Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 74 WEST CHESTER, PENNSYLVANIA, OCTOBER 29, 2026 No. 44

TABLE OF CONTENTS
74 CHESTER COUNTY REPORTS

Estate of Lindsey v. Aventure at Pembrooke

Motion to compel discovery – Certification of good faith effort to resolve discovery differences – Judicial resources - Request for sanctions 317 (2026)

Classified Ads. 24
Meeting Space - *West Chester*

Furnished Office Spaces in CCBA Building - *West Chester*

Legal Notices
See Table of Contents. 1

Copyright ©2026 CCBA — All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopy, or any other means without the prior written permission of the copyright holder.

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

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION
15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

www.chescobar.org
lawreporter@chescobar.org

Telephone: 610/692-1889 Fax: 610/692-9546

Richard Meanix, Editor

Assistant Editor
Patrick M. McKenna, Esquire
Richard Meanix, Chairperson-Publications Committee

Subscription Rate $110.00 for CCBA Members; $225.00 for Nonmembers CCBA
Periodicals Postage Paid at West Chester, Pennsylvania
POSTMASTER: Send address changes to
Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

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

Copyright ©2026 CCBA — All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopy, or any other means without the prior written permission of the copyright holder.

2026 CCBA Officers

C. Curtis Norcini, *President*
Robert A. Burke, *Vice President*
Maria C. Janoski, *Treasurer*
Jennifer Ann Fink, *Secretary*
James D. Doyle, *Immediate Past President*
Samuel W. Cortes, *Past Presidents' Representative*

Executive Director
Gregory Nardi

2026 CCBA Directors

Andrea M. Cardamone (2026)
Rosanna I. Chiple (2026)
Wesley W. Legg (2026)
Basil Joy (2027)
Louis Anthony Mincarelli (2027)
Hon. Deborah Ryan (2027)
Steve E. Jarmon (2028)
A.J. Ober, IV (2028)

2026 YLD Division

Grant P. Bloomdahl, *Chair*
Maeve E. Bain, *Chair-Elect*
Lauren A. Nehra, *Immediate Past Chair*

TABLE OF CONTENTS
LEGAL NOTICES

Orphans' Court Audit List **(2nd Publication of 2)** 2
Change of Name Notice 4
Corporation Notice 5
Dissolution Notice 5
Estate Notice **1st Publication** 6
Estate Notice **2nd Publication** 8
Estate Notice **3rd Publication** 9
Trust Notice **(1st Publication of 3)** 11
Trust Notice **(2nd Publication of 3)** 11
Notice **(3rd Publication of 3)** 11
Notice 2023-02579-RC 11
Notice 2026-02292-JD 13
Sheriff Sale of Real Estate **(1st Publication of 3)** 14

Chester County Court of Common Pleas
Orphans' Court Division
CALL OF THE AUDIT LIST
THE HONORABLE NICOLE R. FORZATO COURTROOM 11
WEDNESDAY, NOVEMBER 04, 2026 09:00 AM

THEODORE S. MORGAN **15-23-0475**
CALL OF THE AUDIT LIST
FIRST & FINAL (INHERITED IRA) AND
FIRST & FINAL (PROBATE ASSET ESTATE

KENT E. CONWAY 484-997-2042	LESLIE MORGAN, PETITIONER
CHRISTINA SCHADLER 484-997-2048	
KEVIN M. ELLIS 484-997-2046	
THOMAS PATRICK HOGAN	
MATTHEW STEVEN MARRONE 267-519-6851	JENNIFER HEISINGER WALKER, RESPONDENT
DANIEL STEVEN STRICK (267) 519-6870	
LAUREN MARIE BANTON (267) 519-6847	
LEE R. ALLMAN 215-352-3838	L. PETER TEMPLE, ADMINISTRATOR CTA
EMILY TEMPLE ABELS 610-444-3737	
PRO SE	DEBORAH L. KLOCK, PETITIONER
ETHAN R. O'SHEA 215-661-0400	JEFFREY P. MORGAN, OTHER INTERESTED PARTY
PRO SE	STACEY MORGAN, OTHER INTERESTED PARTY

Chester County Court of Common Pleas
Orphans' Court Division
CALL OF THE AUDIT LIST
THE HONORABLE NICOLE R. FORZATO COURTROOM 11
WEDNESDAY, NOVEMBER 04, 2026 09:00 AM

S. N. M. **15-25-1690**
CALL OF THE AUDIT LIST
FINAL

PRO SE	S. N. M., MINOR
THERESE L MONEY 610-692-2248	KIMBERLY A. MOSES, GUARDIAN
THERESE L MONEY 610-692-2248	THOMAS YURISH, JR., GUARDIAN

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.*

CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. AD-26-0046

NOTICE IS HEREBY GIVEN that the name change petition of Andrew Hale was filed in the above-named court and will be heard on Monday, November 23, 2026 at 9:30:00 AM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Monday, August 24, 2026
Name to be changed from: Elizabeth Rebecca Novak to: Elizabeth Rebecca Hale
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
ROSANA I. CHIPLE, Attorney for the Petitioner
Fink and Buchanan Law Offices, LLC
21 South Church St
West Chester, PA 19382

CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2026-06714-NC

NOTICE IS HEREBY GIVEN that the name change petition of Monica Berenbroick was filed in the above-named court and will be heard on Tuesday, November 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: Thursday, July 16, 2026
Name to be changed from: Monica Berenbroick to: Monica Collins
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. 2026-07589-NC

NOTICE IS HEREBY GIVEN that the name change petition of Michael Duke Billic-Gilbert was filed in the above-named court and will be heard on Tuesday, November 24, 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, August 7, 2026
Name to be changed from: Michael Duke Billic-Gilbert to: Michael Duke Billic Gilbert
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. 2026-07889-NC

NOTICE IS HEREBY GIVEN that the name change petition of Hongtao Liu on behalf of minor child ZIYANG LIU was filed in the above-named court and will be heard on Tuesday, December 8, 2026 at 3:00:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, August 14, 2026
Name to be changed from: ZIYANG LIU to: David Young Liu
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. 2026-10041-NC

NOTICE IS HEREBY GIVEN that the name change

petition of Laura Daniels on behalf of minor child Kaitlyn Aerelie Daniels was filed in the above-named court and will be heard on Tuesday, February 2, 2027 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, October 16, 2026
Name to be changed from: Kaitlyn Aerelie Daniels
to: Kalvyn Arthur Daniels
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 10/9/2026 under the Domestic Business Corporation Law, for ARGO HOLDINGS INC, and the addr. of the registered office is 1718 Chantilly Ln., Chester Springs, PA 19425-1732, Chester County.

CORPORATION NOTICE

Group 82 Holding, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.
William D. March, Esquire
290 Main Street
Royersford, PA 19468

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 Tuesday, October 13, 2026, for OJR Wrestling Booster Club in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: To support the boys' and girls' wrestling programs at Owen J. Roberts Middle School and High School through fundraising and financial support for team needs, fostering school spirit, and promoting a positive environment for student-athletes.

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 10/9/2026 under the Domestic Business Corporation Law, for PENN VIKING TRADING INC, and the addr. of the registered office is 1213 Foxglove Ln., West Chester, PA 19380-5854, Chester County.

