



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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

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

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In the matter of: Charles J. Mode, deceased

Orphans' Court – Petition for citation – Preliminary objections – Jurisdiction –
Res judicata

1. When an audit has been approved by court and no appeal has been taken, the court at a later date is bound by that prior order.
2. Preliminary objections asserting lack of jurisdiction maybe be properly considered in an Orphans Court case.
3. The Explanatory Comment to Pa.O.C. Rule 3.9 states in pertinent part that subsection (b)(2)-(4) and, in some instances, (b)(1) may be determined from the facts of record so that further evidence is not required.
4. Subject matter jurisdiction may be raised by any party or the court at any time.
5. Jurisdiction provides the Court authority to give judgment. The trial court has jurisdiction if it is competent to hear or determine controversies of the general nature of the matter involved sub judice.
6. Jurisdiction lies if the court had power to enter upon the inquiry, not whether it might ultimately decide that it could not give relief in the particular case.
7. A trust is not subject to continuing judicial supervision unless ordered by the court.
8. Once an account, adjudication and/or decree of distribution has been confirmed by the court, and there has been no appeal therefrom, the order is final. Once such an order is final, *res judicata* applies.
9. *Res judicata* precludes parties from contesting matters that have had a full and fair opportunity to be litigated.
10. Appellant filed a notice of appeal to the Superior Court from the trial court's Order sustaining preliminary objections and thereby dismissing the appellant's Amended Petition for Citation Challenging Trust Amendments. The Court issued an Opinion pursuant to Pa.R.A.P. 1925 requesting that its order be affirmed.

P.McK.

C.C.P. Chester County, Orphans Court Division, No. 1520-1976; In the matter of:
Charles J. Mode, deceased

Barry Rabin for Executor, Howard Hodel
Pamela Fingerhut and Mary Catherine Kenney for the Commonwealth
Karl Prior for North Dakota State University Foundation
Bianca Alexis Roberto for Appellant
Forzato, J., August 26, 2024:-

IN THE SUPERIOR COURT OF PENNSYLVANIA
EASTERN DISTRICT

NO. 1796 EDA 2024

IN THE MATTER OF: CHARLES J. MODE, deceased
Chester County Orphans' Court Docket No. 1520-1976

OPINION PURSUANT TO Pa.R.A.P 1925

The Appellant, Martha-Lisa Flinsch, filed a Notice of Appeal to the Superior Court on Monday, July 1, 2024, of this court's May 31, 2024 order sustaining the Preliminary Objections of the Foundation, thereby dismissing the Appellant's Amended Petition for Citation Challenging Trust Amendments (Amended Petition) alleging fraud, incapacity and/or undue influence.¹ For the reasons set forth below, this court respectfully requests that its May 31, 2024 order be *affirmed*.

HISTORY OF THE ESTATE DOCUMENTS

The Decedent, Charles J. Mode, established the Charles J. Mode Family Trust on February 27, 2008. During his lifetime, the Decedent was the sole beneficiary of the Mode Family Trust. In the original 2008 Trust, the Decedent provided that upon his death all of the Trust's property was to be allocated to a Residuary Trust to benefit Appellant.

The Decedent then signed the First Amendment to the Charles J. Mode Family Trust on June 27, 2017. The First Amendment modified provisions regarding Trustee powers, Successor Trustees, and a Trust Protector. However, the Decedent preserved the bequest of the residue of the Mode Family Trust to two Residuary Trusts for Appellant's benefit in the First Amendment.

Next, the Decedent signed the Last Will and Testament of Charles J. Mode (Will), dated October 3, 2017. Under the 2017 Will, the Decedent's estate, other than his tangible personal property and his condominium, was to pour into the Mode Family Trust to be distributed under the terms of the Mode Family Trust as amended.

Then, just about six weeks later, on November 17, 2017, the Decedent signed the Second Amendment to the Charles J. Mode Family Trust. Wherein he bequeathed the following:

- 1) \$100,000 to his widow, Ms. Leonard;
- 2) \$5,000.00 to Appellant, the Decedent's daughter, and

¹ The Commonwealth of Pennsylvania, as *parens patriae*, through the Office of the Attorney General, joined the Preliminary Objections filed by North Dakota State University Foundation and Alumni Association.

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3) All the remaining funds to the Foundation.

On January 3, 2019, the Decedent signed the Third Amendment to the Charles J. Mode Family Trust wherein he eliminated the Residuary Trusts which would have benefited Appellant. Instead, he devised the following:

- 1) \$150,000 to his widow, Ms. Leonard (representing a \$50,000 increase from the \$100,000 she was supposed to receive pursuant to the Second Amendment);
- 2) \$5,000 to Appellant;
- 3) \$50,000 to the Eleanore L. Mode Residuary Trust dated July 12, 2006 for the benefit of Appellant; and
- 4) All funds remaining after the above-distribution to the Foundation.

Ultimately, as a result of the Decedent's death, an estate of roughly \$2.1 million poured into the Mode Family Trust to be distributed under the Third Amendment as set forth immediately above.

PROCEDURAL & FACTUAL HISTORY

The following facts are of record and were relied upon by the undersigned in sustaining the preliminary objections dismissing the Appellant's Amended Petition on May 31, 2024.

The Decedent died on October 12, 2020. On November 6, 2020, the Decedent's Will was admitted to Probate by the Chester County Register of Wills. Letters Testamentary were granted to the executor of the estate, Howard Hodel (Hodel) on that same date. On November 18, 2020, the Appellant filed a formal Caveat with the Register of Wills of Chester County asserting claims of undue influence, fraud and/or incapacity. However, on January 12, 2021, the Appellant withdrew the formal Caveat pursuant to an Agreement signed by the Appellant and other beneficiaries dated December 24, 2020.²

Next, nine months later, on October 11, 2021, the Appellant filed a Petition for Citation Sur Appeal from the Probate of the Last Will and Testament (Pour-Over) of Charles J. Mode pursuant to 20 Pa.C.S. § 908. In that Petition, Appellant did *not* contest the Decedent's October 17, 2017 Will which poured Decedent's estate into the Mode Family Trust. The Foundation filed preliminary objections thereto on December 10, 2021.³ In response thereto on January 11, 2022, the Appellant filed an *Amended* Petition for Citation Sur Appeal from Probate of the Last Will and Testament (the 2022 Amended Petition) in which she again claimed that all three Trust Amendments were

² The December 24, 2020 Agreement did not limit Appellant's ability to challenge the Trust documents. See, the January 12, 2021 Praecipe to Withdraw Formal Caveat and attachment thereto.

