

# Supreme Court of Pennsylvania

## Court of Common Pleas Civil Cover Sheet

CHESTER County

For Prothonotary Use Only:

Docket No:

2026-04347-my

2026 MAY 13 PM 2:57

OFFICE OF PROTHONOTARY  
CHESTER COUNTY

FILED

The information collected on this form is used solely for court administration purposes. This form does not supplement or replace the filing and service of pleadings or other papers as required by law or rules of court.

SECTION A

**Commencement of Action:**

- Complaint       Writ of Summons       Petition  
 Transfer from Another Jurisdiction       Declaration of Taking

Lead Plaintiff's Name:

Chester County Sheriff's Department

Lead Defendant's Name:

Are money damages requested?  Yes  No

Dollar Amount Requested:  within arbitration limits  
(check one)  outside arbitration limits

Is this a *Class Action Suit*?  Yes  No

Is this an *MDJ Appeal*?  Yes  No

Name of Plaintiff/Appellant's Attorney: David J. MacMain, Esquire & Matthew S. Polaha, Esquire

Check here if you have no attorney (are a Self-Represented [Pro Se] Litigant)

**Nature of the Case:** Place an "X" to the left of the ONE case category that most accurately describes your *PRIMARY CASE*. If you are making more than one type of claim, check the one that you consider most important.

SECTION B

**TORT (do not include Mass Tort)**

- Intentional  
 Malicious Prosecution  
 Motor Vehicle  
 Nuisance  
 Premises Liability  
 Product Liability (does not include mass tort)  
 Slander/Libel/ Defamation  
 Other: \_\_\_\_\_

**CONTRACT (do not include Judgments)**

- Buyer Plaintiff  
 Debt Collection: Credit Card  
 Debt Collection: Other \_\_\_\_\_  
  
 Employment Dispute: Discrimination  
 Employment Dispute: Other \_\_\_\_\_  
  
 Other: \_\_\_\_\_

**CIVIL APPEALS**

- Administrative Agencies  
 Board of Assessment  
 Board of Elections  
 Dept. of Transportation  
 Statutory Appeal: Other \_\_\_\_\_  
  
 Zoning Board  
 Other: \_\_\_\_\_

**MASS TORT**

- Asbestos  
 Tobacco  
 Toxic Tort - DES  
 Toxic Tort - Implant  
 Toxic Waste  
 Other: \_\_\_\_\_

**REAL PROPERTY**

- Ejectment  
 Eminent Domain/Condemnation  
 Ground Rent  
 Landlord/Tenant Dispute  
 Mortgage Foreclosure: Residential  
 Mortgage Foreclosure: Commercial  
 Partition  
 Quiet Title  
 Other: \_\_\_\_\_

**MISCELLANEOUS**

- Common Law/Statutory Arbitration  
 Declaratory Judgment  
 Mandamus  
 Non-Domestic Relations  
 Restraining Order  
 Quo Warranto  
 Replevin  
 Other: Emergency Petition

**PROFESSIONAL LIABILITY**

- Dental  
 Legal  
 Medical  
 Other Professional: \_\_\_\_\_



# Chester County Court of Common Pleas Cover Sheet

Docket No:

2026-04347-MJ

Plaintiff(s): (Name, Address, Telephone)  
Chester County Sheriff's Department, Petitioner

Plaintiff's/Appellant's Attorney (circle one)  
(Name, firm, address, telephone and attorney ID#)

Defendant(s): (Name, Address, Telephone)

Are there any related cases? Please provide case nos.

**Defendants who are proceeding without counsel are strongly urged to file with the Prothonotary a written statement of an address AND a telephone number at which they can be reached.**

Commencement of Action (if applicable):

Agreement for an Amicable Action

Motion to Confirm Arbitration Award

Notice of Appeal

If this is an appeal from a Magisterial District Judgment, was appellant  Plaintiff or  Defendant in the original action?

Jury Trial Demanded  Yes  No

Nature of case if not on previous cover sheet – Please choose the most applicable

- Annulment
- Custody - Conciliation Required
- Custody - Foreign Order
- Custody - No Conciliation Required
- Divorce - Ancillary Relief Request
- Divorce - No Ancillary Relief Requested
- Foreign Divorce
- Foreign Protection from Abuse
- Paternity
- Protection from Abuse
- Standby Guardianship

- Writ of Certiorari
- Injunctive Relief
- Mechanics Lien Claim
- Issuance of Foreign Subpoena
- Name Change
- Petition for Structured Settlement
- Protection from Sexual Violence/Intimidation

**Arbitration Cases Only**

Arbitration Date

Arbitration Time

Defendants are cautioned that the scheduling of an arbitration date does not alter the duty of the defendant to respond to the complaint and does not prevent summary disposition from occurring prior to the arbitration date.

This matter will be heard by a Board of Arbitrators at the time and date specified but, if one or more of the parties is not present at the hearing, the matter may be heard at the same time and date before a judge of the court without the absent party or parties. There is no right to a trial *de novo* on appeal from a decision entered by a judge.