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 Friday, October 2, 2026, for THOMPSON KEY ADVISORY, P.C. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Accounting
VINCENT CAROSELLA, JR., Solicitor
Carosella & Associates, P.C.
882 S. Matlack Street, Suite 101
West Chester, PA 19382

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Dept. of State for Warsaw Partners Holdings, Inc., a corporation organized under the PA Business Corporation Law of 1988. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that Roberts Engineering, Inc. a Pennsylvania corporation registered with the Commonwealth of Pennsylvania located in Chester County, Pennsylvania and having a principal address of 180 Water Works Road, Coatesville, Pennsylvania 19320 and a registered agent address, Registered Agents, Inc., in Erie County, is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1975 of the Business Corporation Law of 1988, as amended.
MICHAEL P. RITTINGER
Stevens & Lee
620 Freedom Business Center, Suite 200
King of Prussia, PA 19406

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that Roberts Environmental, Inc., a Pennsylvania corporation registered with the Commonwealth of Pennsylvania located in Delaware County, Pennsylvania and having a registered office at 180 Water Works Road, Coatesville, Pennsylvania 19320 is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1975 of the Business Corporation Law of

1988, as amended.
MICHAEL P. RITTINGER
Stevens & Lee
620 Freedom Business Center, Suite 200
King of Prussia, PA 19406

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that Roberts Leotech, Inc., a Pennsylvania corporation registered with the Commonwealth of Pennsylvania located in Delaware County, Pennsylvania and having a registered office at 180 Water Works Road, Coatesville, Pennsylvania 1932 is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1975 of the Business Corporation Law of 1988, as amended.
MICHAEL P. RITTINGER
Stevens & Lee
620 Freedom Business Center, Suite 200
King of Prussia, PA 19406

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

ESTATE OF CALOGERO **ALLETTO**, DECEASED. Late of East Goshen Township, Chester County, PA LETTERS of ADMINISTRATION on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to MAURICE HUDSON, ADMINISTRATOR, c/o Joel S. Luber, Esq., 2929 Arch St., 13th Fl., Philadelphia, PA 19104, Or to his Attorney:
JOEL S. LUBER
REGER RIZZO DARNALL LLP
Cira Centre
2929 Arch St., 13th Fl.
Philadelphia, PA 19104

ANDROWICK, William, late of Honey Brook Township. William V. Androwick, care of NEVIN D. BEILER, Esquire, 105 S. Hoover Ave., New Holland, PA 17557, Executor. NEVIN D. BEILER, Esquire, Beiler Legal Services, P.C., 105 S. Hoover Ave., New Holland, PA 17557, atty.

BALDWIN, Hilda Johnson, a/k/a Hilda J. Baldwin, late of West Caln Township. Tracey Baldwin, care of RICK MORTON, Esquire, 999 West Chester Pike Suite 201, West Chester PA 19380, Executrix. RICK MORTON, Esquire, RMI Law, 999 West Chester Pike Suite 201, West Chester PA 19380, atty.

BRIZZI, Philomene, late of Tredyffrin Township. Brian V. Murray, care of DEVIN S. FOX, Esquire, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, Administrator. DEVIN S. FOX, Esquire, Stevens & Lee, PC, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, atty.

BROWN, Carlton Tyrone, late of Caln Township. Kalpana Doshi, care of ZACHARY D. GRIFFITH, Esquire, 2755 Century Blvd., Wyomissing, PA 19610, Administratrix. ZACHARY D. GRIFFITH, Esquire, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610, atty.

DILLON, Cheryl Dombrow, a/k/a Cheryl Dillon, late of Tredyffrin Township. Kevin Michael Dillon, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Ste. 110, Media, PA 19063, Executor. NICHOLAS M. ORLOFF, Esquire, Lamb McErlane, P.C., 1 W. Third St., Ste. 110, Media, PA 19063, atty.

GALLO, Carole Julia, a/k/a Carole Gallo and Carole J. Gallo, late of Caln. Paula Gambrill, care of GORDON GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. GORDON GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

GOLDBERG, Mitchell Jay, a/k/a Mitch Goldberg, late of Phoenixville. Susan M Goldberg, 1409 Denise Circle, Phoenixville, PA 19460, Executrix.

GOODALE, Patricia F., late of Penn Township. Kathleen J. McCormick, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

KATES, John C, a/k/a John Charles Kates, late of East Vincent Twp.. Susan E. Kates, 7203 Bluefield Dr., Dallas, TX 75248, care of BRIAN D. GOURLEY, Esquire, 114 E. Broad St., Souderton, PA 18964, Executrix. BRIAN D. GOURLEY, Esquire, Landis, Hunsberger, Gingrich & Weik, 114 E. Broad St., Souderton, PA 18964, atty.

LASKEY, Diane M., late of East Vincent Town-

ship. Raymond J. Laskey, 962 Sanatoga Rd., Pottstown, PA 19465, care of JAMES C. KOVALESKI, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executor. JAMES C. KOVALESKI, Esquire, OWM Law, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, atty.

LAST, JR., Edmund G., late of East Goshen Township. Daniel F. Monahan, 158 W. Gay St., Ste. 204, West Chester, PA 19380, care of DANIEL F. MONAHAN, Esquire, 158 W. Gay St., Ste. 204, West Chester, PA 19380, Executor. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 158 W. Gay St., Ste. 204, West Chester, PA 19380, atty.

LAUDY, Barbara A., late of Kennett Township. Mark William Laudy, 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.

LEAR, Anna P., late of East Bradford Township. Anna Maria McClure, care of JENNIFER L. SIMONS, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executrix. JENNIFER L. SIMONS, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan, P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

LOPEZ SALINAS, Jorge Rafael, late of East Whiteland Township. Grima Castro, care of ROSANA I. CHIPLE, Esquire, 21 South Church St, West Chester, PA 19382, Administrator. ROSANA I. CHIPLE, Esquire, Fink and Buchanan Law Offices, LLC, 21 South Church St, West Chester, PA 19382, atty.

LOPP, Carlos, late of Coatesville. Catherine Colleen Jennings-Lopp, care of LATISHA BERNARD SCHUENEMANN, Esquire, 2755 Century Blvd., Wyomissing, PA 19610, Administrator. LATISHA BERNARD SCHUENEMANN, Esquire, Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610, atty.

MANNING, Thomas Joseph, late of Easttown Township. Michele Price Manning, 507 Millbrook Rd., Devon, PA 19333, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administratrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

MORRIS, Livingston Boyd, late of Easttown Township. Robert Livingston Morris, 652 California St., Apt. C, Mountain View, CA 94041, care of ELIZABETH J. KILLACKEY, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executor. ELIZABETH J. KILLACKEY, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

OLEYKOWSKI, Matilda C., late of Valley Township. Joseph Oleykowski, care of JAMISON C. MacMAIN, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. JAMISON C. MacMAIN, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

PETERSEN, Laura K., late of West Brandywine Township. Andrew H. Dohan, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

PIZZO, Rose Marie, late of West Chester. George J Pizzo Jr., 12 Susies Hollow, Sewell, NJ 08080, Executor.

PRINCE, Constance S., a/k/a Constance L. Prince, late of Uwchlan Township. Scott L. Schaffer, 859 Shadowbrooke Drive, Dover, PA 17315, care of JOSEPH D. KERWIN, Esquire, 4245 State Route 209, Elizabethville, PA 17023, Executor. JOSEPH D. KERWIN, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethville, PA 17023, atty.

