



Chester County Law Reporter

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No. 40

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Chester County Law Reporter

(USPS 102-900)

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

LAW NO. 2025-08790-NC

NOTICE IS HEREBY GIVEN that the name change petition of Cassandra Marie Dormond was filed in the above-named court and will be heard on Tuesday, September 29, 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: Wednesday, February 18, 2026

Name to be changed from: Cassandra Marie Dormond to: Cassandra Marie Waters
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. 2026-06331-NC

NOTICE IS HEREBY GIVEN that the name change petition of Jake Edward Miller was filed in the above-named court and will be heard on Tuesday, October 20, 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: Tuesday, July 7, 2026
Name to be changed from: Jake Edward Miller to: Jake Edward Corbosiero
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. 2026-06332-NC

NOTICE IS HEREBY GIVEN that the name change petition of Rebecca Kelsea Janssen was filed in the above-named court and will be heard on Tuesday, October 20, 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: Tuesday, July 7, 2026
Name to be changed from: Rebecca Kelsea Janssen to: Rebecca Kelsea Corbosiero

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. 2026-06515-NC

NOTICE IS HEREBY GIVEN that the name change petition of Stacy Marie Weibley was filed in the above-named court and will be heard on Tuesday, October 27, 2026 at 3:00:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, July 10, 2026
Name to be changed from: Stacy Marie Weibley to: Stacy M. Iles

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. 2026-06535-NC

NOTICE IS HEREBY GIVEN that the name change petition of Nikita Grace Durve was filed in the above-named court and will be heard on Tuesday, October 27, 2026 at 3:00:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market

Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, September 18, 2026

Name to be changed from: Nikita Grace Durve to: Grace Nikita Durve

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. 2026-09045-NC

NOTICE IS HEREBY GIVEN that the name change petition of DWIGHT AMADORE FRANCIS was filed in the above-named court and will be heard on Tuesday, January 12, 2027 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, September 18, 2026

Name to be changed from: DWIGHT AMADORE FRANCIS to: Dwight Amadore Francis

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. 2025-08791-NC

NOTICE IS HEREBY GIVEN that the name change petition of Randolph Waters on behalf of minor child Daphne Joyce Webb was filed in the above-named court and will be heard on Tuesday, September 29, 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: Wednesday, February 18, 2026

Name to be changed from: Daphne Joyce Webb to: Daphne Joyce Waters

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. 2025-08792-NC

NOTICE IS HEREBY GIVEN that the name change petition of Randolph Waters on behalf of minor child Elowen Draper Webb was filed in the above-named court and will be heard on Tuesday, September 29, 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: Wednesday, February 18, 2026

Name to be changed from: Elowen Draper Webb to: Elowen Draper Waters

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. 2026-06515-NC

NOTICE IS HEREBY GIVEN that the name change petition of Stacy Weibley on behalf of minor child Ocean Iles Moran was filed in the above-named court and will be heard on Tuesday, October 27, 2026 at 3:00:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, July 10, 2026

Name to be changed from: Ocean Iles Moran to: Ocean M. Iles

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, on 9/16/26, Articles of Incorporation were filed with the Dept. of State for 600 Eagleview Boulevard GP, Inc., a business corporation organized under the PA Business Corporation Law of 1988. FOX ROTHSCILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

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

BIRD, Wilma M., late of Downingtown Borough. Jay L. McNeil, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

BOVE, Beverly Jane, late of Avondale. Alison Ryan, care of WILLIAM E. HOWELL III, Esquire, 110 E. State St., Suite 1, Kennett Square, PA 19348, Administratrix. WILLIAM E. HOWELL III, Esquire, 110 E. State St., Suite 1, Kennett Square, PA 19348, atty.

BURKE, Bernadette Lally, late of Lincoln University. Thomas A Burke, 131 Great Oak Drive, Lincoln University, PA 19352, Executor.

BUSS, Frances, a/k/a Frances M. Buss, late of Devon. John W Buss, Jr., 433 W Briar Place Apt11c, Chicago, Illinois 60657, Executor.

CRAWFORD, James L., a/k/a James L. Crawford, Jr., late of Tredyffrin Township. Stephen S. Crawford, care of WILLIAM W. KEFFER, Esquire, 1735 Market St., 19th Fl., Philadelphia, PA 19103, Executor. WILLIAM W. KEFFER, Esquire, Montgomery McCracken Walker & Rhoads, LLP, 1735 Market St., 19th Fl., Philadelphia, PA 19103, atty.