**Notice of Trial Listing Date**

Pursuant to C.C.R.C.P. 249.3, if this case is not subject to compulsory arbitration it will be presumed ready for trial twelve (12) months from the date of the initiation of the suit and will be placed on the trial list one (1) year from the date the suit was filed unless otherwise ordered by the Court.

To obtain relief from automatic trial listing a party must proceed pursuant to C.C.R.C.P. 249.3(b), request an administrative conference and obtain a court order deferring the placement of the case on the trial list until a later date.

**File with:** Chester County Justice Center, Prothonotary Office, 201 W. Market St., Ste. 1425, PO Box 2746, West Chester, PA 19380-0989

These cover sheets must be served upon all other parties to the action immediately after filing.  
Submit enough copies for service.

FILED  
 2026 MAY 13 PM 12:57  
 OFFICE OF THE  
 PROTHONOTARY  
 CHESTER, PA.

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IN RE: PETITON TO POSTPONE : COURT OF COMMON PLEAS  
CHESTER COUNTY SHERIFF SALES : CHESTER COUNTY, PA  
: :  
: CIVIL ACTION – LAW  
: :  
: DOCKET NO. \_\_\_\_\_  
: :

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**ORDER**

AND NOW, this \_\_\_ day of May 2026, upon consideration of the Sheriff of Chester County, Pennsylvania’s Emergency Petition to postpone Sheriff Sales from May to July 2026, and for good cause having been shown, and any response thereto, it is hereby ORDERED that Chester County, Pennsylvania Sheriff Sales for the months of May, June and July 2026, are hereby POSTPONED. Sheriff Sales for May 21, 2026 will be continued to August 20, 2026; the June 18, 2026, Sheriff Sales will be continued to September 17, 2026; and the July 16, 2026 Sheriff Sales will be continued to October 15, 2026. Posting of this Order to the Chester County Sheriff Sale Website and announcing the postponement at the time and at the location of the original date, via Bid4Assets, is approved and satisfies the obligation to provide notice of the postponed/continued Sheriff Sales, pursuant to Pa. R. Civ. P. 3129.3(b)(1).

SO ORDERED:

\_\_\_\_\_  
J.

**MacMAIN LEINHAUSER PC**

David J. MacMain  
Matthew S. Polaha  
PA Attorney I.D. Nos. 59320/320674  
433 W. Market Street, Suite 200  
West Chester, PA 19382  
Office: (484) 318-7106  
Fax: (484) 328-3996  
dmacmain@macmainlaw.com  
mpolaha@macmainlaw.com

*Attorneys for Petitioner Sheriff of Chester  
County, Pennsylvania*

2026 MAY 13 PM 12:57  
OFFICE OF THE  
PROTHONOTARY  
CHESTER CO. PA.  
FILED

IN RE: EMERGENCY PETITION TO : COURT OF COMMON PLEAS  
POSTPONE CHESTER COUNTY : CHESTER COUNTY, PA  
SHERIFF SALES :  
: CIVIL ACTION – LAW  
:  
: DOCKET NO. 2026-04347-mj  
:

**EMERGENCY PETITION TO POSTPONE CHESTER COUNTY SHERIFF SALES**

AND NOW comes Petitioner, Sheriff of Chester County, Pennsylvania (the “Sheriff”) by and through his attorneys, MacMain Leinhauser PC, and files this Emergency Petition for This Honorable Court to enter the enclosed Order postponing all Sheriff Sales for Chester County, Pennsylvania for the months of May, June, and July 2026.

The Sheriff hereby files this Emergency Petition pursuant to Chester County Local Rules of Civil Procedure 206.1, *et seq.*, because emergent relief is necessary in the form of an Order from This Honorable Court to postpone the Sheriff Sale Scheduled for May 21, 2026. The Sheriff also seeks to postpone the Sheriff Sales from June and July 2026, but the sale date of May 21, 2026 is rapidly approaching. The Sheriff seeks emergent postponement of the Sheriff Sales due to the loss of two real estate managers in a short period of time, and no alternative immediately available. The Sheriff further states as follows:

**I. BACKGROUND**

1. The Sheriff of Chester County, Pennsylvania is responsible for performing Sheriff Sales in Chester County, Pennsylvania pursuant to Writs of Execution issued by the Prothonotary.

2. Throughout the calendar year, the Sheriff's Office holds Sheriff Sales for Chester County on the third Thursday of every month, except for December.

3. The Sheriff's Office has Sheriff Sales Scheduled for May 21, 2026; June 18, 2026, and July 16, 2026.

4. The properties to be sold at the Sheriff Sale on May 21, 2026 are listed in Exhibit "A" attached hereto; the properties to be sold at Sheriff Sale June 18, 2026 are listed in Exhibit "B" attached hereto; and the properties to be sold at Sheriff Sale on July 16, 2026 are listed in Exhibit "C" attached hereto.