RYAN, JR., James D., a/k/a James Donald Ryan, Jr., late of Tredyffrin Township. Meredith A. Horton, care of DOUGLAS L. KAUNE, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executrix. DOUGLAS L. KAUNE, Esquire, Unruh Turner Burke & Frees, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

SCOGNA, Dora Ella, a/k/a Dora and Duerr, late of Devon. Dora Mead, care of JOHN DUFFY, Esquire, 807 Garrett Road, Upper Darby, PA 19082, Executrix. JOHN DUFFY, Esquire, Family Insurance, 807 Garrett Road, Upper Darby, PA 19082, atty.

TOBINUS, JR, John F., late of Pottstown. Courtney Tobinus, care of SHAWN P. QUINNAN, Esquire, 1220 Valley Forge Rd STE 6, Phoenixville, PA 19460, Administratrix. SHAWN P. QUINNAN, Esquire, Law Offices of Shawn P. Quinnan, 1220 Valley Forge Rd STE 6, Phoenixville, PA 19460, atty.

WARD, Jack Oliver, late of West Chester Borough. Mathew Ward, 727 S. Adams St., West Chester, PA 19382, care of CHRISTA F. HIGH, Esquire, 66 W. Eagle Rd., Ste. 1, Havertown, PA 19083, Executor. CHRISTA F. HIGH, Esquire, Law Offices of Daniel J. Siegel, LLC, 66 W. Eagle Rd., Ste. 1, Havertown, PA 19083, atty.

2nd Publication

BAIER, Mary Ann B., a/k/a Mary Ann Baier, late of Uwchlan Township. Michael F. Baier, 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.

BEWLEY, Evelyn D, late of London Grove Township. George Saienni, 344 Chatham Rd, West Grove, PA 19390, Executor.

CARROLL, Steven P., late of Oxford Borough. Christine Graff, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administratrix. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

COOK, Sue L., late of West Whiteland Township. Jenny A. LeSage, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

DOBBINS, Marsha, late of West Whiteland Township. Amanda Dobbins and Jennifer Dobbins, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executors. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

FRAUMENI, Joan Marie, late of Caln Township. Patricia Fraumeni, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

IREY, Jacqueline A, late of West Nantmeal Township. Roger W. Irey, Jr., care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executor. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

LACKOVIC, Donna C., late of Schuylkill Township. John B. Lackovic, 3 Brocster Ct., Phoenix, MD 21131, 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.

McINERNEY, June J., late of Phoenixville Borough. Thomas F. McInerney, Jr., care of JACQUELINE A. JOHNSON, Esquire, 347 West Main Street, Trappe, PA, 19426, Administrator. JACQUELINE A. JOHNSON, Esquire, Johnson Starling & Rotman, 347 West Main Street, Trappe, PA, 19426, atty.

McWILLIAMS, Renee Alexandria, late of West Chester. Rachel Broadway, 411 Dexter Drive, Middletown, Delaware 19709, Administrator.

NELSON, Sally T., late of Tredyffrin Township. Alice N. Flint, care of KATHERINE F. THACKRAY, Esquire, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, Executrix. KATHERINE F. THACKRAY, Esquire, Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, atty.

RIALE, Connie Marie, late of Franklin Township. Raymond Riale, IV, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrator. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

ROGERS, Susan, late of East Brandywine Township. Mark Rogers, care of VINCENT CAROSELLA, JR, Esquire, 822 S Matlack Street Suite 101, West Chester PA 19382, Administrator. VINCENT CAROSELLA, JR, Esquire, Carosella & Associates PC, 822 S Matlack Street Suite 101, West Chester PA 19382, atty.

SABOE, Elena P., a/k/a Elena Saboe and Elena Prota Saboe, late of Paoli. Kirsten Saboe, Foster Plaza 7, 661 Andersen Drive, Suite 315, Pittsburgh, PA 15220, care of MATTHEW A. BOLE, Esquire, Foster Plaza 7, 661 Andersen Drive, Suite 315, Pittsburgh, PA 15220, Executrix. MATTHEW A. BOLE, Esquire, Fiffik Law Group, P.C., Foster Plaza 7, 661 Andersen Drive, Suite 315, Pittsburgh, PA 15220, atty.

SCHOLLENBERGER, Richard Norman, late of East Coventry Township. Jeff R. Schollenberger, 451 Kolb Road, Spring City, PA 19475, Executor.

SUSANIN, Roger D., a/k/a Roger David Susanin, late of East Goshen Township. Helene M. Susanin, 1752 Zephyr Glen Ct., West Chester, PA 19380, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Mattews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

TOMPKINS, Ann R., late of Borough of West Chester. Diane M. Tompkins, 312 Sharpless Street, West Chester, PA 19382, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Ches-

ter, PA 19382, atty.

WILSON, Stacy, late of West Nottingham. Michael Wilson, 248 W. Ridge Road, Apt. 2, West Nottingham, PA 19362, care of PETER GIANGIULIO, Esquire, P.O. Box 567, Unionville, PA 19375, Administrator C.T.A.. PETER GIANGIULIO, Esquire, P.O. Box 567, Unionville, PA 19375, atty.

3rd Publication

AIKMAN IV, Adrian Mast, a/k/a Adrian M. Aikman IV, late of Downingtown. Karen Ann Sardella, care of JAMES S. BAINBRIDGE, Esquire, 921 Penllyn Blue Bell Pike, Suite A2, Blue Bell, PA 19422, Executrix. JAMES S. BAINBRIDGE, Esquire, The Bainbridge Law Firm LLC, 921 Penllyn Blue Bell Pike, Suite A2, Blue Bell, PA 19422, atty.

CAMPBELL, Patricia, late of East Whiteland Township. Merle C. Campbell, 40 Carol Lane, Malvern, PA 19355, Administrator.

CHEESMAN, Linda A, a/k/a Linda Ann Hiddleson, late of Caln. Young Nguyen, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, Pennsylvania 19372, Personal Representative. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, Pennsylvania 19372, atty.

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

DAVIS, Nancy C., late of East Goshen Township. Suzanne Hartzel, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

DEHNER, Eleanor S., late of Westtown Township. Tara L. Fogel, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

DEVINE, Jerome Charles, a/k/a Jerome C. Devine, late of West Bradford Township. Janet Devine, care of VINCENT CAROSELLA, JR, Esquire, 882 S Matlack St Ste 101, West Chester, PA 19382, Executrix. VINCENT CAROSELLA, JR, Esquire, Carosella & Associates, P.C., 882 S Matlack St Ste 101, West Chester, PA 19382, atty.

GEDDES, Janice, late of Chadds Ford. Wendy Sears, 601 Greenbrier Dr, Silver Spring, MD 20910, Executor.

GIEGEL, Alexis, late of Paoli. Shannon Ferguson-Podder, 533 Georgian Road, Glenside, PA 19038, care of JAMES S. VERGOTZ, Esquire, 106 Arcadia Ct., Pittsburgh, PA 15237, Executrix. JAMES S. VERGOTZ, Esquire, 106 Arcadia Ct., Pittsburgh, PA 15237, atty.

HICKMAN, Donna P., a/k/a Donna Hickman, late of Schuylkill Township. Ryan Almond, care of SYDNEY D. BETTS, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executor. SYDNEY D. BETTS, Esquire, Unruh Turner Burke & Frees, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

HUGHES, Charles, late of Elverson. Kathryn M Klunk, 11061 Roberts Road, Charlevoix MI 49720, Executor.