CROFT, Carl King, a/k/a Carl K. Croft, late of East Brandywine Township. Miranda B. Croft, 6 Sussex Drive, Downingtown, PA 19335, care of DAN-TE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, Executrix. DAN-TE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, 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.

DOW, Catharine Beverly Boswell, late of West Goshen Township. Martin W. Dow, 173 South Concord Road, West Chester, PA 19382, care of FRANK

W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

EDWARDS, Theresa D., a/k/a Theresa A Donze, late of Wayne. Dwight Edwards, 334 Paoli Woods, Paoli, PA. 19301, Executor.

FEYLER, Donald P, late of W. Whiteland Twp. Donna M. Foley, care of EDWARD M FOLEY, Esquire, 213 E State St, Kennett Square PA 19348, Executrix. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

GALLAGHER, Ann Marie, late of West Goshen Township. Patricia C. McGonigle, care of JOAN M. GRANER, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Administratrix. JOAN M. GRANER, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

GRILLO, Peter T, a/k/a Pete Grillo, late of Exton. Alexandra Grillo and Peter Grillo, care of ELIZABETH LUBKER, Esquire, 390 Waterloo Blvd Suite 210, Exton, Pa. 19341, Executors. ELIZABETH LUBKER, Esquire, Lubker Ostien Law LLC, 390 Waterloo Blvd Suite 210, Exton, Pa. 19341, atty.

HENZIE, Marilyn, late of Warwick Township. Haley Anne Tribendis, 121 Warwick Chase, Pottstown, PA 19465-8873, care of REBECCA A. HOBBS, Esquire, 347 Bridge St., Ste. 200, Phoenixville, PA 19460, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 347 Bridge St., Ste. 200, Phoenixville, PA 19460, atty.

HOLLEY, Harry Lee, a/k/a Harry Lee Holley, Jr. and Harry Holley, late of East Whiteland Township. Gary E. Thompson, care of GARY E. THOMPSON, Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Administrator C.T.A.. GARY E. THOMPSON, Esquire, Carosella & Associates., P.C., 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

HOYER, Patrick Joseph, a/k/a Patrick J. Hoyer, late of Uchlan Township. Karen L. Hoyer, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

HURFF, JR., Harold G., a/k/a Harold G. Hurff, late of Easttown Township. Geraldine M. Hurff, care of KAREN SCHECTER DAYNO, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA

19034-7544, Executrix. **KAREN SCHECTER DAY-NO**, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

IRICK, Jill Karen, a/k/a Jill K. Irick, late of South Coventry Township. Zachary Thomas Irick, care of **MICHAEL F. FRISBIE**, Esquire, 169 N. Broad St., Doylestown, PA 18901, Executor. **MICHAEL F. FRISBIE**, Esquire, Frisbie Legal Solutions, 169 N. Broad St., Doylestown, PA 18901, atty.

JONES, Robert A., a/k/a Robert Jones, late of Uwchlan Township. James C. Kovaleski, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, 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.

KEEGAN, Kathryn, late of West Vincent Township. Nicole Keegan, 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.

KIRCHNER, Diane M., a/k/a Diane Marie Kirchner, late of East Goshen Township. Bryan C. Meckley, 503 Warwick Rd., Cleveland, GA 30528, 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.

MacMICHAEL, SR., Norman Jeffrey, late of Spring City. Norman Jeffrey MacMichael, Sr., 1347 Old Schuylkill Road, Spring City, Pennsylvania 19475, care of **GARY P. LEWIS**, Esquire, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, Executor. **GARY P. LEWIS**, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, atty.

NANCE, Gina, a/k/a Gina F. Nance, late of West Whiteland Township. Kevin Robert Nance, care of **CARRIE A. S. KENNEDY**, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Administrator CTA. **CARRIE A. S. KENNEDY**, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

RESSEL, Annemarie V., a/k/a Annemarie Ressel, late of Upper Uwchlan Township. Lisa M. Kane, care of **WILLIAM P. CULP, JR.**, Esquire, 614 Darby Rd., Havertown, PA 19083, Executrix. **WILLIAM P. CULP, JR.**, Esquire, 614 Darby Rd., Havertown, PA 19083, atty.