5. Due to the loss of two real estate managers in a short period of time, the Sheriff's Office is not able to proceed with the Sheriff Sales previously scheduled for May to July 2026 and must postpone the Sheriff Sales.

6. The Sheriff explored all options to avoid filing this Emergency Petition, however, no alternative exists that would allow the work necessary to be properly completed in the time before the May 21, 2026 sale.

7. To avoid any potential issues, the Sheriff Sales for May to July 2026, must be postponed.

8. The Sheriff's Office is working on the issue and planning for Sheriff Sales to resume in August 2026.

9. Accordingly, the Sheriff files this Petition seeking Court approval to postpone Sheriff Sales for May, June and July 2026.

## II. ARGUMENT

10. With regard to the Sheriff's duties, Courts in Pennsylvania found the following:

There are only two statutory provisions which specifically reference the modern sheriff's duties. First, sheriffs and deputy sheriffs are required to perform all those duties authorized or imposed on them by statute. 13 P.S. § 40. Second, under the Judicial Code, "the sheriff, either personally or by deputy, shall serve process and execute orders directed to him pursuant to law." 42 Pa. C.S. § 2921. Thus, the only statutes expressing a sheriff's duties address court-related functions.

*Kopko v. Miller*, 842 A.2d 1028, 1038-39 (Pa. Commw. Ct. 2004).

11. However, a Sheriff or constable is under a duty to sell goods seized on execution in accordance with the court's writ. *See* 43 P.L.E. SHERIFFS AND CONSTABLES § 89 (citing *Braun v. De Rosa*, 194 A. 514, 517 (Pa. Super. Ct. 1937)) ("The sheriff is an officer of the court, charged with the duty of executing the process of the court and making sale of a defendant's property in accordance with the writ of the court, and distributing the proceeds as ordered by the court.").

12. Additionally, the Pennsylvania Rules provide further guidance to the Sheriff regarding the writ and sale of property for a Sheriff Sale.

13. "[A] judgment shall be enforced by a writ of execution substantially in the form provided by Rule 3252. *See* Pa. R. Civ. P. 3102.

14. Rule 3252 provides the Writ of Execution form that directs the Sheriff of the County to satisfy the judgment, interest, and costs, etc. *See* Pa. R. Civ. P. 3252.

15. "Execution shall be commenced by filing a praecipe for a writ of execution with the prothonotary of any county in which judgment has been entered." Pa. R. Civ. P. 3103(a).

16. “A writ issued by the prothonotary of the county in which judgment was entered originally . . . may be directed to the sheriff of any county within the Commonwealth.” Pa. R. Civ. P. 3103(b).

17. “Upon issuance of the writ the prothonotary shall transmit it directly to the sheriff to whom it is directed or upon plaintiff’s request deliver it to the plaintiff or the plaintiff’s representative for transmittal.” Pa. R. Civ. P. 3103(c).

18. While Pennsylvania Statutes do not explicitly grant the authority to the Sheriff to hold Sheriff Sales, Pennsylvania case law and the Rules of Civil Procedure grant the Sheriff authority to hold Sheriff Sales.

19. As such, the Sheriff is permitted to hold Sheriff Sales as necessary within the County, which the Sheriff of Chester County has continued to hold.

20. However, due to the loss of two real estate managers in a short period of time, the Sheriff’s Office is not able to execute Sheriff Sales previously scheduled for May, June and July 2026.

21. The Sheriff seeks Court approval due to need to continue all previously scheduled Sheriff Sales for the months of May, June, and July 2026, to ensure compliance with Pennsylvania case law and Rules, and to ensure new notice will not be required.

22. The Pennsylvania Rules provide as follows regarding notice of a Sheriff Sale.

a. “Except as provided by subdivision (b) or special order of court, new notice shall be given as provided by Rule 3129.2 if a sale of real property is stayed, continued, postponed or adjourned.” Pa. R. Civ. P. 3129.3(a).

b. “If the sale is stayed, continued, postponed or adjourned to a date certain within one hundred thirty days of the scheduled sale, notice of which sale was given as

provided by Rule 3129.2, and public announcement thereof, including the new date, is made to the bidders assembled at the time and place fixed for the sale, no new notice as provided by Rule 3129.2 shall be required, but there may be only two such stays, continuances, postponements or adjournments within the one hundred thirty day period without new notice.” Pa. R. Civ. P. 3129.3(b)(1).

25. The Sheriff anticipates the Sheriff Sales for May 21, 2026 will be continued to August 20, 2026; the June 18, 2026 Sheriff Sales will be continued to September 17, 2026, and the July 16, 2026 Sheriff Sales will be continued to October 15, 2026—which are all within 130 days of the listed sale dates.

26. The Sheriff will post notice of the continued sales on the Sheriff’s Office website as well as the online website of the entity facilitating the Sheriff Sales, Bid4Assets; the notice of continued sales will be posted at the time of the original sale dates.