JAMES, Dixie Donaldson, a/k/a Dixie D. James, late of West Whiteland Township. John R. James, III, 409 Maeck Farm Rd., Shelburne, VT 05482, 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.

JORDAN, Elsie Rae, late of Atglen Borough. Robin G. Schenk, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Administrator. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

KESSLER, Rex Keith, a/k/a Rex K. Kessler, late of Willistown Township. Laura M. Kessler, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix CTA. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

ESTATE OF ROBERT EDWARD KILLEN a/k/a ROBERT E. KILLEN, DECEASED.
Late of Easttown Township, Chester County, PA
LETTERS TESTAMENTARY on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to TARA J. SIMPSON, EXECUTRIX, c/o SIANA CARR O'CONNOR & LYNAM LLP,

Attn. William L. O'Connor, 1500 E. Lancaster Ave., Ste. 202, Paoli, PA 19301

KINCAID, Steven Randall, late of Wallace Township. Marilyn Kincaid, 70 Lexington Manor, Glenmoore, PA 19343, care of DEIRDRE A. AGNEW, Esquire, 1450 East Boot Road, Building 400A, West Chester, PA 19380, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

LIEBERMAN, Stanley J., late of Upper Uwchlan Township. Marc Lieberman, 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.

LINDENMUTH, Deborah A., a/k/a Deborah Lindenmuth, late of East Goshen Township. H. Michael Cohen and Sally Wilson, 104 S. Church St., West Chester, PA 19382, care of H. MICHAEL COHEN, Esquire, 104 S. Church St., West Chester, PA 19382, Executors. H. MICHAEL COHEN, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

MACCHIONE, Dominic Joseph, late of Malvern, Charlestown Township. Joseph R. Macchione, care of ROSIE SOTO, Esquire, 5 E Germantown Pike, Plymouth Meeting, PA 19462, Executor. ROSIE SOTO, Esquire, FT Legal Services, 5 E Germantown Pike, Plymouth Meeting, PA 19462, atty.

MARTINI, Gregory J., a/k/a Greg Martini, late of Uwchlan Township. Marie L. Martini, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix CTA. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey LTD., 17 W. Miner St., West Chester, PA 19382, atty.

McKENNA, JR., John James, late of Coatesville. Amy Mattern a/k/a Amy McKenna, care of STEPHEN B. HARRIS, Esquire, 1760 Bristol Road, P.O. Box 160, Warrington, PA 18976, Executrix. STEPHEN B. HARRIS, Esquire, Harris and Harris, 1760 Bristol Road, P.O. Box 160, Warrington, PA 18976, atty.

McWILLIAMS, Julia Wilhelm, a/k/a Julia W. McWilliams, late of Tredyffrin Township. Zachary Potter McWilliams, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

MEASE, Susan Lee, a/k/a Susan Lee Mease Long, late of Willistown Twp.. Albertjohn DePalantino, care of ARMAND M. VOZZO, JR., Esquire, 19 Short Road, Doylestown, PA 18901, Executor. ARMAND M. VOZZO, JR., Esquire, 19 Short Road, Doylestown, PA 18901, atty.

MOE, Jeffrey Michael, late of West Goshen Township. Douglas Marius Moe, 131 Ridge Ln., Flat Rock, NC 28731, care of KARIM P. HUSAIN, Esquire, 535 N. Church St., Ste. 220, West Chester, PA 19380, Administrator. KARIM P. HUSAIN, Esquire, Hartshorne Mansion, 535 N. Church St., Ste. 220, West Chester, PA 19380, atty.

MULLEN, Phillip, a/k/a Phillip Wayne Mullen, Phillip W. Mullen and Phil Mullen, late of West Chester Borough. Michael Van Hoy, care of BENJAMIN L. JERNER, Esquire, 5401 Wissahickon Ave., Philadelphia, PA 19144, Executor. BENJAMIN L. JERNER, Esquire, Jerner Law Group, P.C., 5401 Wissahickon Ave., Philadelphia, PA 19144, atty.

NEILL, Roseanne M., a/k/a Roseanne Neill, late of East Goshen Township. Graham Neill, 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.

NORTON, Philip J, late of West Chester. Paul Norton, 430 Reeds Road, Downingtown, PA 19335, care of DEIRDRE A. AGNEW, Esquire, 1450 E Boot Rd Ste 400A, West Chester, PA 19380, Executor. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 E Boot Rd Ste 400A, West Chester, PA 19380, atty.

ORTEGA, Gerald L., late of West Grove Township. Roseanne Ortega, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

PYLE, Carol A, late of Nottingham. Alan Rozek and Betty Burkhart, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executors. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

ROSENLIND, Joan M., a/k/a Joan Rosenlind, late of Penn Township. Deanna Rosenlind, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, atty.

ROSS, Ingrid Taylor, a/k/a Ingrid T. Ross, late of Easttown Township. Caroline Galdabini, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executrix. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

SANDERSON, Richard D., late of New Garden Township. Lisa M. Sanderson, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

SCOTT, Charles Edward, late of Wayne. Maureen Scott, 114 Amity Drive, Wayne, PA 19087, Executrix.

SCULLY, Daniel Joseph, a/k/a Daniel J. Scully, late of West Whiteland Township. Jill M. Scully, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

VANDERWERFF, Ruth Adelaide, late of West Chester. Catherine VanderWerff Bowes, 2012 Hydrangea Court, West Chester, PA 19380, Executrix.

1st Publication of 3

TRUST NOTICE

THE RICHARD D. MERION AND JEANETTE T. MERION LIVING TRUST DATED MAY 31, 2005, RESTATEMENT DATED JANUARY 29, 2026
RICHARD D. MERION, Deceased
Late of West Chester Borough, Chester County, PA
This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to JEANETTE T. MERION, TRUSTEE, 104 Cloverly Ln, West Chester, PA 19380,
Or to her Attorney:
GREGORY A. BARONI
BARONI ESTATE PLANNING & ELDER LAW
13 E. Central Ave.
Paoli, PA 19301

2nd Publication of 3

TRUST NOTICE

THE CLYDE ALLEN MOFFAT, JR. LIVING TRUST DATED FEBRUARY 4, 2026, RESTATEMENT DATED APRIL 13, 2026.
CLYDE ALLEN MOFFAT, JR. a/k/a CLYDE ALLEN MOFFAT, Deceased
Late of Malvern Borough, Chester County, PA
This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to DEBORAH GAIL MILLET, TRUSTEE, c/o Danielle Friedman, Esq., 2000 Market St., Ste. 2700, Philadelphia, PA 19103,
Or to her Attorney:
DANIELLE FRIEDMAN
OFFIT KURMAN PA
2000 Market St., Ste. 2700
Philadelphia, PA 19103

3rd Publication of 3

NOTICE

Court of Common Pleas - Chester County, PA - Civil Action - Civil - NO. 2026-04560-MJ - PETER STACK - PETITIONER - Take notice that a petition to gain title to a 1928 Chevrolet Capital Truck, (Vin # 12LP4299) has been filed in the above-named Court by the above-named Petitioner. A hearing is scheduled for 12/17/26 at 9:30 AM, before Judge Cauley, Courtroom #17, Chester County Justice Center, 201 W. Market St., West Chester, PA.

