent Township. Barbara Jane McGuigan, 75 Collins Ln., Schwenksville, PA 19473, care of REBECCA A. HOBBS, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

CROSSAN-DUNCAN, Catherine P., late of Newlin Township. Tina D. McLennan, 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.

DEA, Allison, late of Kennett Township. L. Peter Temple, 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.

ELKINS, William L., a/k/a William Lukens Elkins, late of East Fallowfield Township. Helen MacLeod Elkins, care of JENNIFER A. KOSTEVA, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrix. JENNIFER A. KOSTEVA, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

GOEMANS, Alice L., late of West Brandywine Township. P. Scott Goemans, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

HAZZARD, Gerald Howard, a/k/a Gerald H. Hazzard, late of Pocopson Township. Lynn Marie Hudson, 613 Shoreline Dr., Naples, FL 34119, care of MICHAEL V. NASEEF, Esquire, 17 E. Gay St., #100, West Chester, PA 19381, Executrix. MICHAEL V. NASEEF, Esquire, Gawthrop Greenwood PC, 17 E. Gay St., #100, West Chester, PA 19381, atty.

HINES, Elaine, a/k/a Elaine M. Hines, late of West Brandywine Township. Laura Peterson, 190 Old Spring Rd., Coatesville, PA 19320, care of BETH ANN MARSHALL, Esquire, 215 N. Olive St., Ste.

203, Media, PA 19063, Executrix. BETH ANN MARSHALL, Esquire, Knight & Moskow, P.C., 215 N. Olive St., Ste. 203, Media, PA 19063, atty.

HOPKINS, Elizabeth Drayton, late of Tredyfrin Township. Mary Hopkins, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Administratrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

JANOSCRAT, Agnes Jane, a/k/a Agnes J. Janoscrat, late of Pennsbury Township. Joseph A. Bellinghieri, 17 W. Miner St., P.O. Box 660, West Chester, PA 19382-0660, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19382-0660, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19382-0660, atty.

LAUGHLIN, David Patrick, late of Willistown Township. Caroline A. Laughlin, care of FRANCIS C. MILLER, Esquire, 21 W Washington Street, Suite D, West Chester, PA 19380, Administratrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington Street, Suite D, West Chester, PA 19380, atty.

MORAN, SR., Raymond P., late of West Chester Borough. Raymond P. Moran, Jr., 251 Highspire Rd., Glenmoore, PA 19341 and John D. Moran, 416 W. Miner St., West Chester, PA 19382, care of MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executors. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

OTTENI, Constance, late of Coatesville. Theodore Otteni, 10 Phillips Lane, Chester Springs, PA 19425, Executor.

OWENS, Angeline Rose, a/k/a Angeline Owens, late of London Grove Township. Charles J. Owens, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

PARK, Carolyn Ann, a/k/a Carolyn A. Park, late of Chester Springs. John J. Park, care of WILLIAM D. BRICK, Esquire, 600 Fifth Avenue, 14th Floor, New York, New York 10020, Executor. WILLIAM D. BRICK, Esquire, Brick & Patel LLP, 600 Fifth Avenue, 14th Floor, New York, New York 10020, atty.

PROPST, Hazel L., late of Oxford Borough.

Karen M. Propst, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Administratrix CTA. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

REYNOLDS, Reese Clark, a/k/a Reese C Reynolds and R Clark Reynolds, late of West Chester Borough. Karen L Reynolds, 609 N Franklin St, West Chester, PA 19380, Executor.

SCHAUBLE, Joseph Herman, late of Tredyffrin Twp. Patrick J. Schauble, 254 Lantern Lane, Gulph Mills, PA 19428, care of JOHN P. McGUIRE, Esquire, 552 Ridge Road, Telford, PA 18969, Executor. JOHN P. McGUIRE, Esquire, 552 Ridge Road, Telford, PA 18969, atty.

TAVONI, Dominic H, late of Avondale. David Tavoni, 150 N 3rd St, Oxford, PA 19363, Executor.