SCHAFFER, Mary Louise, late of East Pikeland Township. Kurt Patrick Schaffer, care of **KEITH B. McLENNAN**, Esquire, 400 Arcola Rd., Ste. A5, Collegeville, PA 19426, Executor. **KEITH B. McLENNAN**, Esquire, Miller Turetsky Rule & McLennan, 400 Arcola Rd., Ste. A5, Collegeville, PA 19426, atty.

SCHRODER, Christopher, late of Parkesburg. Andrew Schroder, 1395 Sleepy Hollow Rd, York, PA 17403, Executor.

SGARRA, Margaret M., a/k/a Margaret Sgarra, late of Uwchlan Township. Richard N. Sgarra and Michael A. Sgarra, 22 N. Iroquois Lane, Chester Springs, PA 19425, care of **FRANK W. HAYES**, Esquire, 31 South High Street, West Chester, PA 19382, Co-Executors. **FRANK W. HAYES**, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

SOROKA, JR., John P., a/k/a John P. Soroka, late of Honey Brook Township. David B. Mull, 285 School Rd., Lincoln University, PA 19352, care of **KRISTEN R. MATTHEWS**, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executor. **KRISTEN R. MATTHEWS**, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

WALCK, Marilyn E, late of East Marlborough. Dana M. Rogers, care of **JENNIFER H. WALKER**, Esquire, 31 S. High Street, West Chester, PA 19382, Executrix. **JENNIFER H. WALKER**, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

WALSH, Elizabeth C, late of Oxford. Patricia Lynn Harrigan, care of **ROBERT M. ABERNETHY, III**, Esquire, 213 E State St, Kennett Square PA 19348, Executrix. **ROBERT M. ABERNETHY, III**, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

WOODWARD, JR., William E., a/k/a William Woodward and William E. Woodward, late of Downingtown Borough. Cheryl Ann Schreiber and Darla Lynn Woodward, care of **J. MICHAEL RYAN**, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Co-Executrices. **J. MICHAEL RYAN**, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

2nd Publication

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

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

CAWLEY, Monica R., late of Uwchlan Township. Monica Ann Shaner, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

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

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

DILLEY, Jane L., late of Penn Township. Carol J. Dilley and Kathryn E. Maycock, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

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

atty.

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

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

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

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

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

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

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

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

P.C., 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

PATEL, Chiragbhai, a/k/a Charlie Patel and Chirag Patel, late of Charlestown Township. Nilita Patel, care of WAYNE M. PECHT, Esquire, 4250 Crums Mill Road, Suite 201, Harrisburg, PA 17112, Executrix. WAYNE M. PECHT, Esquire, Saxton & Stump, LLC, 4250 Crums Mill Road, Suite 201, Harrisburg, PA 17112, atty.

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

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

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

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

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

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

VITALE, Americus Christopher, late of West Chester. Christopher Vitale, 758 Beversrede Trail, West Chester, PA 19382 and Claire Vitale, 534 N Catherine Street, Salt Lake City, UT 84116, care of

PAUL O'BRIEN, Esquire, 3801 Kennett Pike, C-204, Greenville, DE 19807, Executors. PAUL O'BRIEN, Esquire, 3801 Kennett Pike, C-204, Greenville, DE 19807, atty.

WARFEL, Martha Kay, a/k/a M. Kay Warfel, late of West Grove Borough. Thomas M. Warfel, care of JEFFREY C. GOSS, Esquire, 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602, Executor. JEFFREY C. GOSS, Esquire, BCGL LLC, 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602, atty.

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

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

3rd Publication

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

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

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

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

quire, Astor Weiss Kaplan & Mandel, LLP, One Logan Square, 130 N. 18th St., Ste. 1500, Philadelphia, PA 19103, atty.

JENNINGS, Brian John, a/k/a Brian J. Jennings, late of North Coventry Township. Allan V. Jennings and Craig C. Jennings, care of BRIAN F. BOLAND, Esquire, 2640 Westview Dr., Wyomissing, PA 19610, Administrators. BRIAN F. BOLAND, Esquire, Kozloff Stoudt, 2640 Westview Dr., Wyomissing, PA 19610, atty.

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

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

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

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

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

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

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

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

Downingtown, PA 19335, Executor.