NOTICE

Jacqueline McNally, Esq. (201332)
Timothy A. Cirino, Esq. (326340)
Robert Flacco, Esq. (325024)
Nicole Francese, Esq. (332253)
Yvonne Ganley, Esq. (337459)
Andrew Kravitz, Esq. (80142)
FRIEDMAN VARTOLO LLP
1325 Franklin Avenue, Suite 160 Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150
Attorneys for Plaintiff Firm Case No.: 221795-3

IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSRMF MORTGAGE HOLDINGS II MASTER PARTICIPATION TRUST,
Plaintiff,
vs.
BONNIE J. HILTON,
Defendants,
CASE NO.: 2023-02579-RC
CIVIL ACTION
MORTGAGE FORECLOSURE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Bonnie J. Hilton at 417 Coates Street, Coatesville, PA 19320 and 2718 Chowning Street, Fairfield, OH 45014 and PO Box 54, Summit Point, WV 25446-0054 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 417 Coates Street, Coatesville, PA 19320, owned by Bonnie J. Hilton, scheduled to be sold at Sheriff's Sale on November 19, 2026 at 11:00am, prevailing time, will be sold at a public on-line auction conducted by Bid4Assets, 8757 Georgia Avenue, Suite 520, Silver Springs, MD 20910, at https://www.Bid4Assets.com/ChesterCoPASheriffSales (advance registration required), to enforce the court judgment of $104,229.09, plus fees, costs and other charges obtained by U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSRMF MORTGAGE HOLDINGS II MASTER PARTICIPATION TRUST against Bonnie J. Hilton.

NOTICE OF OWNER`S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF`S SALE

To prevent this Sheriff`s Sale you must take immediate action:

1. The sale will be cancelled if you pay to U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSRMF MORTGAGE HOLDINGS II MASTER PARTICIPATION TRUST, the back payments, late charges, costs and reasonable attorney`s fees due. To find out how much you must pay, please call our office at 212-471-5100 and/or email to pafigures@friedmanvartolo.com.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.
4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF`S SALE DOES NOT TAKE PLACE.

1. If the Sheriff`s Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 212-471-5100.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 212-471-5100.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff`s Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Chester County Lawyer Referral Service Chester County Bar Association, 15 W. Gay Street West Chester, PA 19380 610-429-1500

NOTICE

Court of Common Pleas – Civil Div. – Chester County – No. 2026-02292-JD –
WRIT OF GARNISHMENT –
Amy Renee Gagnon, Plaintiff v. Daniel Robert Gagnon, Defendant – To: Daniel Robert Gagnon, Defendant – You are hereby notified that on May 6, 2026, Plaintiff filed a Writ of Execution in Garnishment against you in the Court of Common Pleas of Chester County PA, docketed at No. 2026-02292-JD, wherein Plaintiff seeks to satisfy judgment, interest, and costs due. You are hereby notified to plead to the above referenced Writ on or before 30 days from the date of this publication or a Judgment will be entered against you.
NOTICE. 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, property, or other rights.
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.
Chester County Bar Association, 15 W Gay St, West Chester, PA, 610-429-1500.
Notice placed by BUCKLEY BRION McGUIRE & MORRIS LLP, 118 W Market St, #300, West Chester, PA, 610-436-4400

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, November 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, December 21st, 2026**. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

1st Publication of 3

SALE NO. 26-3-44
Writ of Execution No. 2024-08364
DEBT $2,416,144.98

Nos. 20 & 22 N. Church Street in West Chester, Chester County, Pennsylvania, improved with a low-rise office building (three stories) with improvement area of approximately 13,664 sq. ft.

Tax Parcel # 1-9-85.1

PLAINTIFF: Wilmington Savings Fund Society, FSB

VS

DEFENDANT: **Tompco Real Estate 1820, LLC**

SALE ADDRESS: 20-22 N. Church Street, West Chester PA 19382

PLAINTIFF ATTORNEY: **BALLARD SPAHR LLP 215-665-8500**

SALE NO. 26-11-173
Writ of Execution No. 2026-00718
DEBT $159,403.37

MUNICIPALITY: WEST CHESTER BOROUGH, CHESTER COUNTY DEED: BOOK NO. 6379, PAGE NO. 1988

Tax Parcel # 1-9-493

IMPROVEMENTS thereon: a residential dwelling Containing 0.0613 Acres

PLAINTIFF: Federal Home Loan Mortgage Corporation, As Trustee of the Freddie Mac SLST 2025-2 Participation Interest Trust

VS

DEFENDANT: **Sean Glaum**

SALE ADDRESS: 40 East Miner Street, West Chester PA 19382

PLAINTIFF ATTORNEY: **Leopold & Associates, PLLC 412-714-2880**

SALE NO. 26-11-174
Writ of Execution No. 2025-06216
DEBT $270,746.19

ALL THAT CERTAIN lot or tract of parcel of land, Situate in West Caln Township, Chester County, Commonwealth of Pennsylvania, described according to a Survey made by Edgar Laub, Registered Surveyor, dated January 13, 1968, as follows:

BEGINNING at a spike in a public macadam road (1358) and the Northeast corner of lands now or late of Lawrence Mattson; thence by said road and land now or late of John Williams North 30 degrees 53 minutes 40 seconds West, 32.58 feet to a spike; thence by land now or late of Wil-

liam Smith North 80 degrees 33 minutes 30 seconds East (passing over a spike in a stump 30 feet from last mentioned spike 295.59 feet to iron pipe; thence by land now or late of Benjamin Schrack South 5 degrees 52 minutes 50 seconds East 125 feet to an iron pin, thence by land now or late of Eldon Hughes South 83 degrees 47 minutes 50 seconds West (passing over an iron pin 30 feet from next mentioned spike 232.9 feet to a spike in said macadam road; thence by said road and by lands now or late of Lawrence Mattson North 38 degrees 0 minutes 30 seconds West 92.42 feet to a point of beginning.

BEING THE SAME PREMISES which David Rothberg, Executor of the Estate of Ann M. Rothberg a/k/a Ann Melinda Rothberg, deceased, by Deed dated 7/20/2023 and recorded in the Office of the Recorder of Deeds of Chester County on 7/25/2023 in Deed Book Volume 11085, Page 1196, granted and conveyed unto Lynda Crighton and John Johansen, IV..

Tax Parcel # 28-5-96.1

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PennyMac Loan Services, LLC

VS

DEFENDANT: **Lynda Crighton & John Johansen, IV**

SALE ADDRESS: 134 Cambridge Road, Coatesville PA 19320

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

SALE NO. 26-11-176
Writ of Execution No. 2025-11483
DEBT $668,983.58

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of Chestnut Hill, prepared by Hibbeln Engineering Company, dated 10/17/2000, last revised 10/25/2004 and recorded in Chester County as Plan No. 17342 as follows, to wit:

BEGINNING at a point on the Westerly side of Blossom Way, a corner of Lot No. 2 as shown on said plan; thence from said point of beginning, along the said side of Blossom Way the following two courses and distances: (1) South 10 degrees 10 minutes 48 seconds East 250.91 feet to a point of curve (2) on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.05 feet to a point on the Northerly side of French Creek Road; thence along the said side of French Creek Road the following three courses and distances: (1) on the arc of a circle curving to the left having a radius of 525.00 feet the arc distance of 260.37 feet to a point of tangent (2) South 47 degrees 39 minutes 11 seconds West 108.00 feet to a point of curve (3) on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 122.24 feet to a corner of lands of Suzane Weber; thence along said lands of Suzane Weber and others North 07 degrees 19 minutes 53 seconds East 441.73 feet to a corner of Lot No. 2; thence along Lot No. 2 North 79 degrees 40 minutes 38 seconds East 337.11 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said plan. UNDER AND SUBJECT TO THE FOLLOWING CONDITIONS: A note will be placed on the deed for each and every lot created by the recordation of this plan clearly stating that the detention basin(s) and other stormwater facilities, as shown on the approved plans (including the on-lot and regional recharge areas) are a integral and perpetual component of the township's stormwater drainage system and as such may be protected, maintained and preserved in accordance with the "Re-

charge Management Plan" by the lot owner(s) whose property is encumbered by said facilities, the township has the right but not the obligation to enter the property from time to time for the expressed purpose of inspecting and to the extent not being maintained, maintaining these facilities in accordance with these requirements. Each property owner is advised that the stormwater facilities are designated to be infiltration facilities and will hold water for an extended prior of time. Being the same premises which The Woods at Chestnut Hill, LLC by Deed dated 2/24/2006 and recorded 3/7/2006 in Chester County in Record Book 6781 Page 1931 conveyed unto William J. Weaver and Cynthia O. Weaver, husband and wife as tenants by the entireties, in fee.

BEING the same premises which William J. Weaver and Cynthia O. Weaver by Deed dated June 15, 2007 and recorded in the Office of Recorder of Deeds of Chester County on August 3, 2007 at Book 7228, Page 2109 Instrument#10776410 granted and conveyed unto Patrick L. Olson.

UPI # 17-6-72.12

PLAINTIFF: Wilmington Trust Company, as Successor Trustee to Bank of America, National Association (successor by merger to LaSalle Bank National Association) as Trustee for Morgan Stanley Loan Trust 2007-15AR, Mortgage Pass-Through Certificates, Series 2007-15AR pursuant to the Pooling and Servicing Agreement dated as of October 1, 2007

VS

DEFENDANT: **Patrick L. Olson A/K/A Patrick Olson**

SALE ADDRESS: 101 Blossom Way, Pottstown aka Township of North Coventry PA 19465

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

SALE NO. 26-11-177
Writ of Execution No. 2026-00377
DEBT $299,172.16

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of East Nottingham, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan for "Mill Pond Farm" made by Regester Associates, Inc., Registered Land Surveyors, Kennett Square, PA., dated 11/15/1996 and recorded 09/11/1997 as Plan No. 14039, as follows, to wit:

BEGINNING at a point on the Southerly side of the cul-de-sac of Mill Pond Lane at a corner of Lot No. 7 on said Plan; thence extending from said point of beginning and along Lot No. 7, South 25 degrees 07 minutes 35 seconds West, 324.24 feet to a point in line of other lands of D.C.W., Inc.; thence extending along the same, South 78 degrees 45 minutes 04 seconds West, 60.70 feet to a point in line of lands of Emedio J. & Mario D. Basciani; thence extending along the same, North 00 degrees 55 minutes 15 seconds East, 330.83 feet to a corner of Lot No. 5 on said Plan; thence extending along the same North 81 degrees 52 minutes 15 seconds East 158.15 feet to a point on the Westerly side of the aforesaid culde- sac; thence extending along the same, along the arc of a circle curving to the left having a radius of 62.60 feet the arc distance of 61.90 feet with a chord bearing South 36 degrees 30 minutes 05 seconds East, 59.40 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

BEING the same premises which Antonio Fallia and Giuseppa Fallia by Deed dated October 30, 2020 and recorded in the Office of Recorder of Deeds of Chester County on December 9, 2020 at Book 10371, Page 478 Instrument# 11787022 granted and conveyed unto Christopher A. Crockett and Sara M. Rodriguez.

UPI # 69-3-116

PLAINTIFF: Regions Bank dba Regions Mortgage

VS

DEFENDANT: **Christopher A Crockett and Sara M Rodriguez**

SALE ADDRESS: 325 Mill Pond Lane, Oxford PA 19363

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

SALE NO. 26-11-178
Writ of Execution No. 2026-02324
DEBT $104,455.53

Property situate in VALLEY TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 38-5C-12

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TURSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-7

VS

DEFENDANT: **WILSON DARDEN & JESSIE DARDEN**

SALE ADDRESS: 907 Lafayette Street, Coatesville PA 19320

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

SALE NO. 26-11-180
Writ of Execution No. 2026-00310
DEBT $123,501.57

ALL THAT CERTAIN TRACT OF LAND SITUATED IN WEST CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A NEW SURVEY MADE BY J.W. HARRY, C.E. FEBRUARY 14, 1940, AS FOLLOWS:

BEGINNING AT A POINT IN OR NEAR THE MIDDLE OF A PUBLIC ROAD LEADING TO WAGONTOWN STATION, A CORNER OF LAND WILLIAM S. WARD, JR., THENCE LEAVING SAID ROAD AND BY LAND OF SAID WILLIAM S. WARD, SOUTH 68 DEGREES 30 MINUTES EAST, 502.72 FEET TO IRON PIN IN A LINE OF LAND OF WILLIAM GIVLER: THENCE BY THE SAME SOUTH 0 DEGREES 45 MINUTES WEST 74.86 FEET TO AN IRON PIPE A CORNER LAND OF JOHN ROBERTSON: THENCE BY THE SAME NORTH 68 DEGREES 30 MINUTES WEST, 532.2 FEET TO AN IRON PIN IN OR NEAR THE MIDDLE OF SAID ROAD LEADING TO WAGONTOWN STATION: THENCE ALONG THE SAME NORTH 28 DEGREES 30 MINUTES EAST, 53.6 FEET TO A POINT AND NORTH 9 DEGREES 30 MINUTES EAST 17.17 FEET TO THE PLACE OF BEGINNING.

CONTAINING 36.073 SQUARE FEET OF GROUND, BE THE SAME MORE OR LESS.

BEING the same premises which Federal Home Loan Mortgage Corporation by Daniel A. McGovern by Deed dated August 17, 2011 and recorded in the Office of Recorder of Deeds of Chester County on August 31, 2011 at Book 8238, Page 667 Instrument#11120192granted and conveyed unto David W. Beltz.

Tax Parcel # 2806 01230000

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **David R. Beltz, solely in his capacity as known heir of David W. Beltz, deceased and Nicole Marie Beltz, solely in her capacity as known heir of David W. Beltz, deceased**

SALE ADDRESS: 420 Wagontown Road, Coatesville PA 19320

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

SALE NO. 26-11-182
Writ of Execution No. 2024-07006
DEBT $161,773.30

PROPERY SITUATE IN THE BOROUGH OF PHOENIXVILLE

Tax Parcel # 15-013-06660.0000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **PAUL LEVENGOOD JR. & NICOLE WERTZ**

SALE ADDRESS: 236 Nutt Road, Phoenixville PA 19460

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

SALE NO. 26-11-183
Writ of Execution No. 2019-04955
DEBT $178,098.85

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, Situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan dated April 23, 1987 last revised June 9,1987 by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, PA as follows, to wit:

BEGINNING at a point on the North right-of-way line of Valley Road, Route 372, S.R. 0372; thence along said right-of-way line South 72 degrees 44 minutes West, 80 feet to a point a corner of Lot 4; thence leaving said right-of-way line and along Lot 4 North 17 degrees 16 minutes West 269.79 feet to a point on the South right-of-way line of a 20 foot wide Sanitary Sewer Easement; thence along the same North 76 degrees 30 minutes East, 50.19 feet; thence continuing along the same North 78 degrees 0 minutes 0 seconds East, 30.05 feet to a point a corner of Lot No. 2; thence along the same South 17 degrees 16 minutes East, 263.74 feet to the first mentioned point and place of beginning.