³ The Commonwealth of Pennsylvania, as *parens patriae*, through the Office of the Attorney General joined in the Preliminary Objections.

invalid due to alleged: incapacity, undue influence and/or fraud. However, she did not actually claim the Will was invalid. On February 3, 2022, the Foundation filed preliminary objections thereto.⁴

On March 22, 2022, the Honorable Anthony Verwey dismissed the 2022 Amended Petition *without prejudice* as having been improperly filed under 20 Pa.C.S. § 908 which governs wills, as the Appellant was not actually contesting the October 2017 Will. Importantly, in that March 2022 order, the trial court opined that since the Appellant was contesting the Trust Amendments which were not filed with the Will, and not the Will itself, she should have filed her Petition pursuant to 20 Pa.C.S. § 7754 instead. Notably, the Appellant did *not* appeal that March 22, 2022 decision. Further, the Appellant took no discernable action in this matter for over a year.

Thus, on April 3, 2023, the Trustee, Wilmington Savings Fund Society, FSB d/b/a/ Bryn Mawr Trust, filed the First and Final Account of the Trust. 20 Pa.C.S. § 3513 “Statement of Proposed Distribution” and 20 Pa.C.S. § 3514 entitled “Confirmation of Account and Approval of Proposed Distribution” control in the instant matter.

Importantly, the record clearly establishes that the Trustee notified the parties in interest that Trustee was seeking to terminate the Mode Family Trust and proposing distributions to the Trust’s beneficiaries as required in 20 Pa.C.S. § 3513.⁵ In the Petition for Adjudication, the Trustee identified the original 2008 Trust and all three of its amendments. Further, the Trustee specifically cited to the Third Amendment to the Charles J. Mode Family Trust as its basis for its distribution of the assets.⁶

Significantly, the Appellant was served with Notice of the Account, Petition for Adjudication, the proposed distributions, and the audit. Yet, Appellant did *not* object to the Account or to the proposed distributions. Accordingly, as there were no objections filed, on June 14, 2023, the undersigned confirmed the First and Final Account of the Trustee of the Charles J. Mode Family Trust. Therein, the order approved proposed distributions in accordance with the Third Amendment to the Trust pursuant to 20 Pa.C.S. § 3514. Importantly, thereafter, the Appellant did *not* appeal the June 14, 2023 order granting First and Final Account and the distributions in conformance with the Third Amendment to the Charles J. Mode Family Trust. It has been held that when an audit has been approved by court and no appeal has been taken, the court at a later date is bound by that prior order. *See, In re Miller's Estate*, 31 Wash.Co. 212, 77 Pa. D. & C. 359 (1952).

⁴ The Commonwealth of Pennsylvania, as *parens patriae*, through the Office of the Attorney General joined in the Preliminary Objections.

⁵ The 77 page document filed by the Trustee is listed on the docket as “Account Gross Estate Valuation \$1,845,349.08” filed April 3, 2023. The filing specifically states “[t]his is the formal notice required by Pennsylvania Orphans’ Court Rule 2.5 to advise You have received notice of the filing of the Account because you are a party in interest in the Trust. At the audit, the Trustee will ask the Court to: (1) confirm the Account; (2) release and discharge the Trustee through the period of the Account; (3) approve the Proposed Schedule of Distribution. ... *See, the Account Gross Estate Valuation \$1,845,349.08 page 3.*

⁶ The Third Amendment to the Trust requires the distribution as follows: \$150,000 to Ms. Leonard, the Decedent’s widow; \$5,000 to the Appellant; \$50,000 to the Eleanore L. Mode Residuary Trust dated July 12, 2006, for the benefit of the Appellant; and the residuary to the Foundation.

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In this case the Appellant waited until October 16, 2023, four (4) months *after* this court confirmed the First and Final Account and corresponding distributions, to file her Petition for Citations Challenging Trust Amendments alleging the very same claims of undue influence, fraud and lack of capacity.⁷ She filed an Amended Petition for Citations Challenging Trust Amendments on January 24, 2024.

Strikingly, these were the very same allegations that she attempted to put forward in her original Formal Caveat, as well as the October 2021 Petition for Appeal of the Probate of the Last Will and Testament of Charles J. Mode, as amended in January 2022.⁸ The Foundation filed preliminary objections relevant thereto on February 14, 2024.⁹ The Appellant filed a response. Ultimately, on May 31, 2024, this court sustained the Foundation's preliminary objections dismissing the Amended Petition without argument.

LEGAL ANALYSIS

As the record reveals the instant Amended Petition for Citation Challenging Trust Amendments is simply untimely. The record clearly established that the Appellant has been making the same claims in some fashion or another since November 2020. Yet, she failed to contest or object to the First and Final Account and corresponding proposed distributions before the First and Final Account and proposed distributions were approved on June 14, 2023. Moreover, the Appellant also chose not to appeal this court's June 14, 2023 order granting the First and Final Account and distributions.

Also of note, the Appellant did raise the very issues material hereto in late 2021, and as amended in January 2022; however, in March 2022, the assigned trial court dismissed her Amended Petition for Citation without prejudice as having been improperly filed under 20 Pa.C.S. § 908. Instead of timely refiled pursuant to the applicable statute, the Appellant waited a whole two years to raise the issue again.¹⁰ In the meantime, Appellant did not contest the First and Final Account of the Trust and proposed distributions which this court approved on June 14, 2023. Nor did the Appellant appeal the June 14, 2023 order of this court granting same. Rather, the Appellant opted to wait four months to reassert her allegations of fraud, undue influence and/or incapacity.

Preliminary objections asserting lack of jurisdiction maybe be properly

⁷ The Foundation filed preliminary objections to the October 16th Petition on January 4, 2024. The Commonwealth of Pennsylvania, through the Office of the Attorney General once again joined therein.

⁸ The document entitled "Amended Petition" was subsequently filed by the Appellant on January 24, 2024 and the Foundation filed the Preliminary Objections to that document on February 14, 2024.

⁹ The Commonwealth of Pennsylvania, as *parens patriae*, through the Office of the Attorney General joined in the Preliminary Objections.

¹⁰ The docket indicates that Appellant initially filed a Petition for Citation Sur Appeal on October 16, 2023 and an Amended Petition for Citation Sur Appeal on January 24, 2024.

considered in an Orphans Court case such as this. *See*, Pa.O.C. Rule 3.9(b)(1).¹¹ Moreover, the Explanatory Comment to Pa.O.C. Rule 3.9 states in pertinent part: “(b) (2)-(4) and, in some instances, (b)(1) may be determined from the facts of record so that further evidence is not required.”