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

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

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

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

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

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

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 15, 2026, for **Hocking Farm** with a principal place of business located at 1067 Wickerton Rd., Landenberg, PA 19350 in Chester County. The individual interested in this business is Charles David Hocking Sr, also located at 1067 Wickerton Rd., Landenberg, PA 19350. This is filed in compliance with 54 Pa.C.S. 311.

FICTITIOUS NAME

NOTICE is hereby given that an Application for Registration of Fictitious Name has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, pursuant to the Fictitious Names Act, for the name Re-Bath West Chester, having a principal place of business at 11 Hagerty Blvd., West Chester, PA 19382. The entity interested in the said name is West Chester Bath Remodel, LLC, with a principal place of business at 11 Hagerty Blvd., West Chester, PA 19382.

BRADLEY J. LEBER, Solicitor
MPL Law Firm, LLP
96 South George Street, Suite 400
York, PA 17401

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that Einsenca Inc. a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 106 W State ST, STE 101, Kennett Square, PA 19348-3044, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of PA, at Harrisburg, PA, on Thursday, September 3, 2026, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at 106 W State ST, STE 101, Kennett Square, PA 19348-3044.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is Truth & Treasure Missions, Inc..

Articles of Incorporation were filed on Friday, September 11, 2026.

Articles of Incorporation were effective on Friday, September 11, 2026.

The purpose or purposes for which it was organized are: Support domestic and international missions.

J. BRYAN TUK, Solicitor
Unruh, Turner, Burke & Frees
P.O. Box 515
West Chester, PA 19381

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on 9/17/26, Articles of Incorporation were filed with the Dept. of State for *Woodside Farm - Center for Relational Trauma Recovery & Equine Sanctuary*, a nonprofit corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of PA, exclusively for charitable purposes. FOX ROTH-SCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following **Chester County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated August 12, 2026, pursuant to Pennsylvania Rules of Disciplinary Enforcement 219 which requires that all active attorneys pay an annual assessment. The Order became effective September 11, 2026.

Boyd, Penelope A.
Castagna, Kristy Marie
Gallagher, Bridget Cauley
Jester, Jeremy James
Metz, Ryan M.
Paddick, Ryan Michael
Posillico, Joseph F.
Shanley, Darcy Resch
Thelman, Kimberly M.
Turner, Christopher Leigh
Wert, Robert C.

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

NOTICE OF SUSPENSION

Notice is hereby given that by Order of the Supreme Court of Pennsylvania issued September 14, 2026, MARK DAVID RASSMAN (#61562), of Kennett Square, PA, is Suspended on Consent from the practice of law for a period of two years, effective October 14, 2026.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania

NOTICE

LEGAL NOTICE

Defendant, Unknown Heirs, Legatees and Devisees, if any, of Robert C Gable, whose last place of residence is 58 Cedarwood Lane, Phoenixville, PA 19460. **Unknown Heirs, Legatees and Devisees, if any, of Robert C Gable**, will take notice that on **September 14, 2026, Centier Bank**, filed its Complaint on Action for Replevin in **Case No. 2026-08965-MJ**, with the Cumberland County, Pennsylvania, Prothonotary's Office, alleging that **Defendant, Unknown Heirs, Legatees and Devisees, if any, of Robert C Gable**, may have an interest in the 2004 Marlette Homes manufactured home, Serial No. T040385 located at 58 Cedarwood Lane, Phoenixville, PA 19460.

Centier Bank further alleges that **Defendant, Unknown Heirs, Legatees and Devisees, if any, of Robert C Gable** has failed to remit the required monthly payments on the Contract for said manufactured home and is now in default of her obligations under the terms of the Contract. By virtue of the default, **Centier Bank** is entitled to immediate and permanent possession of said manufactured home. **Centier Bank**, prays that **Defendant Unknown Heirs, Legatees and Devisees, if any, of Robert C Gable** be required to answer and set up its interest in said manufactured home or be forever barred from asserting the same, for default on the Contract, for **Centier Bank's** immediate and permanent possession of said manufactured home, the commercially reasonable sale of said manufactured home, and the proceeds of said sale applied to the debt secured thereby, and for such other relief as is just and equitable.

UNKNOWN HEIRS, LEGATEES AND DEVISEES, IF ANY, OF ROBERT C GABLE ARE REQUIRED TO ANSWER ON OR BEFORE 28 DAYS AFTER THE LAST PUBLICATION OF THIS NOTICE.