Tax Parcel # 38-5-61B

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

VS

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

SALE ADDRESS: 1451 Valley Road, Coatesville PA 19320

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

SALE NO. 26-11-184
Writ of Execution No. 2024-10690
DEBT $163,548.63

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, Settlors 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: U.S.BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

VS

DEFENDANT: **SHARON MCDANIELS**

SALE ADDRESS: 1285 Creek Road, West Chester PA 19382

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

SALE NO. 26-11-186
Writ of Execution No. 2025-05938
DEBT $71,107.50

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

Premises A:

All that certain lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, Situate in the Township of Sadsbury, County of Chester and State of Pennsylvania, being Lot #5 in Subdivision Plan of land of J. Preston Davis and Mary R. Davis, prepared by W. J. Yetter and recorded in Chester County in Plan Book 3 page 68, bounded and described as follows, to wit:

Beginning at a point in public road, Old Wilmington Road, running North from Sadsburyvile, at the Southwest corner of Lot #6 in said Plan; thence along line of said Lot #6, North 65 degrees 42 minutes East 237.52 feet to a stake; thence by remaining land of J. Preston Davis and Mary R. Davis, South 24 degrees 18 minutes East 100 feet to a stake, a corner of Lot #4; thence along line of said Lot #4, South 65 degrees 42 minutes West 229.5 feet to a point in said public road; thence along in said road by Lot #8 on said plan, North 28 degrees 53 minutes West 100.32 feet to the place of beginning.

Premises B:

All that certain tract of land, situate in the Township of Sadsbury, County of Chester and State of Pennsylvania, known as Lot #6, erroneously listed as Lot #9 in previous deed, and recorded in Chester County, bounded and described according to a survey made 9/21/1954 by C. Timothy Slack, Professional Engineer, as follows:

Beginning at a railroad spike in the Wilmington Road, said point being a corner of Lots #6, 8 and 9; thence along Lot #9, North 28 degrees 53 minutes West 100.32 feet to a railroad spike and a corner of Lots #9, 10 and 7; thence along Lot #7 North

65 degrees 42 minutes East, 245.54 feet to a stake and a corner of Lot #7 and in line of Tract A: thence along Tract A, South 24 degrees 18 minutes East 100 feet to a stake and a corner of Lot #5; thence along Lot #5, South 65 degrees 42 minutes West, 237.52 feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO RANDY BUCHANAN AND STEPHANIE L. BUCHANAN, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM KENNETH J. LESLIE AND LORI ANNE LESLIE, HUSBAND AND WIFE, DATED AUGUST 14, 1998, RECORDED AUGUST 18, 1998, AS INSTRUMENT NUMBER 60287, AND RECORDED IN BOOK 4403, PAGE 437, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA. INFORMATIONAL NOTE: STEPHANIE L. BUCHANAN DIED ON JANUARY 6, 2010, AND PURSUANT TO THE TENANTS BY THE ENTIRETY LANGUAGE IN THE ABOVEMENTIONED DEED, ALL HER INTERESTS PASSED TO RANDY BUCHANAN.

UPI # 37-2-62

PLAINTIFF: The Bank Of New York Mellon F/K/A The Bank of New York, As Successor In Interest To JPMorgan Bank, National Association, F/K/A JPMorgan Chase Bank, As Trustee For GSMPS Mortgage Loan Trust 2002-1

VS

DEFENDANT: **Amanda Daley, as believed Heir and/or Administrator to the Estate of Randy Buchanon, Unknown Heirs, and/or Administrators to the Estate of Randy Buchanan**

SALE ADDRESS: 790 Old Wilmington Road, Coatesville PA 19320

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

SALE NO. 26-11-188
Writ of Execution No. 2025-05671
DEBT $164,222.00

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE IN WEST WHITELAND TOWNSHIP, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF THE PROPERTY FOR JOSEPH A. BATES, MADE BY AUTILIO-DORAN ASSOCIATES ENGINEERS AND SURVEYORS DATED 6/26/1964, AS FOLLOWS, TO WIT:

UPI # 41-8-117

PLAINTIFF: TH MSR HOLDINGS LLC

VS

DEFENDANT: **RAYMOND HAWS JR. & CASSANDRE HAWS**

SALE ADDRESS: 612 Grubb Mill Road, West Chester PA 19380

PLAINTIFF ATTORNEY: **PADGETT LAW GROUP 850-422-2520**

SALE NO. 26-11-190
Writ of Execution No. 2018-11548
DEBT $367,144.70

PROPERTY SITUATE IN NEW GARDEN TOWNSHIP

Tax Parcel # 60-040-171

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **BOUBACAR TOURE**

SALE ADDRESS: 106 Birkdale Circle, Avondale PA 19311

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

SALE NO. 26-11-191
Writ of Execution No. 2024-04977
DEBT $36,044.05

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Hunters Glen made by Tatman and Lee Associates, Inc. dated 10/15/1991 and revised 2/15/1995 recorded in Chester County as Plan No. 12467 as follows to wit:

BEGINNING at a point on the Southeast side of Hunter Drive, a corner of Lot No. 4, as shown on said Plan; thence from said point of beginning along the Southeast side of Hunter Drive North 19° 3' 50" East, 103.25 feet to a point a corner of Lot No. 6; thence along Lot No. 6 South 54° 28' 11", 202 feet to a point in line of lands now or late of James C. Wayman; thence along the lands now or late of James C. Wayman South 19° 3' 50" West, 103.25 feet to a point, a corner of Lot No. 4; thence along Lot No. 4 North 54° 28' 11" West, 202 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 5 on said Plan.

CONTAINING 20,000 square feet of land be the same more or less.

UNDER AND SUBJECT to restrictions, conditions, easements, rights-of-way and convenants as in prior instruments of record.

BEING THE SAME PREMISES which Mark A. Hill and Heather L. Hill, by Deed dated 7/25/2003 and recorded 9/3/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5870, Page 641, granted and conveyed unto Robert Jara.

Tax Parcel # 29-4-364

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA

VS

DEFENDANT: **Robert Jara**

SALE ADDRESS: 20 Hunter Drive, Glenmoore PA 19343

PLAINTIFF ATTORNEY: **LAW OFFICE OF GREGORY JAVARDIAN, LLC 215-942-9690**

SALE NO. 26-11-192
Writ of Execution No. 2026-03742
DEBT $201,902.93

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

Tax Parcel # 4602 02980000

PLAINTIFF: CARRINGTON MORTGAGE SERVICES, LLC

VS

DEFENDANT: **PHILLIP R. CAPOTRIO & RICHARD CAVANAGH**

SALE ADDRESS: 709 Towhee Lane, Cochranville PA 19330

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

SALE NO. 26-11-193
Writ of Execution No. 2021-01544
DEBT $824,127.18

Property to be sold is situated in the Town-

ship of East Goshen, County of Chester, and Commonwealth of Pennsylvania.