YEPREMIAN, Maritza V., a/k/a Maritza Yepremian, late of West Grove Borough. Garo Yepremian, Jr., 200 W. Harmony Rd., West Grove, PA 19390, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

WHITEMAN, Faye A, late of West Goshen Township. Brian D. Whiteman and Kevin G. Whiteman, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executors. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, 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

HarborPoint Risk Services, with its principal place of business at 150 Pratt Lane, West Chester, PA 19382. The application has been (or will be) filed

on: Monday, January 12, 2026. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Bryan Hunter, 150 Pratt Lane, West Chester, PA 19382.

1st Publication of 3

NOTICE

NOTICE OF ABANDONED VEHICLE

Vehicle Description:

2025 Ford Mustang
VIN: 1FA6P8CF0S5402519

Any person claiming a legal or equitable interest in the above-described vehicle must appear or otherwise assert their claim before a court of competent jurisdiction.

A hearing regarding the issuance of title will be held before the **Chester County Court of Common Pleas**, located in Chester County, Pennsylvania, on **April 2, 2026, at 9:30 a.m. in Courtroom 17.**

NOTICE

IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

NO.: 2024-10830-RC

TO: David B. Taltoan, and all persons having or claiming to have any right, lien, title, interest in or claim against 265 South Mount Airy Road, Valley Township, Chester County, Coatesville, Pennsylvania, 19320.

TAKE NOTICE THAT GS Mortgage Holdings X, LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the

relief requested by Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER AND WISH TO RETAIN ONE, PLEASE CALL THE NUMBER LISTED BELOW:

LAWYER REFERRAL SERVICE

(610) 429-1500

CLYMER MUSSER & SARNO PC

Christopher A. Sarno, Esq.

408 W. Chestnut Street

Lancaster, PA 17603

(717) 299-7101

NOTICE OF DISBARMENT

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated January 28, 2026, Michael J. Sangemino (#85285) is Disbarred on Consent from the Bar of this Commonwealth effective February 27, 2026.

Marcee D. Sloan

Board Prothonotary

The Disciplinary Board of the
Supreme Court of Pennsylvania

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, February 19th, 2026 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, March 23rd, 2026.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

3rd Publication of 3

SALE NO. 26-2-25
Writ of Execution No. 2023-07214
DEBT \$1,565.19

ALL THAT CERTAIN unit or parcel of ground with the buildings and improvements thereon erected, hereditaments and appurtenances. Situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 33-2-276

PLAINTIFF: Uwchlan Township

VS

DEFENDANT: **Rita Soko Wah & Precious Mein Manneh**

SALE ADDRESS: 2203 Bridgewater Court, Uwchlan, PA 19425

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

SALE NO. 26-2-26
Writ of Execution No. 2019-07602
DEBT \$1,512.59

ALL THAT CERTAIN tract of land situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 16-6-232.1

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Douglas R. Ricketts**

SALE ADDRESS: 744 E. Chestnut Street, Coatesville, PA 19320

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

SALE NO. 26-2-27
Writ of Execution No. 2020-00975
DEBT \$1,356.75

ALL THAT CERTAIN lot of land on which is located the West house of a block of two frame dwelling houses, designated as No. 254 Fleetwood Street, Formerly Railroad Street situate in the City of Coatesville, County of Chester and State of Pennsylvania.

Tax Parcel # 16-5-52

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Douglas R. Ricketts**

SALE ADDRESS: 254 Fleetwood Street, Coatesville, PA 19320

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

SALE NO. 26-2-29
Writ of Execution No. 2024-01633
DEBT \$30,947.71

ALL THAT CERTAIN lot or piece of ground, situate in Tredyffrin Township, Chester County and State of PA.