27. If any of the properties listed for Sheriff Sale in May, June and/or July were previously stayed, continued, postponed, and/or adjourned, the Sheriff seeks Court approval for this postponement to not impact the requirements of Rule Pa. R. Civ. P. 3129.3(b)(1), which limits stay, continuances, postponements, and/or adjournments to two (2) such stay, continuances, postponements, and/or adjournments.

28. The Sheriff is permitted to postpone the Sheriff Sales for May, June, and July 2026, without new notice upon this Court’s approval.

**III. CONCLUSION**

29. For the reasons set forth in detail above, This Honorable Court should grant the Sheriff's Emergency Petition to postpone the Sheriff Sales for May, June, and July 2026, since good cause has been shown, because the Sheriff's Office cannot execute Sheriff Sales due to the loss of two real estate managers in a short period of time.

Respectfully submitted,

**MacMAIN LEINHAUSER PC**

Date: May 13, 2026

By: 

David J. MacMain  
Attorney I.D. No. 59320  
Matthew S. Polaha  
Attorney I.D. No. 320674  
MacMain Leinhauser PC  
433 W. Market Street, Suite 200  
West Chester, PA 19382  
[mpolaha@macmainlaw.com](mailto:mpolaha@macmainlaw.com)  
484-318-7106  
*Attorneys for Petitioner*

**CERTIFICATE OF COMPLIANCE**


I, Matthew S. Polaha, Esquire, hereby certify that this filing complies with the provision of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that requiring filing confidential information and documents differently than non-confidential information and documents.

Respectfully submitted,

**MacMAIN LEINHAUSER PC**

Date: May 13, 2026

By: \_\_\_\_\_

  
David J. MacMain  
Attorney I.D. No. 59320  
Matthew S. Polaha  
Attorney I.D. No. 320674  
MacMain Leinhauser PC  
433 W. Market Street, Suite 200  
West Chester, PA 19382  
[mpolaha@macmainlaw.com](mailto:mpolaha@macmainlaw.com)  
484-318-7106  
*Attorneys for Petitioner*

**ATTORNEY VERIFICATION**

I, Matthew S. Polaha, Esq., hereby verify/certify that the facts in the foregoing *In Re: Emergency Petition to Postpone Chester County Sheriff Sales* are true and correct to the best of my knowledge and belief. I make this statement subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsifications to authorities.

Respectfully submitted,

**MacMAIN LEINHAUSER PC**



Date: May 13, 2026

By:

David J. MacMain  
Attorney I.D. No. 59320  
Matthew S. Polaha  
Attorney I.D. No. 320674  
MacMain Leinhauser PC  
433 W. Market Street, Suite 200  
West Chester, PA 19382  
[mpolaha@macmainlaw.com](mailto:mpolaha@macmainlaw.com)  
484-318-7106  
*Attorneys for Petitioner*

**CERTIFICATE OF SERVICE**

I, Matthew S. Polaha, Esquire, hereby certify that on this 13<sup>th</sup> day of May 2026, the foregoing *In Re: Emergency Petition to Postpone Chester County Sheriff Sales* and proposed *Order* were filed electronically with the Chester County Court of Common Pleas, and the following were notified of the foregoing Petition via telephone:

<b>Attorney Name</b>	<b>Attorney For Docket No:</b>
Roberston, Anschutz, Scheid, Crane & Partners, PLLC 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 Nicole Rizzo Danielle Dreier Kevin Cordero Adrienna Hunsberger Richard Weinstein Cierra-Zadiyah Mendez	2024-05825-SSH
	2025-02800-SSH
	2024-08912-SSH
	2025-11043-SSH
	2025-01703-SSH
	2025-06550-SSH
	2025-04872-SSH
	2025-08089-SSH
	2025-06550-SSH
	2024-03788-SSH
	2025-05568-SSH
	2025-06919-SSH
	2024-06096-SSH
	2024-09519-SSH
2024-03706-SSH	
Samantha Gable	2019-05463-SSH
	2022-06205-SSH
	2021-09643-SSH
	2021-09643-SSH
Karin Schweiger	2025-04041-SSH
	2024-10893-SSH
	2025-06424-SSH
	2025-04041-SSH
Katherine Wolf	2025-02628-SSH
Chelsea Nixon	2025-06317-SSH
	2025-08986-SSH
David Onorato	2022-04080-SSH
Geraldine Linn	2025-08189-SSH
	2025-11250-SSH
	2025-11062-SSH
	2024-09381-SSH
	2022-06790-SSH
	2025-11250-SSH
2016-06785-SSH	
Carolyn Treglia	2025-04184-SSH