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 the 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.**

Lawyer Referral and Information Service
Chester County Bar Association
15 West Gay Street
West Chester, PA 19380
(610) 429-1500
BY: COOKE DEMERS, LLC
David J. Demers, Esq. (307952)
260 Market Street, Suite F
New Albany, Ohio 43054
Telephone: 614-939-0930
Facsimile: 614-939-0987
Attorney for Plaintiff

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, October 15th, 2026 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, November 16th, 2026.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

2nd Publication of 3

SALE NO. 26-10-159
Writ of Execution No. 2026-02856
DEBT \$324,827.85

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

Tax Parcel # 32-4-511

PLAINTIFF: NEWREZ LLC

VS

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

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

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

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

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

BEGINNING at a point on the Southwesterly side of Joshua Way, a corner of Lot 27 on said Plan; thence extending along Lot 27, South 21 degrees 21 minutes 20 seconds West, 220.00 feet to a point a corner of lands now or formerly of Wayne G. and Kathleen A. Moore; thence extending along same North 68 degrees 38 minutes 40 seconds West, 165.00 feet to a point a corner of Lot 25; thence extending along same North 21 degrees 21 minutes 20 seconds East, 212.03 feet to a point on the Southwesterly side of Joshua Way, aforesaid; thence extending along same the two following courses and distances: (1) on the arc of a circle curving to the right having a radius of 100.00 feet, the arc distance of 40.18 feet to a point of tangent; (2) South 68 degrees 38 minutes 40 seconds East, 125.89 feet to the point and place of beginning.

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

BEING the same premises which CPR Land Partners, L.P., a Pennsylvania Limited Partnership, Bu CPR Land Associates,

Inc., a Pennsylvania Corporation by Deed dated February 4, 2005 and recorded in the Office of Recorder of Deeds of Chester County on February 9, 2005 at Book 6405, Page 932 Instrument# 10503949 granted and conveyed unto Sherry L. Flinn-Search, John D. Search.

Tax Parcel # 49-5-75.4

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

VS

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

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

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

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

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

Tax Parcel # 43-4-257

PLAINTIFF: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **PATRICIA BOHNER & RICHARD BOHNER**

SALE ADDRESS: 1201 Brentford Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE**

& PARTNERS, PLLC 855-225-6906

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

PROPERTY SITUATE IN TOWNSHIP OF EAST FALLOWFIELD

Tax Parcel # 47-06-0197

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **SAI KARTHIK KANDALA VENKATA SURYA**

SALE ADDRESS: 28 Pelham Drive, Coatesville, PA 19320

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

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

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

BEGINNING at a point on the Southeastly side of White Drive (28 feet wide) said point being a corner of Lot No. 40 on said plan; thence extending from said point of beginning along Lot No. 40, South 46 degrees, 03 minutes, 53 seconds East 118.00 feet to a point in line of Lot No. 44 on said plan; thence extending partly along

same and partly along Lot No. 45, South 43 degrees, 56 minutes, 07 seconds West 43.09 feet to a point a corner of Lot No. 38 on said plan; thence extending along same North 46 degrees, 03 minutes, 53 seconds West 118.00 feet to a point on the Southeasterly side of White Drive; thence extending along same, North 43 degrees, 56 minutes, 07 seconds East 43.09 feet to the first mentioned point and place of beginning.

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

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

Tax Parcel # 12-1-94

IMPROVEMENTS thereon: a residential property

PLAINTIFF: IoanDepot.com LLC

VS

DEFENDANT: **Heather F. Goodno**

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

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

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

PROPERTY SITUATE IN CALN TOWNSHIP

Tax Parcel # 39-05A-0011

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **JOHN J. MARSHALL**

SALE ADDRESS: 305 Astor Court AKA 305 Astor Court, Unit 109, Downingtown, PA 19335

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

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

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

BLR # 30-05-0644

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENTAGON FEDERAL CREDIT UNION

VS

DEFENDANT: **MARIAM D. KA-BA-MARSHALL**

SALE ADDRESS: 626 Prizer Court, Downingtown, PA 19335

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

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

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

4804, as follows:

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

BEING Unit 2004E as shown on said Plan.

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

UPI # 54-8F-40

PLAINTIFF: WILLISTOWN WOODS
HOMEOWNERS ASSOCIATION, INC.