Subject matter jurisdiction may be raised by any party or the court at any time. *Estate of Gentry v. Diamond Rock Hill Realty, LLC*, 111 A.3d 194, 198 (Pa. Super. 2015) (quoting *B.J.D. v. D.L.C.*, 19 A.3d 1081, 1082 (Pa. Super. 2011) (internal quotation omitted)). Jurisdiction provides the Court authority to give judgment: [t] he trial court has jurisdiction if it is competent to hear or determine controversies of the general nature of the matter involved sub judice. Jurisdiction lies if the court had power to enter upon the inquiry, not whether it might ultimately decide that it could not give relief in the particular case. *Estate of Gentry v. Diamond Rock Hill Realty, LLC*, (quoting *Aronson v. Sprint Spectrum, L.P.*, 767 A.2d 564, 568 (Pa. Super. 2001) (internal quotation omitted)).

20 Pa.C.S. § 7711 entitled “Role of court in administration of trust-UTC” is relevant to this court’s May 31, 2024 order sustaining the preliminary objections of the Foundation. 20 Pa.C.S. § 7711(b) states: “[a] trust is not subject to continuing judicial supervision unless ordered by the court.” In this court’s June 14, 2023 order, it permitted the Trustee to disburse the trust’s assets in accordance with the Third Amendment to the Charles J. Mode Family Trust.

Importantly, the Third Amendment to the Trust requires the distribution as follows: \$150,000 to Ms. Leonard, the Decedent’s widow; \$5,000 to the Appellant; \$50,000 to the Eleanore L. Mode Residuary Trust dated July 12, 2006, for the benefit of the Appellant; and the residuary to the Foundation. Accordingly, by this court’s uncontested June 14, 2023 order, this court relinquished its jurisdiction at the end of the appeal window. Accordingly, this court lacks subject matter jurisdiction over the Appellant’s claims.

Furthermore, this court was also persuaded by the argument that once an account, adjudication and/or decree of distribution has been confirmed by the court, and there has been no appeal therefrom, the order is final. As previously, stated an audit approved in accordance with 20 Pa.C.S. §§ 3513-3514 and which has not been appealed, is a final order and the court at a later date is bound by that prior order. *See*, *In re Miller's Estate*, 31 Wash.Co. 212, 77 Pa. D. & C. 359 (1952).

Once such an order is final *res judicata* applies. *Res judicata* precludes parties from contesting matters that have had a full and fair opportunity to be litigated. *See*, *Khalil v. Travelers Indemnity Company of America*, 273 A.2d 1211 (Pa. Super. 2022) (*citing In re Stevenson*, 615 Pa. 50, 67 40 A.3d 1212, 1222(Pa.2012)). Importantly, in this instance, the Appellant had been raising the same allegations since 2020. By not objecting to the First and Final Account and proposed distributions of the Trust in conformance with the Third Amendment thereof, or appealing this court’s order granting same, the Appellant cannot now raise the issue as that June 14, 2023 order is final. The Amended Petition was legally insufficient in accordance the law of the

¹¹ Pa.O.C. Rule 3.9 is derived from Pa.R.Civ.P. 1028. *See*, Pa.O.C. Rule 3.9, *Note*.

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case doctrine and sustaining the preliminary objections pursuant to Pa.O.C.Rule 3.9(b)(4) was also appropriate.

For the forgoing reasons this Honorable Court respectfully requests that the Superior Court *AFFIRM* its May 31, 2024 order.

BY THE COURT:

/s/ **NICOLE R. FORZATO, J.**

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Chester County Court of Common Pleas
Orphans' Court Division
CALL OF THE AUDIT LIST
THE HONORABLE JOHN L. HALL COURTROOM 5
WEDNESDAY, FEBRUARY 05, 2025 09:00 AM

RICHARD C. BLANCHARD
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

15-23-1000

L. PETER TEMPLE

DAVID C. BLANCHARD, EXECUTOR

NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2024-09954-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Carlton Wayne Batts was filed in the above-named court and will be heard on Friday, February 14, 2025 at 2:00:00 PM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Thursday, November 7, 2024
Name to be changed from: Carlton Wayne Batts to: Caleb Zion Israel
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. 2024-09955-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Eden Berhe Keleta was filed in the above-named court and will be heard on Friday, February 14, 2025 at 2:00:00 PM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Thursday, November 7, 2024
Name to be changed from: Eden Berhe Keleta to:

Eden Zion Israel

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. 2024-09956-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Carlton Wayne Batts Jr was filed in the above-named court and will be heard on Friday, February 14, 2025 at 2:00:00 PM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Thursday, November 7, 2024
Name to be changed from: Carlton Wayne Batts Jr to: Ari Caleb Israel
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. 2025-00341-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Alicia Gail Andreasen was filed in the above-named court and will be heard on Friday, April 25, 2025 at 2:00:00 PM, in Courtroom 2 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, January 17, 2025
Name to be changed from: Alicia Gail Andreasen to: Joel Cooper Andreasen
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. 2025-00333-NC

NOTICE IS HEREBY GIVEN that the name change petition of Robin Klingsberg on behalf of minor child Nawaal Bint Abdur-Rahmaan Klingsberg was filed in the above-named court and will be heard on Friday, April 25, 2025 at 2:00:00 PM, in Courtroom 2 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, January 16, 2025

Name to be changed from: Nawaal Bint Abdur-Rahmaan Klingsberg to: Theodore Waleed Muhammad-Klingsberg

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

CHS Brewing Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Brutscher, Foley, Milliner, Land & Kelly, LLP
213 East State Street
Kennett Square, PA 19348

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by Iterative Dynamics, Inc., a Pennsylvania Business Corporation with its registered office at 60 East Uwchlan Avenue, Suite 240, Exton, Pennsylvania, that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the Pennsylvania Business Corporation Law of 1988, as amended, and that the corporation is winding up its affairs in the manner prescribed by law so that its corporate existence shall cease upon the filing of Articles of Dissolution. Attorney for Corporation Dissolution:

James B. Griffin, P.C.
Zachary Burley, Esquire, CPA
623 North Pottstown Pike
Exton, PA 19341

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the directors of Whitaker Fund, a Pennsylvania nonprofit corporation (the "Corporation"), with an address of 24 East Market St., West Chester, PA 19381, have approved a proposal that the corporation dissolve voluntarily and that the board of directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 5975 of the Pennsylvania Business Corporation Law of 1988. Karey Hampton, Esq.
Tovella Dowling, PC
501 W Broadway, Suite 1540
San Diego, CA 92101

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

ALLENSTEIN, Sally M., late of Penn Township. Pamela A. Allenstein, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

ALLGAIER, Mark A., a/k/a Mark Allgaier, late of West Chester Borough. Matthew Richard Allgaier, care of LEIGH A. SEGAL, Esquire, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, Executor. LEIGH A. SEGAL, Esquire, Wisler Pearlstine, LLP, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, atty.