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	2025-05418-SSH 2024-00979-SSH
Steven Kelly	2025-05861-SSH 2025-07115-SSH 2024-09987-SSH
Sara McCaffery	2023-07999-SSH
Kenya Bates	2025-03734-SSH
Matthew Fallings	2025-03910-SSH 2024-01650-SSH 2020-02922-SSH 2025-06867-SSH 2025-04328-SSH
James S. Tupitza	2025-02798-SSH
Richard Weinstein	2025-02267-SSH 2025-01417-SSH
Robert Flacco	2023-05438-SSH
Danielle DiLeva	2022-10354-SSH 2020-02007-SSH 2023-03717-SSH
Eugene Frank	2025-01002-SSH
Jacqueline McNally	2024-03979-SSH 2025-09687-SSH 2025-08622-SSH
William Miller	2017-09612-SSH
Robert Wendt	2020-00966-SSH 2025-03382-SSH
Robert Williams	2023-00912-SSH 2025-00430-SSH 2025-03856-SSH
Warren Levy	2025-06195-SSH 2025-00172-SSH
Robert Daday	2023-05017-SSH 2024-06892-SSH 2023-07214-SSH 2023-04993-SSH 2024-10888-SSH
Thomas Dyer	2025-05231-SSH 2025-02228-SSH 2025-07560-SSH
David Dugan	2019-07602-SSH 2021-08050-SSH 2020-05656-SSH 2023-05004-SSH 2019-04843-SSH 2017-07439-SSH 2018-08618-SSH

Diane Boehret	2020-00975-SSH
Meredith Wooters	2025-00658-SSH 2024-09624-SSH 2025-10323-SSH 2017-11590-SSH
M. Jacqueline Larkin	2025-06305-SSH
Daniel Capecci	2024-06325-SSH
Jason Leininger	2022-03662-SSH 2021-09811-SSH
Nathalie Paul	2025-08703-SSH
Eric Rochkind	2025-05529-SSH 2025-05529-SSH
Michael Steven Bloom	2024-04438-SSH 2023-03674-SSH
Patrick Wesner	2019-11735-SSH
Elliot H. Berton	2023-05978-SSH

Respectfully submitted,

**MacMAIN LEINHAUSER PC**

By:

David J. MacMain  
Attorney I.D. No. 59320  
Matthew S. Polaha  
Attorney I.D. No. 320674  
MacMain Leinhauser PC  
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[mpolaha@macmainlaw.com](mailto:mpolaha@macmainlaw.com)  
484-318-7106  
*Attorneys for Petitioner*

# EXHIBIT A

Date of Sale:  
**May 21, 2026**

# REAL ESTATE SHERIFF SALE LIST

1	25-4-86	NICOLE RIZZO [REDACTED]	2024-05825-SSH	WHITEMAN, E. MARIE AKA EVELLA M WHITMAN & RICHARD I WHITEMAN	WEST BRANDYWINE	
2	25-10-270	CIERRA-ZADIYAH MENDEZ [REDACTED]	2024-09519-SSH	LOVE, GLORIA V.B.	CITY OF COATESVILLE	
3	25-11-303	SAMANTHA GABLE [REDACTED]	2019-05463-SSH	HARVEY, CAROL R	EAST GOSHEN	
4	26-1-7	ADRIENNA HUNSBERGER [REDACTED]	2025-05568-SSH	DAHER, DAVID V.	SPRING CITY BOROUGH	
5	26-1-10	DANIELLE DREIER [REDACTED]	2025-02800-SSH	COLLINS, CRAIG A. AND SUZANNE L.	SPRING CITY	
6	26-1-15	DANIELLE DREIER [REDACTED]	2024-08912-SSH	CHIKAKA, ELNORA T AKA ELNORA BRICKUS	VALLEY	
7	26-1-16	KARIN SCHWEIGER [REDACTED]	2025-04041-SSH	FINKEY, JENNIFER A/K/A JENNIFER LYN FINKEY A/K/A JENNIFER	EAST BRADFORD	CONTINUED BY COURT OF 06/18/2026
8	26-1-17	KATHERINE M WOLF [REDACTED]	2025-02628-SSH	MCDEVITT, CORINNE M	CITY OF COATESVILLE	
9	26-1-20	KARIN SCHWEIGER [REDACTED]	2024-10893-SSH	COPELAND, JEFFREY; BRITTNEY K C	CALN	
10	26-2-33	SAMANTHA GABLE [REDACTED]	2022-06205-SSH	HERRMANN, KAREN J	WEST WHITELAND	STAY PER ATTY
11	26-2-37	KARIN SCHWEIGER [REDACTED]	2025-06424-SSH	WEAVER, JASON AKA JASON H.	WEST GROVE BOROUGH	
12	26-2-41	CHELSEA A NIXON [REDACTED]	2025-05379-SSH	TUKLOFF, STACEY AKA STACY L. TUKOFF AND JAMES VANSANT L	CALN	