Tax Parcel # 53-4R-37

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-IGLOO SERIES VI TRUST

VS

DEFENDANT: **KATHLEEN A. EARLEY**

SALE ADDRESS: 1670 East Strasburg Road, West Chester PA 19380

PLAINTIFF ATTORNEY: **FRIEDMAN VARTOLO LLP 212-471-5100**

SALE NO. 26-11-195
Writ of Execution No. 2025-10429
DEBT $36,755.65

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements, hereditaments and appurtenances thereon, situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for Country Club Valley, by Drake & Waddington, Inc., Surveyors, Engineers, and Planners, Kennett Square, Pennsylvania 9/22/1987, last revised 4/29/1988 and recorded 6/9/1988 as Plan Nos. 8284, 8285, 8286 and 8287 as follows, to wit:

BEGINNING at a point on the Northerly side of Saddlebrook Lane (33 feet wide), said point being a corner of Unit No. 14 (as shown on said Plan); thence from said point of beginning leaving Saddlebrook Lane, crossing a Utility Easement and extending along Unit No. 14, North 7° 27' 9" West, 33 feet to a point in line of lands of Open Space, said point being an angle point in line of Unit No. 14; thence leaving Unit No. 14 and extending along lands of Open Space the (3) following courses and distances: (1) North 27° 48' East, 38.17 feet to a point, thence (2) North 63° 19' 58" East, 43.01 feet to a point, thence (3) South 62° 12' East, 30 feet to a point in line of Unit No. 16; thence leaving lands of Open Space aforesaid and extending along Unit No. 16, South 27° 48' West (recrossing the aforesaid easement), 103 feet to a point on the Northeasterly side of Saddlebrook Lane aforesaid, said point being a corner of Unit No. 16; thence along the Northerly and Northeasterly sides of Saddlebrook Lane on a line curving to the left having a radius of 48 feet an arc distance of29.53 feet to the first mentioned point and place of BEGINNING.

BEING Unit No. 15 on the above mentioned Plan.

BEING THE SAME PREMISES which Richard C. Kern, Jr., by Deed dated 4/25/2014 and recorded 4/28/2014 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8915, Page 650, granted and conveyed unto Rhonda Warmiak and Leon Warmiak. Leon Warmiak departed this life on January 8, 2017.

Tax Parcel # 38-2K-60

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A.

VS

DEFENDANT: **Rhonda Warmiak**

SALE ADDRESS: 15 Saddlebrook Lane, Coatesville PA 19320

PLAINTIFF ATTORNEY: **LAW OFFICE OF GREGORY JAVARDIAN, LLC 215-942-9690**

SALE NO. 26-11-196
Writ of Execution No. 2026-00965
DEBT $907,574.27

ALL THAT RIGHT, TITLE, INTEREST AND CLAIM OF PHOENIX PROPERTY

GROUP, A PENNSYLVANIA GENERAL PARTNERSHIP, OF, IN, AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF CHESTER AND THE BOROUGH OF PHOENIXVILLE. ALL THAT CERTAIN TRACT OF LAND BEING KNOWN AS NUTT ROAD, PHOENIXVILLE, PA 19460. DEED BOOK VOLUME 4275, PAGE 1573

Tax Parcel # 15-7-15

PLAINTIFF: JTS Capital RE 4 LLC

VS

DEFENDANT: **Phoenix Property Group, a Pennsylvania General Partnership**

SALE ADDRESS: Nutt Road, Tax Parcel # 15-7-15, Phoenixville PA 19460

PLAINTIFF ATTORNEY: **FTB GIBBONS LLP 412-513-4300**

SALE NO. 26-11-197
Writ of Execution No. 2023-02579
DEBT $104,229.09

Property to be sold is situated in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 1602 00450200

PLAINTIFF: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSRMF MORTGAGE HOLDERS II MASTER PARTICIPATION TRUST

VS

DEFENDANT: **Bonnie J. Hilton**

SALE ADDRESS: 417 Coates Street, Coatesville PA 19320

PLAINTIFF ATTORNEY: **FRIEDMAN VARTOLO LLP 212-471-5100**

SALE NO. 26-11-198
Writ of Execution No. 2025-04705
DEBT $263,617.82

All that certain lot or piece of ground Situate in the Township of East Coventry, County of Chester and State of Pennsylvania, bounded and described according to a certain Plan thereof made by Francis W. Wack, registered Surveyor, Schwenksville , Pennsylvania dated October 12, 1953 as follow to wit:

Beginning at a point formed by the intersection of the center line of New Route 83 (120 feet wide) and the Title line in bed of Everett Lane; thence extending along the center line of New Route 83 North thirty-nine (39) degrees forty-one (41) minutes West, four hundred twenty-three and thirty-one hundredths (423.31) feet to a pin; thence leaving said Road and extending along land now or late Harry W. Shanaman and Lucy M., his wife North eighty-seven (87) degrees nine (9) minutes East, six hundred ninety and eight tenth (690.8) feet to a pin on the title line in bed of Everett Lane aforesaid thence extending along the title line in bed of Everett Lane South forty-nine (49) degrees West, five hundred fifty-four (554) feet to the first mentioned point and place of Beginning.

Tax Parcel # 18-5-8

PLAINTIFF: loanDepot.com

VS

DEFENDANT: **Matthew Walterlazowicki**

SALE ADDRESS: 42 Anderson Road, Spring City PA 19475

PLAINTIFF ATTORNEY: **ORLANS LAW GROUP PLLC 484-367-4191**

CCBA

Chester County Bar Association

CHESTER COUNTY LAW REPORTER
ADVERTISING RATES

The Official Legal Publication for Chester County
Legal Advertising Rates effective January 1, 2026

Estate Notices* (3 publications; 1 proof) $120.00
Fictitious Name* (1 publication; 1 proof) $100.00
Corporation Notices* (including, Dissolution, Charter*,
Certificate of Authority, Nonprofit, and Limited Liability
(1 publication; 1 proof) $100.00
Change of Name Notice* (1 publication; 1 proof) $100.00
Adoption Notice (3 publications; 1 proof) $200.00
Private Sheriff Sale Notices (1 proof; 1 publication) $400.00
County Sheriff Sale Notices (printed monthly; 3 publications) $420.00
Annual Tax Sale (County) ..... $3.00 per line + layout costs
Orphans' Court Accounts (printed monthly; 2 publications) ..... $90.00 per account
Miscellaneous Notices: Bank, Divorce, Action to Quiet Title, Mortgage Foreclosure, Municipal Notices,
Annual Meetings and all other legal notices
(1 publication; 1 proof) ..... $.25 per space & character
Additional Proof of Publication $20.00

*A standard form is available. Complete online or download form at: www.chescobar.org
Call 610.692.1889 for assistance

COMMERCIAL AND CLASSIFIED RATES:

The Chester County Law Reporter is published weekly, 52 issues per year. Ad copy must be submitted "camera ready" or submitted via e-mail as a TIFF or JPEG file to lawreporter@chescobar.org

For more information: Meredith Barr at 610-692-1889 or mbarr@chescobar.org

	Week (1 Issue)	Month (4 Issues)	Quarter (12 Issues)	Year (52 Issues)
Full Page	$375	$1,000	$1,500	$4,000
1/2 Page	$275	$700	$1,000	$3,000
1/3 Page	$175	$500	$750	$2,000

AD DIMENSIONS:

Full Page	1/2 Page	1/3 Page
4.75 in. W x 7.675 in. L.	4.75 in W x 3.75 in. L	4.75 in. W x 2.375 in. L

(All ads are printed in black and white)

COST TO PLACE AD THAT IS ALL COPY: $.25 PER SPACE AND CHARACTER