BECKER, Marshall J., a/k/a Marshall Joseph Becker, late of West Chester Borough. Denise Baccino Tyler, 38400 Maple Ln., Selbyville, DE 19975, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

BRANDFASS, William Steele, late of West Pikeland Township. Kristen J. Brandfass, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown

Pike, Suite 220, Exton, PA 19341, Executrix. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

BOLZ, Charles R, late of West Chester. Marilyn Bolz, care of JENNIFER WALKER, Esquire, 31 S. High St. Suite 200, West Chester, PA 19382, Executrix. JENNIFER WALKER, Esquire, Peak Legal Group Ltd., 31 S. High St. Suite 200, West Chester, PA 19382, atty.

COATES, Nancy, a/k/a Nancy L. Coates, late of City of Coatesville. Bert L. Mize, 100 Lilly Road, Honey Brook, PA 19344 and Robert A. Coates, 22253 Brinsfield Ave., Seaford, DE 18973, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executors. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

CONWAY, Gerald F, a/k/a Gerald Conway, late of Valley Township. Richard H. Morton, care of RICHARD H. MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, Pennsylvania 19382, Administrator. RICHARD H. MORTON, Esquire, Ryan Morton and Imms LLC, 999 West Chester Pike, Suite 201, West Chester, Pennsylvania 19382, atty.

CORKHILL, III, Eric A., a/k/a Eric Alfred Corkhill, III and Eric A. Corkhill, late of East Goshen Township. Helen H. Corkhill, 1721 Hibbard Ln., West Chester, PA 19380, care of KAREN SCHECTER DAYNO, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Executrix. KAREN SCHECTER DAYNO, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

CRAIG, Alice M., late of East Bradford Township. Maureen Craig Snook, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

FROST, Linda S., late of East Goshen Township. Heather Teng, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

GEIGUS, Marie R., late of East Vincent Township. Theodore J. Geigus and Leeann Geigus DeFusco, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors.

DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GOLDBERG, Robert, late of Phoenixville Borough. Mindy Kramer, 27 Rossiter Ave., Phoenixville, PA 19460, care of TIMOTHY G. DALY, Esquire, 1288 Valley Forge Rd., Ste. 72, Phoenixville, PA 19460, Executrix. TIMOTHY G. DALY, Esquire, Daly & Clemente, P.C., 1288 Valley Forge Rd., Ste. 72, Phoenixville, PA 19460, atty.

GOULD, Jean K., late of Honey Brook Township. Catharine Gould Smith, 10 Avenue of Two Rivers, Rumson, NJ 07760, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

HICKMAN, Margaret E., late of Upper Oxford Township. Lauren Ann Patrick, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

JAMESIN, Doris, late of Vista, CA. Sortirios Tsementzis, care of JENNIFER WALKER, Esquire, 31 S. High St, Ste. 200, West Chester PA 19382, Executor. JENNIFER WALKER, Esquire, Peak Legal Group Ltd., 31 S. High St, Ste. 200, West Chester PA 19382, atty.

KLAPP, Steven M., a/k/a Steven Michael Klapp, late of West Whiteland Township. Katelyn S. Klapp, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executrix. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

KRAEGEL, Madeline R., a/k/a Madeline P. Kraegel, late of East Goshen Township. Nancy W. Pine, 104 S. Church St., West Chester, PA 19382, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix CTA. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

POOLE, Shirley A., a/k/a Shirley Ann Poole, late of Unionville Borough. Kathleen Allaband, P.O. Box 318, Unionville, PA 19375 and Donald Poole, Jr., 124 Myrtle Ave., West Grove, PA 19390, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executors. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

RAMNATH, Rohit, late of Paoli. Catherine Hueston, care of JENNIFER WALKER, Esquire, 31 S. High St Ste 200 West Chester, PA 19382, Executrix. JENNIFER WALKER, Esquire, Peak Legal Group Ltd., 31 S. High St Ste 200 West Chester, PA 19382, atty.

SANTILLO, Frank S., a/k/a Frank Simone Santillo, late of East Vincent Township. Kathleen Santillo, 800 E. High St., Pottstown, PA 19464, care of SUPRIYA G. PHILIPS, Esquire, 800 E. High St., P.O. Box 444, Pottstown, PA 19464, Executrix. SUPRIYA G. PHILIPS, Esquire, Wolf, Baldwin & Associates, P.C., 800 E. High St., P.O. Box 444, Pottstown, PA 19464, atty.

SARMENTO, Robert J., late of Coatesville City. Barbara Ann Sarmento, care of KRISTEN L. BEHRENS, Esquire, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, Administratrix. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, atty.

STRATMAN, Audrey K., a/k/a Audrey Kathleen Stratman, late of Borough of West Chester. John Charles Stratman, III, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

THOMAS, Marie H., late of Tredyffrin Township. Edward Thomas, 3503 Husted Driveway, Chevy Chase, MD 20815, care of NICHOLAS J. CANIGLIA, Esquire, 125 Strafford Ave., Ste. 110, Wayne, PA 19087, Executor. NICHOLAS J. CANIGLIA, Esquire, Pierce, Caniglia & Taylor, 125 Strafford Ave., Ste. 110, Wayne, PA 19087, atty.

WHITE, Nancy S, a/k/a Nancy J White, late of West Brandywine. Mary Ellen Richter, 18 Maple Street, Medfield MA 02052, and Maureen McCormick, 8 Edward Drive, East Fallowfield, PA 19320, Executrix.

WHITEMAN, John W., late of West Nantmeal Township. John Whiteman, Jr., care of DAVID G. GARNER, Esquire, 2129 East High Street, Pottstown, PA 19464, Executor. DAVID G. GARNER, Esquire, 2129 East High Street, Pottstown, PA 19464, atty.

WHITEMAN, Richard J., a/k/a Richard James Whiteman, late of West Caln Township. Richard J. Whiteman, Jr., care of H. MICHAEL COHEN, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. H. MICHAEL COHEN, Esquire, Pine

& Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

WILHELM, James Patrick, a/k/a James P. Wilhelm, late of Downingtown Township. John Przychozdzien, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

2nd Publication

BARR, Marjorie C., late of East Bradford Township. John F. Barr, 229 Hunting Hill Ln., West Chester, PA 19382 and Douglas R. Barr, 1163 W. Strasburg Rd., West Chester, PA 19382, care of KEVIN HOLLERAN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executors. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

CLEMSON, Paula M, late of West Goshen Township. Alan F. Clemson, care of LISA COMBER HALL, Esquire, 27 S Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S Darlington Street, West Chester, PA 19382, atty.