13	26-3-42	SAMANTHA GABLE [REDACTED]	2021-09643-SSH	BOHNER, RICHARD AND PATRICIA	TREDFRIN	CONTINUED PER ATTORNI 07/16/2026
14	26-3-45	CHELSEA A NIXON [REDACTED]	2025-06317-SSH	THOMFORDE, DANIEL GARRISON	WEST MARLBOROUGH	
15	26-3-46	DAVID C. ONORATO [REDACTED]	2022-04080-SSH	PASCHALL, SAMUEL AKA SAMUEL M. INDIVIDUALLY & AS SURVIVING H	HONEY BROOK	
16	26-3-53	GERALDINE M LINN [REDACTED]	2025-08189-SSH	WRIGHT, JAMES E AND ASHLEY	ATGLEN	
17	26-3-58	CAROLYN TREGLIA [REDACTED]	2025-04184-SSH	BUCKNER, JAMAR	COATESVILLE	
18	26-3-60	STEVEN KELLY [REDACTED]	2025-05861-SSH	WADSWORTH, KATHLEEN M.	EAST PIKELAND	
19	26-3-65	SARAH K MCCAFFERY [REDACTED]	2023-07999-SSH	WATT, EDNA M, KNOWN HEIR OF DOROTHY B ROBINSON A/K/A DOR	COATESVILLE	
20	26-4-68	KENYA BATES [REDACTED]	2025-03734-SSH	TEALEY, ANDREW JON AND AUSTIN ARIZIN	WEST GOSHEN	
21	26-4-69	MATTHEW FALLINGS [REDACTED]	2025-03910-SSH	YEOMAN, SUSAN, A/K/A SUSAN A YEOMAN	EAST FALLOWFIELD	STAY PER ATTY
22	26-4-70	JAMES S. TUPTIZA [REDACTED]	2025-02798-SSH	NAIDU, SANJIV, AS ADMINISTRATOR OF THE ESTATE OF RAMARAO	EAST BRADFORD	
23	26-4-81	CAROLYN TREGLIA [REDACTED]	2025-05418-SSH	BOSTIC, PATRICK A	SOUTH COATESVILLE	
24	26-4-83	KEVIN CORDERO [REDACTED]	2025-06550-SSH	JORDAN, MICHAEL & LESLIE LYON	WEST WHITELAND	CONTINUED PER ATTORNI 06/18/2026
25	26-4-88	RICHARD F. WEINSTEIN [REDACTED]	2025-02267-SSH	KIMES, ANGELA, AKA ANGELA CAROLE KIMES, AS EXECUTRIX TO T	VALLEY	STAY PER ATTY
26	26-4-96	STEVEN KELLY [REDACTED]	2025-07115-SSH	RAD DIVERSIFIED REIT, INC A MARYLAND CORPORATION	UWCHLAN	

27	26-4-98	ROBERT FLACCO [REDACTED]	2023-05438-SSH	DELLINGER, MARIE B	KENNETT	
28	26-5-102	STEVEN KELLY [REDACTED]	2024-09987-SSH	BAZIL, STEVEN	WEST VINCENT	STAY PER ATTY
29	26-5-103	DANIELLE M DILEVA [REDACTED]	2022-10354-SSH	MARTIN, JASON A	HONEY BROOK	STAY PER ATTY
30	26-5-104	EUGENE D FRANK [REDACTED]	2025-01002-SSH	EADY, JARRELL C., KNOWN HEIR OF RONALD C. EADY A/K/A/R	CALN	
31	26-5-105	KEVIN CORDERO [REDACTED]	2025-04872-SSH	COPELAND, CHRISTIAN; BENITA M. DAVIS AKA BENTA M. DAVIS	NORTH COVENTRY	
32	26-5-106	MATTHEW FALLINGS [REDACTED]	2024-01650-SSH	LAMMEY, PATRICIA	HONEY BROOK	
33	26-5-107	JACQUELINE F MCNALLY [REDACTED]	2024-03979-SSH	LESLIE, ROBERT A. WENDY L.	CALN	
34	26-5-108	WILLIAM EDWARD MILLER [REDACTED]	2017-09612-SSH	BONELLI, ELIGIO E.	MALVERN	
35	26-5-109	ADRIENNA HUNSBERGER [REDACTED]	2025-06919-SSH	CLARKE, KIMBERLY	TREDYFFRIN	STAY PER ATTY
36	26-5-110	CHELSEA A NIXON [REDACTED]	2025-08986-SSH	STIPCEVICH, MICHAEL J. & SARA C. CAPANNA	WEST CALN	
37	26-5-111	GERALDINE M LINN [REDACTED]	2025-11250-SSH	DECK, ROBERT	HIGHLAND	CONTINUED PER ATTORNI 06/18/2026
38	26-5-112	JACQUELINE F MCNALLY [REDACTED]	2025-09687-SSH	HICKS, WILLIAM E. & MELANIE M.	LONDON GROVE	
39	26-5-113	ROBERT P WENDT [REDACTED]	2020-00966-SSH	KNOX, MICHAEL AND REBEKAH	COATESVILLE	
40	26-5-114	ROBERT W WILLIAMS [REDACTED]	2023-00912-SSH	SHINGLE, ALAN & LISA	WEST NANTMEAL	