VS

DEFENDANT: SUZANNE T. PRICE

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

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

SALE NO. 26-10-169

Writ of Execution No. 2024-06387

DEBT \$225,557.88

ALL THAT CERTAIN LOT or piece of
ground with the buildings and improve-

ments thereon erected, situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Preliminary/Final Subdivision Plan-Phase 3 (part 2) of Brinton Station made by Mesko Associates, Inc, Exton, PA, dated 6-2-1999 and last revised 5-10-2000 and recorded as Plan File #15457, as follows, to wit:

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

BEING Lot #77 on said Plan.

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

UPI # 47-2-20.77

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

VS

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

SALE ADDRESS: 307 Trestle Lane,
Coatesville, PA 19320

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

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

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

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

BEING Unit #36 of the above-mentioned Plan.

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

Tax Parcel # 41-4-244

PLAINTIFF: Evian Homeowners Association

VS

DEFENDANT: Mark S. Summers, Jr.

SALE ADDRESS: 36 Buttonwood Drive,
Exton, PA 19341

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

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

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

Tax Parcel # 71-2-42.2A

PLAINTIFF: PERNA & ABRACHT LLC

VS

DEFENDANT: ELIZABETH PORTER

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

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

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

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

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

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

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

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

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

PROPERTY SITUATE IN BOROUGH OF TOWNSHIP OF UWCHLAN

SOLD AS THE PROPERTY OF: JEFFREY R. LARISON

Tax Parcel # 33-05J-0324

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **JEFFREY R. LARISON**

SALE ADDRESS: 383 Devon Drive, Exton, PA 19341

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

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

PROPERTY SITUATE IN TOWNSHIP OF WILLISTOWN

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

Tax Parcel # 54-03-0326

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

SALE ADDRESS: 121 Davis Road, Malvern, PA 19355

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

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

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

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

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

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

Tax Parcel # 1-8-129

PLAINTIFF: Velocity Commercial Capital, LLC

VS

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

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

PLAINTIFF ATTORNEY: **STERN &**

EISENBERG, PC 215-572-8111

SALE NO. 26-4-89

Writ of Execution No. 2025-00430

DEBT \$522,661.98

ALL THAT CERTAIN lot or parcel of land situated in the Township of Kennett, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated September 17, 2018 and recorded in the Office of the Chester County Recorder of Deeds on November 20, 2018, in Deed Book Volume 9846 at Page 1372, as Instrument No. 201811640239.

Tax Parcel # 62-6-40.15

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

VS

DEFENDANT: **Edward C. Wuchter**

SALE ADDRESS: 208 Gregg Lane, Avondale, PA 19311

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

SALE NO. 26-4-90

Writ of Execution No. 2025-07560

DEBT \$264,281.93

ALL THAT CERTAIN lot or parcel of land situated in the Borough of Modena, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated September 9, 2020 and recorded in the Office of the Chester County Recorder of Deeds on November 5, 2020, in Deed Book Volume 10332 at Page 1518.

Tax Parcel # 10-3-38

PLAINTIFF: US Bank Trust National Association, Not In Its Individual Capacity

But Solely As Owner Trustee for VRMTG Asset Trust

VS

DEFENDANT: **Talib Bethel**

SALE ADDRESS: 123 North Brandywine Avenue, Coatesville, PA 19320

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

SALE NO. 26-4-97

Writ of Execution No. 2024-06325

DEBT \$149,217.03

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, situate in the Township of West Nottingham, County of Chester, state of Pennsylvania, bounded and described according to a plan of property of Nottingham estates, made by Tatman & Lee Associates, Inc., Wilmington Delaware, dated 5/16/1988 in plan file no. 8707, as follows, to wit:

BEGINNING at a point on the Northerly side of Pine Top Drive, said point being a corner of Lot no. 12; thence extending from said beginning point along Pine Top Drive, the (2) following courses and distances, (1) on the arc of a circle curving to the right, having a radius of 25 feet the arc distance of 21.03 feet to a point and (2) South 57 degrees 00 minutes 00 seconds West 134.93 feet to a point, a corner of lot # 14; thence extending along same, North 33 degrees 00 minutes 00 seconds West 272.33 feet to a point in line of remaining lands of Helen W. Reid; thence extending along same north 67 degrees 00 minutes 00 seconds east 197.07 feet to a point, a corner of lot no. 12; thence extending along same South 23 degrees 00 minutes 00 seconds West 233.32 feet to a point on the Northerly side of Pine Top Drive, being the first mentioned point and place of beginning.