CONNETT, Barbara Creamer, a/k/a Barbara C. Connett and Barbara Connett, late of East Pikeland Township. Thomas Connett, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executor. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

FLECK, Mary K, late of East Fallowfield. Robert R Fleck Jr., 4 Michael Court, Coatesville, PA 19320, and Donna L. Fleck, 2165 Strasburg Road, East Fallowfield Township, PA 19320, Executors.

GALLAGHER, Shannon J., a/k/a Shannon John Gallagher and Shannon Gallagher, late of Phoenixville Borough. Angelina Marie Capozzi, and Constance Capozzi, 3128 Morris Rd., Lansdale, PA 19446, care of JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Suite 10, Montgomeryville, PA 18936, Executrices. JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Suite 10, Montgomeryville, PA 18936, atty.

GILBERT, Joyce A., late of Londonderry Township. Russell P. Gilbert, 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.

GREVY, Helen M., late of West Caln Township. Kerry Ann Metzger, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

LEPORE, Donald J., a/k/a Donald Lepore and Donald Joseph Lepore, late of New Garden Township. Justine M. Green, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

MASON, Robert Oscar, a/k/a Robert O. Mason, late of Phoenixville Borough. Stephen I. Baer, 347 Bridge Street, Suite 200, Phoenixville, PA 19460, care of STEPHEN I. BAER, Esquire, 347 Bridge Street, Suite 200, Phoenixville, PA 19460, Executor. STEPHEN I. BAER, Esquire, O'Donnell, Weiss & Mattei, P.C., 347 Bridge Street, Suite 200, Phoenixville, PA 19460, atty.

MASSEY, Robert A., late of London Grove Township. Karyn L. Seace, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administratrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

OAS, Ann L, late of West Chester. Charles Oas Jr., 213 E State St., Kennett Square PA 19348, care of EDWARD M FOLEY, Esquire, 213 E State St, Kennett Square PA 19348, Administrator. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

ROBINSON, Dirk K., a/k/a Dirk Killian Robinson, late of Avondale Borough. I. Christopher Robinson and Johanna Woodward, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executors. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

ROBISON, Alice Poe, a/k/a Alice Mae Poe and Alice P. Robison, late of Phoenixville. Arch D. Robison, 1406 Country Lake Dr, Champaign IL 61821, Executor.

SMITH, Jeffrey Daniel, late of East Pikeland. Summer Smith, 431 Lee Avenue Spring City, PA

19475, Administratrix.

SMITH, Penelope L., a/k/a/ Penelope L. Smith Bennett, late of West Caln Township. Dwayne Bennett, 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.

WAGNER, Dianne L, late of East Vincent Township. Jason C Wagner, care of JESSICA R. GRATER, Esquire, 740 E High Street, Pottstown, PA 19464, Executor. JESSICA R. GRATER, Esquire, Monastira & Grater, LLC, 740 E High Street, Pottstown, PA 19464, atty.

WASKIEWICZ, Stanley Thomas, a/k/a Stanley T Waskiewicz, late of Oxford. Mark S Waskiewicz, P.O. Box 2178, Aston, PA, 19014, Executor.

WHITE, Harold, late of East Coventry. Russell White, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

YATES, Ethel Kay, late of Lincoln University. Dale L. Yates, P.O. Box 180, 312 Lewisville Rd. New London PA 19360, Executor.

3rd Publication

ALTHOUSE, Donald, late of Parkesburg. Hubertha Althouse, care of JENNIFER WALKER, Esquire, 31 S. High St., Suite 200, West Chester PA 19382, Administratrix. JENNIFER WALKER, Esquire, Peak Legal Group, Ltd, 31 S. High St., Suite 200, West Chester PA 19382, atty.

CAVANAUGH, Patricia C., late of Coatesville. Lauren Cavanaugh, care of JENNIFER WALKER, Esquire, 31 S. High St, Suite 200, West Chester PA 19382, Administratrix. JENNIFER WALKER, Esquire, Peak Legal Group, Ltd, 31 S. High St, Suite 200, West Chester PA 19382, atty.

DAVIS, Hazel Anita, a/k/a Anita Davis, late of Tredyffrin Township. Dennis N. Davis, 124 Marlin Road, Tuckerton, NJ, 08087, care of MORGAN K. GANS, Esquire, 360 Haddon Ave, Westmont, NJ 08108, Executor. MORGAN K. GANS, Esquire, Brown & Connery, LLP, 360 Haddon Ave, Westmont, NJ 08108, atty.

GAVIN, Victoria K., late of Phoenixville. June L. Battista, 173 Gateshead Way, Phoenixville, PA 19460, Administrator.

GRITT, Edward James, a/k/a Edward J. Gritt, late of Nottingham, West Nottingham Township. Kyle R. Gritt, 283 Tall Trees Circle, Downingtown, Pennsylvania 19335, and Allison E. Gritt, 108 Railroad Street, Phoenixville, Pennsylvania 19460, care of ROBERT S. DUBIN, Esquire, 819 Gatemore Road, Bryn Mawr, PA 19010, Executors. ROBERT S. DUBIN, Esquire, Robert S. Dubin, Attorney at Law, 819 Gatemore Road, Bryn Mawr, PA 19010, atty.

HARRIS, JR., Seidel D., late of Holland Twp, NJ. Michelle Harris, care of JENNIFER WALKER, Esquire, 31 S. High St. Suite 200, West Chester, PA 19382, Administratrix. JENNIFER WALKER, Esquire, Peak Legal Group, Ltd, 31 S. High St. Suite 200, West Chester, PA 19382, atty.

JEAN, Kelsey Elayna Perkins, late of West Whiteland. Michael R. Jean, care of DANIEL F. MONAHAN, Esquire, 535 N Church St., Suite 170, West Chester, PA 19380, Administrator. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church St., Suite 170, West Chester, PA 19380, atty.

JOHNSON, Bernard A., late of West Goshen Township. Robert L. Johnson, 945 S. New St., West Chester, PA 19382, care of STACEY W. MCCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY W. MCCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

KRAMER, Marian W., late of Borough of Kennett Square. Megan K. Minella, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

LIGHT, Frank Allen, late of West Chester. Frank A Light Jr, 303 Reeceville Road Coatesville Pa 19320, Executor.

MANFREDI, Eleanor M., late of London Grove Township. Deborah Bowman, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

McNATT, Nancy Sue, late of Oxford. Warren D. McNatt, Jr., 261 Lancaster Pike, Oxford, PA, 19363, Executor.