Tax Parcel # 43-5-12.6

PLAINTIFF:Tredyffrin/Easttown School District

VS

DEFENDANT: **Ning Sun**

SALE ADDRESS: 1865 Covered Bridge Road, Tredyffrin Township, PA 19355

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

SALE NO. 26-2-33
Writ of Execution No. 2022-06205
DEBT \$383,247.54

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of West Whiteland, Chester County, Pennsylvania, bounded and described according to a Plan of Property of Earl Fiter made by Vernon Keech, R.S. dated 2/23/1965 as follows, to wit:

BEGINNING at a spike in the title line in the bed of a public road leading in a Northernly direction to Whitford and in a Southernly direction to Grove a corner of lands of McAllister Edwards; thence leaving said road and crossing the Westerly side thereof and extending along said lands of McAllister Edwards South 87 degrees 47 minutes West 223.6 feet to a point in line of lands of Grove Gardens; thence extending along said lands North 17 degrees 49 minutes west 591.13 feet to an iron pin in line of lands of Kersey Cunningham;

thence extending along said lands North 61 degrees 29 minutes 40 seconds East, 135.1 feet to a limestone in line of lands of George Thomas, III, Estate; thence extending along said lands, South 24 degrees 46 minutes 50 seconds East recrossing the Westerly side of said public road

681.33 feet to the first mentioned point and place of beginning.

CONTAINING 2.515 acres more or less.

BEING the same premises which Henry C. Herrmann and Karen J. Herrmann, his wife, by Deed dated August 13, 1997, and recorded August 19, 1987, in Book 872, Page 241, granted and conveyed unto Henry C. Herrmann and Karen J. Herrman, his wife, in fee.

AND THE SAID Henry C. Herrmann departed this life on or about March 17, 2020 thereby vesting title unto Karen J. Herrmann by operation of law.

Tax Parcel # 41-5-228

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust

VS

DEFENDANT: **Karen J. Herrmann**

SALE ADDRESS: 1460 Whitford Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **LOGS LEGAL GROUP LLP 610-278-6800**

SALE NO. 26-2-34
Writ of Execution No. 2025-04324
DEBT \$128,871.04

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

Situated in the County of Chester, State of Pennsylvania:

All those 3 certain lots of land designated as Lots Nos. 190, 191 and 192 on a Plan of Lots called "Lincoln Heights" on the Lincoln Highway in the Township of Valley, County of Chester and State of Pennsylvania, developed by Harry A. Nichols, and more particularly bounded and described as follows:

Beginning at a stake on the North line of George Street, a corner of Lot No. 193, now or late of James A. Johnson; thence along the said North line of George Street South 70 degrees 7 minutes West 150 feet to a stake, a corner of Lot No. 189 now or late of Walter D. Carlin; thence by said Lot No. 189 North 19 degrees 53 minutes West 150 feet to a stake in the South line of Ross Street; thence by said South line of Ross Street North 70 degrees 7 minutes East 150 feet to a stake another corner of Lot No. 193; thence by said Lot No. 193 South 19 degrees 53 minutes East 150 feet to the place of beginning.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

BEING THE SAME PROPERTY CONVEYED TO SCOTT WILLIAMS WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM DOUGLAS J. LAMBERT, JR., DATED OCTOBER 23, 2008, RECORDED NOVEMBER 7, 2008, AS DOCUMENT ID 10884386, AND RECORDED IN BOOK 7543, PAGE 86, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI # 38-5C-43

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Scott Williams**

SALE ADDRESS: 907 George Street, Coatesville, PA 19320

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

SALE NO. 26-2-37

Writ of Execution No. 2025-06424

DEBT \$229,059.44

Property situate in the BOROUGH OF WEST GROVE, CHESTER County, Pennsylvania, being

BLR # 05-07-0125

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

VS

DEFENDANT: **JASON WEAVER A/K/A JASON H. WEAVER**

SALE ADDRESS: 13 Winterset Court, West Grove, PA 19390

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

SALE NO. 26-2-40

Writ of Execution No. 2022-10357

DEBT \$76,431.95

PROPERTY SITUATE IN BOROUGH OF TOWNSHIP OF WEST MARLBOROUGH

Tax Parcel # 48-01-0012.110

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR THE ABFS MORTGAGE LOAN TRUST 2003-2, MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES 2003-2