41	26-5-115	WARREN D. LEVY [REDACTED]	2025-06195-SSH	TAYLOR, JONATHAN A. AKA JONATHAN	EAST FALLOWFIELD	
42	26-5-116	JACQUELINE F MCNALLY [REDACTED]	2025-08622-SSH	DDH FUND LLC	AVONDALE	
43	26-5-117	ROBERT P WENDT [REDACTED]	2025-03382-SSH	KNOTT, ERIC AND AMY	UWCHLAN	
44	26-5-118	GERALDINE M LINN [REDACTED]	2025-11062-SSH	SMITH, CHRISTOPHER AND LINDA K	NORTH COVENTRY	
45	26-5-119	ROBERT P DADAY [REDACTED]	2023-05017-SSH	GRIER, ROBERT	COATESVILLE	
46	26-5-120	ROBERT P DADAY [REDACTED]	2024-06892-SSH	CANNIFF, BRIAN P	SCHUYLKILL	STAY PER ATTY
47	26-5-121	THOMAS C DYER [REDACTED]	2025-05231-SSH	JAMES, MARY ANGELA, AS SURVIVING HEIR OF JOHN N CHESNET.	SADSBURY	
48	26-5-122	THOMAS C DYER [REDACTED]	2025-02228-SSH	SHAW, ANN H	UPPER UWCHLAN	

# **EXHIBIT B**

Date of Sale:  
June 18, 2026

REAL ESTATE SHERIFF SALE LIST

1	25-9-241	WARREN D. LEVY [REDACTED]	2025-00172-SSH	MOHAMMED, KHADER	EAST WHITELAND	STAY PER ATTY
2	26-1-16	KARIN SCHWEIGER [REDACTED]	2025-04041-SSH	FINKEY, JENNIFER A/K/A JENNIFER LYN FINKEY A/K/A JENNIFER	EAST BRADFORD	
3	26-2-25	ROBERT P DADAY [REDACTED]	2023-07214-SSH	WAH, RITA SOKO & PRECIOUS MEIN MANNEH	UWCHLAN	
4	26-2-26	DAVID D DUGAN [REDACTED]	2019-07602-SSH	RICKETTS, DOUGLAS R	COATESVILLE CITY	
5	26-2-27	DIANE M BOEHRET [REDACTED]	2020-00975-SSH	RICKETTS, DOUGLAS	COATESVILLE CITY	
6	26-2-39	RICHARD F. WEINSTEIN [REDACTED]	2024-06096-SSH	ATLEY, EARL IN HIS CAPACITY AS HEIR OF ELEANOR V. ATLEY A	AVONDALE	
7	26-3-52	GERALDINE M LINN [REDACTED]	2024-09381-SSH	LARISON, JEFFREY R	UWCHLAN	
8	26-3-55	DANIELLE M DILEVA [REDACTED]	2020-02007-SSH	PATTON, LINDA BAND DANIEL J	WILLISTOWN	
9	26-3-59	MEREDITH H WOOTERS [REDACTED]	2025-00658-SSH	WURTS, CHRISTOPHER, JANA AND JOHN FASOLAS AS EXECUTOR OF	SCHUYLKILL	
10	26-4-66	MATTHEW FALLINGS [REDACTED]	2020-02922-SSH	GAFFNEY, PAUL A/K/A PAUL W GAFFNEY	TREDYFFRIN	
11	26-4-67	MATTHEW FALLINGS [REDACTED]	2025-06867-SSH	MILLER JR, JOSEPH R.	WEST CHESTER	
12	26-4-73	RICHARD F. WEINSTEIN [REDACTED]	2025-01417-SSH	OBARA, ANTHONY J, A/K/A ANTHONY J OBARA JR	NEWLIN	
13	26-4-82	KEVIN CORDERO [REDACTED]	2025-08089-SSH	PENZA, IRENE M	WEST NANTMEAL	STAY PER ATTY

14	26-4-83	KEVIN CORDERO ██████████	2025-06550-SSH	JORDAN, MICHAEL & LESLIE LYON	WEST WHITELAND	
15	26-4-84	GERALDINE M LINN ██████████	2022-06790-SSH	RITTENBAUGH, CHRISTINE & EDWIN	WEST VINCEN. CONT PER	
16	26-4-86	MEREDITH H WOOTERS ██████████	2024-09624-SSH	MURRAY JR, SEAN J	SADSBURY	
17	26-4-89	ROBERT W WILLIAMS ██████████	2025-00430-SSH	WUCHTER, EDWARD C	KENNETT	
18	26-4-90	THOMAS C DYER ██████████	2025-07560-SSH	BETHEL, TALIB	MODENA	
19	26-4-93	M. JACQUELINE LARKIN ██████████	2025-06305-SSH	BARRY, MICHAEL	FRANKLIN	
20	26-4-97	DANIEL J CAPECCI ██████████	2024-06325-SSH	JACKSON, WOODY	WEST NOTTINGHAM	
21	26-4-100	ROBERT W WILLIAMS ██████████	2025-03856-SSH	KEHOE, WILLIAM N A/K/A WILLIAM KEHOE	WEST CALN	
22	26-4-101	KEVIN CORDERO ██████████	2024-03788-SSH	FRANCO, ALEJANDRO;SARA	WEST GOSHEN	
23	26-4-140	MATTHEW FALLINGS ██████████	2025-04328-SSH	CLEMENT, DIANE T.	WALLACE	
24	26-5-111	GERALDINE M LINN ██████████	2025-11250-SSH	DECK, ROBERT	HIGHLAND	
25	26-6-123	DAVID D DUGAN ██████████	2021-08050-SSH	VOSHELL, JEFFREY M	CALN	STAY PER ATTY
26	26-6-124	ROBERT P DADAY ██████████	2023-04993-SSH	PECHIN SR, TODD W	VALLEY	STAY PER ATTY
27	26-6-125	JASON J LEININGER ██████████	2022-03662-SSH	KENNEDY, PATRICIA A.	WILLISTOWN	
28	26-6-126	GERALDINE M LINN ██████████	2016-06785-SSH	BOUSKA, JOE AKA JOSEPH R & SHERRIE	WEST PIKELAND	