MOFFA, Kathleen A., a/k/a Kathleen Moffa, late of Schuylkill Township. Michael J. Moffa, care of JAMES F. CARNEY, Esquire, 715 Twining Road,

Suite 208, Dresher, PA 19025, Executor. JAMES F. CARNEY, Esquire, 715 Twining Road, Suite 208, Dresher, PA 19025, atty.

RICHARDS, Dolores L., late of East Bradford Township. Stevi Richards, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

ROYER, Robert D., late of Tredyffrin Township. Michelle Miller, 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.

SEYMOUR, Mirella Ann, late of Uwchlan. Alison McWilliams, 1408 Osprey Point Dr Virginia Beach, VA 23455, and Cynthia McCafferty, 518 Dublin Drive Downingtown PA 19335, Executrices.

SHIELDS, Alice V, late of East Goshen. John J Shields Jr, 5 Cella Dr, Upper Chichester, PA 19014, Executor.

SHIELDS, Mary T, late of East Goshen. John J Shields Jr, 5 Cella Dr, Upper Chichester, PA 19014, Executor.

SMELTZER, Daniel, late of Easttown Twp, Berwyn. Karen M Howes, PO Box 3204, Williamsport, PA 17701, Administratrix.

CORPORATION NOTICE

LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that on Tuesday, October 29, 2024 a Certificate of Organization was filed in the Pennsylvania Department of State for NJB Realty LLC, in accordance with the provisions of the Limited Liability Act of 1994.

DAVID M. CRISSMAN, Solicitor
Montgomery Crissman PLLC
518 North Main Street
Butler, PA 16001

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 Miracle League of Chester County, Inc..

Articles of Incorporation were filed on Thursday, January 9, 2025, effective on Thursday, January 9, 2025.

The purpose or purposes for which it was organized are: to provide the special needs community opportunity to learn and play baseball

RICHARD J. WEITZMAN, Solicitor
Law Offices of Richard J. Weitzman, PC
150 N Radnor Chester Rd Ste F-200
Radnor, PA 19087

NOTICE

Court of Common Pleas - Civil Div. - Chester County - No. 2024-04977-RC - MORTGAGE FORECLOSURE - Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania, Plaintiff vs. Robert Jara, Defendant - To: Robert Jara, Defendant - You are hereby notified that on 6/12/24, Plaintiff filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Chester County PA, docketed to No. 2024-04977-RC, wherein plaintiff seeks to foreclose on the mortgage secured on your property located at 20 Hunter Dr., Glenmore, PA 19343 whereupon your property would be sold by the Sheriff of Chester County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you. NOTICE You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defense or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights im-

portant to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFO. ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Lawyer Referral Service, Chester County Bar Assn., 15 W. Gay St., 2nd Fl., West Chester, PA 19380, 610.429.1500. Law Office of Gregory Javardian, LLC, Atty. for Plaintiff, 1310 Industrial Blvd., #101, Southampton, PA 18966, 215.942.9690

NOTICE

NOTICE TO THE AFRICAN UNION CHURCH, its Trustees, representatives, successors and assigns of the following action: **LONDON GROVE TOWNSHIP v. THE AFRICAN UNION CHURCH, BY AND THROUGH ITS TRUSTEES, IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PA - DOCKET NO. 2024-11767-RC.** An action has been filed pursuant to Pa.R.Civ.P. No. 1061 et seq., to quiet title to a certain parcel of real property in the possession of London Grove Township located at 816 North Guernsey Road, West Grove, Chester County, Pennsylvania 19390, identified as Tax Parcel No. 59-4-7-E. 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 of the relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER OR AGENCIES THAT MAY OFFER LEGAL SERVICES AT A REDUCED OR NO FEE: LAWYER REFERRAL SERVICE, Chester County Bar Association, 15 West Gay Street, West Chester, Pa. 19381, (610) 429-1500. - Notice placed by Kristin S. Camp, Esquire, 118 West Market Street, Suite 300, West Chester, PA 19382-2928.

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, February 20th, 2025 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, March 24th, 2025.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

1st Publication of 3

SALE NO. 25-2-22

**Writ of Execution No. 2020-08575
DEBT \$1,553.89**

ALL THAT CERTAIN LOT OR TRACT OF LAND SITUATED IN THE 5TH WARD of the CITY of COATESVILLE, CHESTER COUNTY PENNSYLVANIA.

Tax Parcel # 16-2-152

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **554 Family Trust**

SALE ADDRESS: 554 Coates Street, Coatesville, PA 19320

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

SALE NO. 25-2-25

**Writ of Execution No. 2023-06678
DEBT \$5,684.30**

ALL THOSE TWO CERTAIN tracts of ground more particularly bounded and described as follows:

TRACT NO. 1 ALL THAT CERTAIN tract of land situated in West Caln Township, Chester County, Pennsylvania, bounded and described according to a new survey made by J. W. Harry, C. E., November 28, 1950.

TRACT NO. 2 ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Caln, Chester County, Pennsylvania, bounded and described according to, a new survey made by J. W. Harry, C. E., September 3, 1954.

Tax Parcel # 28-5-123

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Robert C. Wallace**

SALE ADDRESS: 221 Creamery Road, West Caln Township, PA 19320

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

SALE NO. 25-2-28

**Writ of Execution No. 2024-02412
DEBT \$396,869.13**

ALL THAT CERTAIN tract or parcel of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of West Pikeland, County of Chester and State of Pennsylvania, bonded and described according to a Survey of Property

made for Sun Oil Company, made by Henry H. Hopkins, Jr., R.S., Kimberton, Pa., dated February 6, 1968 and revised February 13, 1968, as follows, to wit:

BEGINNING at a point on the Southeast-erly side of Pa. Route# 113 (LR 270-5) (sixty feet wide) which point is measured the two following courses and distances from a point of curve on the Northeast-erly side of Conestoga Pike (L.R.15139) (Various widths) (as shown on said Plan): 1) extending from said point of curve on a line curving to the right having a radi- us of one hundred forty-eight feet the arc distance of one hundred forty-two and sixteen onehundredths feet to an iron pin marking a point of compound curve: and 2) on a line curving to the right having a radius of one thousand four hundred two and sixtynine one-hundredths feet the arc distance of one hundred eighty-eight and ten one-hundredths feet to the point and place of beginning; thence extending from said beginning point, along the South- easterly side of Pa. Route # 113, on a line curving to the right having a radius of One thousand four hundred two and sixtynine one-hundredths feet the arc distance of Four hundred twentytwo and fifty-three onehundredths feet to an iron pin, a cor- ner of land now or late of Thomas H. Hall; thence extending along the same and along lands now or late of Everett C. McNear and Paul Charles Draper, North Eighty- two degrees, five minutes, thirty seconds East, five hundred forty-eight and seven- teen one-hundredths feet to a P.K. nail in the fence post in line of land now or late of J.E. Rittenbaugh; thence extending along the same South seven degrees, thirty-eight minutes, fifty seconds East, Four hundred thirty-eight and fifty-eight one-hundredths feet to an iron pin, a corner of land now or late of Robert Billingham; thence extend- ing along the same and partly along land now or late of George W. Griseman, South Eighty degrees, twenty-three minutes, fif- ty seconds West, Three hundred fourteen