VS

DEFENDANT: **RONALD MCCARRAHER & JUDITH A. MCCARRAHER**

SALE ADDRESS: 14 Richard Wilson Drive, Coatesville, PA 19320

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

SALE NO. 26-2-41

Writ of Execution No. 2025-05379

DEBT \$217,387.17

ALL TH AT CERTAIN tract or piece of ground , with the hereditaments and appurtenances, thereon erected SITUAT E in the Towns hip of Caln, County of Chester, and State of Pennsylvania, bounded and described according to a Plan of Land for John Wesley & Grace R. Cook, made by John E. Stapleton, III, Registered Land Surveyor, Coatesville, Pa., dated 11/3/1975, as follows, to wit:

BEGINNING at a point on the Northerly side of the Coatesville-Downingtown By-Pass (U.S. Route 30) (104 feet wide); said point being also a corner of land now or late of C.M. Sheehan; (as shown on said Plan); thence extending from said beginning point along the Northerly side of the Coatesville-Downingtown By-Pass (U.S. Route 30) the two (2) following courses and distances (1) South 87 degrees 08 minutes 30 seconds West, 91.14 feet to a point of curve and (2) on the arc of a circle curving to the left, having a radius of 33.633.41 feet, the arc distance of 971 .65 feet to an iron pipe, a corner of lands now or late of Leon H. Faddis; thence extending along the same, North 02 degrees 08 minutes East, 170.37 feet to an iron pipe, a corner of land now or late of Jesse M. Hamby; thence extending along the same, North 88 degrees 48 minutes 30 seconds East, 871.01 feet to a point, a corner of

lands now or late of Robert Johnson; thence extending along the same the six (6) following courses and distances : (1) South 00 degrees 34 minutes 30 seconds East, 85.85 feet to an iron pipe; (2) South 52 degrees 24 minutes 45 seconds East, 38.61 feet to an iron pipe; (3) south 71 degrees 36 minutes 45 seconds East, 49.98 feet to an iron pipe; (4) South 78 degrees 31 minutes 30 seconds East, 49.94 feet to an iron pipe; (5) South 88 degrees 43 minutes 30 seconds East, 25.86 feet to an iron pin; and (6) North 57 degrees 59 minutes 30 seconds East. 36.42 feet to a point, a corner of land snow or late of George R. Crompton; thence extending along the same and a land of other, South 86 degrees 17 minutes 30 seconds East, 276.69 feet to point on the Northwesterly side of a road leading to Pennsylvania Highway Route 340; thence extending through the same, South 00 degrees 40 minutes 45 seconds West, 33.05 feet to a point on the South-easterly side of said Highway; thence crossing same and along lands now or late of said C.M. Sheehan, north 86 degrees 17 minutes 30 seconds West, 275.79 feet to a point; thence extending South 00 degrees 52 minutes 30 seconds East, 17.96 feet to the first mentioned point and place of beginning.

CONTAINING 3.923 acres of land , be the same more or less.

BEING the same premises which Grace R. Cook, also known as Grace Reita Cook , by Deed dated March 9, 1979 and recorded March 12 , 1979 in Chester County in Deed Book O-54 page 422, granted and conveyed unto Ronald Lee Tukloff and Joan P. Tuckloff, his wife, in fee.

AND THE SAID Ronald Lee Tukloff died on March 17 , 1999, whereby title to the subject premises became solely vested in Joan P. Tukloff by operation of law.

TOGETHER WITH AND RESERVING the fee and common use, right, liberty, and privilege of a certain driveway. various

widths, as and for a right of way, passage-way and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of other lots of ground bounding thereon and having the use thereof.

SUBJECT however, to the proportionate part of the expense of keeping said right of way if good order, condition and repair at all time, hereafter, forever.

UPI # 39-4-37

PLAINTIFF: Truist Bank formerly known as Branch Banking and Trust Company

VS

DEFENDANT : **Stacy L. Tukloff a/k/a Stacy L. Tukloff Vansant and James Vansant**

SALE ADDRESS: 614 W. Bondsville Road, AKA 606 W. Bondsville Road, Downingtown, PA 19335

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