29	26-6-127	DAVID D DUGAN [REDACTED]		2020-05656-SSH	PORTILLO, RAULA	COATESVILLE	
30	26-6-128	DAVID D DUGAN [REDACTED]		2023-05004-SSH	BICKINGS, TIMOTHY	VALLEY	
31	26-6-129	DAVID D DUGAN [REDACTED]		2019-04843-SSH	WHITE, NANCY STEDMAN	EAST WHITELAND	
32	26-6-130	JASON J LEININGER [REDACTED]		2021-09811-SSH	MCDOWELL, WALLACE B.	WEST BRADFORD	
33	26-6-131	ROBERT P DADAY [REDACTED]		2024-10888-SSH	MATHIS, JENNIFER	EAST FALLOWFIELD	STAY PER ATTY
34	26-6-132	DAVID D DUGAN [REDACTED]		2017-07439-SSH	GIUNTA, CHERYLL	WEST BRADFORD	
35	26-6-133	NATHALIE PAUL [REDACTED]		2025-08703-SSH	FRANKS, JENNIFER M AND JEREMY LELII	EAST BRADFORD	
36	26-6-134	ERIC B ROCHKIND [REDACTED]		2025-05262-SSH	IHRIG, THOMAS M	LONDON GROVE	
37	26-6-135	ERIC B ROCHKIND [REDACTED]		2025-05529-SSH	GARVER, BART R	WEST CALN	
38	26-6-136	CIERRA-ZADIYAH MENDEZ [REDACTED]		2024-03706-SSH	BIALK, JOE DANIEL, IN HIS CAPACITY AS HEIR OF GEORGIANNE	LONDON BRITTAIN	
39	26-6-137	DANIELLE DREIER [REDACTED]		2025-11043-SSH	ARDOLINE, LAURIE F & ROBERT R	UWCHLAN	
40	26-6-138	DANIELLE DREIER [REDACTED]		2025-01703-SSH	SWANSON AKA LINDA S. SWANSON, IN HE CAPACITY AS AD, LINDA SUE	EASTTOWN	
41	26-6-139	DANIELLE M DILEVA [REDACTED]		2023-03717-SSH	ROSS, STUART DOLDEN (IV) & ASHA NICOLE	EAST BRANDYWINE	
42	26-6-141	MICHAEL STEVEN BLOOM [REDACTED]		2024-04438-SSH	SCHANDEL, JOHN G	UWCHLAN	

43	26-6-142	PATRICK J WESNER [REDACTED]	2019-11735-SSH	THOMFORDE, DANIEL G. AKA DANIEL GARRISON THOMFORDE	WEST MARLBOROUGH	
44	26-6-143	MEREDITH H WOOTERS [REDACTED]	2025-10323-SSH	WALKER, GREGORY	ELVERSON	

# **EXHIBIT C**

Date of Sale:  
July 16, 2026

REAL ESTATE SHERIFF SALE LIST

1	25-6-180	MEREDITH H WOOTERS [REDACTED]	2017-11590-SSH	EBODA, BABATUNDE & MONICA	KENNETT				
2	25-11-287	DAVID D DUGAN [REDACTED]	2018-08618-SSH	CRUTCHFIELD, DENNIS E	COATESVILLE				
3	26-3-42	SAMANTHA GABLE [REDACTED]	2021-09643-SSH	BOHNER, RICHARD AND PATRICIA	TREDYFFRIN				
4	26-3-43	ELLIOT H. BERTON [REDACTED]	2023-05978-SSH	SMITH, GEORGE T	WEST WHITELAND				
5	26-3-57	CAROLYN TREGLIA [REDACTED]	2024-00979-SSH	FEIOCK, CHRISTOPHER & COURTNEY	EAST COVENTRY				
6	26-3-62	MICHAEL STEVEN BLOOM [REDACTED]	2023-03674-SSH	CHAUDHARY, SURESH AND KAVITA	UWCHLAN				