and one one-hundredths feet to an iron pin; thence extending still along land now or late of George W. Griseman, the follow- ing courses and distances: 1) South ten degrees, twenty-seven minutes, fifty sec- onds West, Seventy-five and eighty-four one-hundredths feet to an iron pin; and 2) South Seventy-nine degrees, fifty minutes, forty-five seconds West, Three hundred three and eighty-six one-hundredths feet to an iron pin; thence extending North Forty-five degrees, thirty-three minutes, fifty-three seconds West, Two hundred thirty-two and forty-five one-hundredths feet to the first mentioned point and place of beginning.

Being Parcel Nos. 1 & 2 as shown on said Plan.

BEING the same premises which George C. Morelli, Executor under the will of Lo- retta M. Cimeo, a/k/a Loretta Morelli Ci- meo, deceased, by deed dated September 26, 2003 and recorded October 14, 2003 at Doc. ID 10319508, Book 5937, Page 815 in the Office of the Recorder of Deeds of Chester County, PA, granted and conveyed unto Christopher C.J. Wurts, in fee.

Tax Parcel # 34-04-0067.020

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **Christopher C. J. Wurts and United States of America**

SALE ADDRESS: 912 Kimberton Road a/k/a 912 Chester Springs Road, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **LOGS LE- GAL GROUP LLP 610-278-6800**

**SALE NO. 25-2-30
Writ of Execution No. 2023-06987
DEBT \$50,329.50**

ALL THAT CERTAIN lot of land situate in the Township of West Whiteland, Coun-

ty of Chester, and State of Pennsylvania, bounded and described according to a map made for Exton Woods Partnership by Yerkes, Inc. dated August 27, 1976 and last revised January 12, 1977 as follows to wit:

BEGINNING at a point, a corner of Unit #32-G on said plan, which point is measured the three (3) following courses and distances from a point at the intersection of Flintshire Terrace, and Belvidere Circle; (1) Along and in the bed of Belvidere Circle, North 24 degrees 50 minutes 14 seconds West 219.97 feet to a point; (2) crossing the Northwesterly side of Belvidere Circle, North 47 degrees 43 minutes 42 seconds West 83.29 feet to a point; the Southeast corner of Building Group "G"; and (3) along the Southerly side of same South 68 degrees 21 minutes 50 seconds West 103.32 feet to the beginning print; thence along Unit #320- G North 21 degrees 38 minutes 10 seconds West 110.00 feet to a point in line of lands of Hannah Rosing; thence along the same North 68 degrees 21 minutes 50 seconds East 20.00 feet to a point, a corner of Unit #34-G; thence along the same South 21 degrees 38 minutes 10 seconds East 110.99 feet to a point on the Southerly side of Building Group "G" aforesaid; thence along the same South 68 degrees 21 minutes 50 seconds West 20.00 feet to the beginning point.

CONTAINING 22 Square Feet More or Less

BEING THE SAME PREMISES AS Jill A. Bullock, by Deed dated December 21, 1999, and recorded on December 30,1999, by the Chester County Recorder of Deeds as Instrument No. 0104337, granted and conveyed unto Frank Knowles.

Tax Parcel # 41-5P-19

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

VS

DEFENDANT: **Frank Knowles**

SALE ADDRESS: 133 Denbigh Terrace, West Chester, PA 19380

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

SALE NO. 25-2-31
Writ of Execution No. 2024-03720
DEBT \$271,585.24

All that certain unit in the property known, named and identified in the Declaration of Covenants, Easements and Restrictions for Green Street Mews, located in Downingtown Borough, Chester County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Planned Community Act, by the recording in the County of Chester Department of Records of a Declaration dated August 27m, 2007, and recorded in Record Book 7250 page 1994, being and designated as Unit No. 26, together with a proportionate undivided interest in the common elements (as defined in such declaration).

BEING known as Unit No. 26, Green Street Mews.

BEING THE SAME PREMISES AS Green Street Mews, LLC, by Deed dated December 4, 2007, and recorded on December 6, 2007, by the Chester County Recorder of Deeds in Deed Book 7321, at Page 1544, granted and conveyed unto Robert M. Lilley, III.

Tax Parcel # 11-8-239.26

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of MFA 2022-RPL1 Trust

VS

DEFENDANT: **Robert M. Lilley, III**

SALE ADDRESS: 326 Jefferson Avenue,
Downingtown, PA 19335

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

SALE ADDRESS: 25 Dutton Farms Lane,
West Grove, PA 19390

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

SALE NO. 25-2-32

Writ of Execution No. 2024-06607

DEBT \$318,646.09

SALE NO. 25-2-36

Writ of Execution No. 2024-02501

DEBT \$24,560.27

Property situate in the WEST BRANDY-
WINE AND WALLACE TOWNSHIP,
CHESTER County, Pennsylvania, being

Tax Parcel # 31-03-0076.020

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: Wells Fargo Bank, Na-
tional Association as Trustee for Option
One Mortgage Loan Trust 2007-3, Asset-
Backed Certificates, Series 2007-3

VS

DEFENDANT: **Ronald E. Parker a/k/a
Ronad E. Parker & Andrea Parker**

SALE ADDRESS: 1250 North Manor
Road, Honey Brook, PA 19344

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

SALE NO. 25-2-33

Writ of Execution No. 2024-03535

DEBT \$290,803.55

Property to be sold is situated in the bor-
ough/township of Penn, County of Chester
and Commonwealth of Pennsylvania.

Tax Parcel # 58-4-93.2B

PLAINTIFF: US Bank Trust National As-
sociation, Not In Its Individual Capacity
But Solely As Owner Trustee For VRMTG
Asset Trust

VS

DEFENDANT: **Constance L. Lapham**

ALL THAT CERTAIN unit in the property
known, named and identified in the Decla-
ration Plan referenced to below as AR-
BORDEAU located on Berwyn-Baptist
Road, Devon, Tredyffrin Township, Ches-
ter County, Pennsylvania, which has here-
tofore been submitted to the provisions of
the Unit Property Act of Pennsylvania, Act
of July 3, 1963, P. L. 196, by the recording
in the Office of the Recorder of Deeds in
and for Chester County, Pennsylvania, of
a Declaration dated August 9, 1974 and
recorded August 23, 1974, in Deed Book
245 page 1, a Declaration Plan dated Au-
gust 9, 1974 and recorded on August 23,
1974 in Plan Book 60 page 02 and a Code
of Regulations dated August 9, 1974 and
recorded August 23, 1974 in Deed Book
245 page 39, being and designated on such
Declaration Plan as UNIT AVIGNON 8,
as more fully described in such Declara-
tion Plan and Declaration, together with
a proportionate undivided interest in the
Common Elements (as defined in such
Declaration) of .92698% (the "Proportion-
ate Interest").