BEING lot no. 13 as shown on said Plan

BEING THE SAME PREMISES WHICH Edward J. Campbell and Dawn R. Campbell, husband and wife, by Deed dated 7/31/2003 and recorded 10/09/2003 at Chester County, Pennsylvania in Record-Book 5928, Page 2344, granted and conveyed unto Woody Jackson, in fee.

Tax Parcel # 68-6-2.3N

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-7

VS

DEFENDANT: **Woody Jackson**

SALE ADDRESS: 213 Veterans Drive, Nottingham, PA 19362

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

SALE NO. 26-4-100

Writ of Execution No. 2025-03856

DEBT \$9,712.52

ALL THAT CERTAIN lot or parcel of land situated in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated February 27, 2020 and recorded in the Office of the Chester County Recorder of Deeds on March 3, 2020, as Instrument No. 202011720397.

Tax Parcel # 28-6-74.3

PLAINTIFF: Park Tree Investments 24, LLC

VS

DEFENDANT: **William N. Kehoe a/k/a William Kehoe**

SALE ADDRESS: 697 West Kings High-

way, Coatesville, PA 19320

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

SALE NO. 26-5-111

Writ of Execution No. 2025-11250

DEBT \$156,843.90

PROPERTY SITUATE IN TOWNSHIP
OF HIGHLAND

SOLD AS THE PROPERTY OF: ROBERT DECK

Tax Parcel # 45-1-11.8

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **ROBERT DECK**

SALE ADDRESS: 54 Boroline Road,
Parkesburg, PA 19365

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

SALE NO. 26-6-126

Writ of Execution No. 2016-06785

DEBT \$617,828.05

PROPERTY SITUATE IN TOWNSHIP
OF WEST PIKELAND

Tax Parcel # 34-04-0251.0000

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: PNC BANK, N.A.

VS

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

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

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

SALE NO. 26-6-129

Writ of Execution No. 2019-04843

DEBT \$2,699.53

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

Tax Parcel # 42-3H-57

PLAINTIFF: Great Valley School District
VS

DEFENDANT: **Nancy Stedman White**

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

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

SALE NO. 26-6-139

Writ of Execution No. 2023-03717

DEBT \$537,811.72

PROPERTY SITUATE IN TOWNSHIP
OF EAST BRANDYWINE

Tax Parcel # 30-3-295

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

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

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

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

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

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

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

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

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

Tax Parcel # 3102002101A

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

VS

DEFENDANT: **Diane T. Clement**

SALE ADDRESS: 10 Lovell Lane, Glenmoore, PA 19343

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

SALE NO. 26-6-141

Writ of Execution No. 2024-04438

DEBT \$159,166.83

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

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

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

BEING LOT 424 on said Plan.

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

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

Tax Parcel # 33-5F-226

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **John H. Schandel**

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

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

SALE NO. 26-6-142

Writ of Execution No. 2019-11735

DEBT \$421,622.02

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

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

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

CONTAINING 5 acres of land, more or less.

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

Tax Parcel # 48-7-9

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

VS

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

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

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

SALE NO. 26-6-143

Writ of Execution No. 2025-10323

DEBT \$144,268.64

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

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

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

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

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

Tax Parcel # 13-02-0039

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

VS

DEFENDANT: **Gregory Walker**

SALE ADDRESS: 25 Park Avenue, Elver-

son, PA 19520

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

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

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

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

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

Being Lot #2 of the above mentioned Plan.

Title is vested in Christopher Jordan

Brown, as sole owner, by deed from Nicholas Devito and Maty Jo Devito, dated 03/15/2019 and recorded on 03/19/2019 in the Chester County Clerk's/Register's Office as Book 9895, Page 1717, and as Instrument No.: I1656480.

Tax Parcel # 37-2-37

PLAINTIFF: Freedom Mortgage Corporation

VS

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

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

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

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

PROPERTY SITUATE IN BOROUGH
OF TOWNSHIP OF SADSBUURY

SOLD AS THE PROPERTY OF: LAMARR E. CRUMP

Tax Parcel # 37-04-0605

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **LAMARR E. CRUMP**

SALE ADDRESS: 354 Trego Avenue, Coatesville, PA 19320

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



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