BEING THE SAME PREMISES WHICH
WILLIAM F. DRAKE, JR. BY DEED
DATED AUGUST 1, 1996 AND RE-
CORDED AUGUST 21, 1996 IN THE
OFFICE FOR THE RECORDING OF
DEEDS, IN AND FOR THE COUNTY
OF CHESTER, COM M ONWEALTH
OF PENNSYLVANIA IN DEED BOOK
4073 PAGE 0579, GRANTED AND
CONVEYED UNTO CAROL M FAR-
RELL, IN FEE.

Tax Parcel # 43-10D-84

PLAINTIFF: Arbordeau, A Collectivity of Unit Owners

VS

DEFENDANT: **Presumed and Unknown Heirs, and all Persons or Entities Claiming Right, Title or Interest by or Through Carol M. Farrell, Deceased**

SALE ADDRESS: 8 Avignon, Devon,PA 19333

PLAINTIFF ATTORNEY: **GAWTHROP GREENWOOD, PC 610-889-0700**

SALE NO. 25-2-37

Writ of Execution No. 2024-02385

DEBT \$54,861.13

Property situate in the WEST CALN TOWNSHIP, CHESTER County, Pennsylvania, being

Tax Parcel # 2801 01030000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **BART R. GARVER**

SALE ADDRESS: 117 Lilly Road, Honey Brook, PA 19344

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

SALE NO. 25-2-38

Writ of Execution No. 2024-01779

DEBT \$340,045.35

Property situate in the TOWNSHIP OF NEW LONDON, CHESTER County, Pennsylvania, being

BLR # 71-02-0060.070 aka 71-2-60.7

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: TRUIST BANK, F/K/A BRANCH BANKING AND TRUST COMPANY

VS

DEFENDANT: **KIMBERLY A. MANO-CCHIO**

SALE ADDRESS: 7 Shady Lane, Lincoln University, PA 19352

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

SALE NO. 25-2-39

Writ of Execution No. 2024-02417

DEBT \$510,659.16

ALL THAT CERTAIN lot or piece of ground situate in Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 41-8E-74

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Selene Finance, LP

VS

DEFENDANT: **BROCK BUTLER**

SALE ADDRESS: 1263 Palomino Drive, West Chester, PA 19380

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

SALE NO. 25-2-40

Writ of Execution No. 2016-10019

DEBT \$425,627.83

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Title Plan of "Ponds View," prepared by D.L. Howell and Associates, Inc., dated 5/20/2003, last revised 3/30/2004 and recorded in Chester

County as Plan #17245 as follows, to wit:
 BEGINNING at a point on the southerly side of Janet Lane, a corner of Lot #3 as shown on said plan; thence from said point of beginning, along the said side of Janet Lane the following two courses and distances: (1) on the arc of a circle curving to the left having a radius of 410.00 feet the arc distance of 111.29 feet to a point of tangent (2) South 83 degrees 34 minutes 57 seconds East 5.15 feet to a corner of Lot #1; thence along Lot #1 the following two courses and distances: (1) South 26 degrees 37 minutes 27 seconds West 96.87 feet (2) South 03 degrees 48 minutes 02 seconds West 201.96 feet to a point on the northerly side of Airport Road (T-409); thence along the said side of Airport Road North 86 degrees 24 minutes 00 seconds West 150.00 feet to a corner of Lot #3; thence along Lot #3 the following two courses and distances: (1) North 03 degrees 48 minutes 02 seconds East 202.48 feet (2) North 37 degrees 35 minutes 31 seconds East 131.80 feet to the first mentioned point and place of beginning.

Being Lot #2 as shown on said plan.

Being the same premises conveyed from Pond's View, LLC to Kevin McCoy Hunt and Lynette M. Hunt by Deed dated February 14, 2006 and recorded on February 27, 2006 in the Chester County Recorder of Deeds Office at Book 6774, Page 601 and Instrument #10627282.

UPI # 28-8-23.19

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

VS

DEFENDANT: **Kevin McCoy Hunt and Lynette M. Hunt**

SALE ADDRESS: 102 Janet Lane, Coatesville, PA 19320

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

SALE NO. 25-2-41

Writ of Execution No. 2020-09495

DEBT \$209,415.14

PROPERTY SITUATE IN VALLEY TOWNSHIP

Tax Parcel # 38-02Q-0009.060

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR CONSECO FINANCE HOME EQUITY LOAN TRUST 2002-A

VS

DEFENDANT: **ALLEN T. SMITH**

SALE ADDRESS: 919 North Walnut Street, Coatesville, PA 19320

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

SALE NO. 25-2-42

Writ of Execution No. 2003-04081

DEBT \$267,586.06

PROPERTY SITUATE IN TOWNSHIP OF WILLISTOWN

Tax Parcel # 54-1P-299

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NA, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NA, AS TRUSTEE, AS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR BEARN STEARNS ASSET BACKED SECURITIES TRUST, 2001-3, ASSET BACKED CERTIFICATES SERIES 2001-3

VS

DEFENDANT: **PATRICIA M. HALSEY**
SALE ADDRESS: 3 Bryan Avenue, Malvern, PA 19355
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 25-2-43
Writ of Execution No. 2021-08101
DEBT \$322,688.06

ALL THAT CERTAIN lot of land SITUATE in the Township of East Nottingham, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Plan made for C. Edward Lawrie by N.M. Lake and Associates, Inc., dated July 1, 1987, last revised April 5, 1988 and recorded to Chester County Recorder of Deeds Office, as Plan No. 8207, as follows, to wit:

BEGINNING at a point in the bed of Fifth Street Road (LR 15010) a corner of Lot 2 on said plan; thence extending from the beginning point through the bed of said road, South 7 degrees 47 minutes 53 seconds East, 85.52 feet; thence extending along same South 9 degrees 10 minutes 6 seconds East, 69.62 feet to a point in the bed of a common driveway easement, a corner of Lot 4 on said plan; leaving the bed of said road and extending through said easement and along said Lot 4 South 77 degrees 27 minutes 29 seconds West 321.55 feet to a point in line of remaining along the lands of C. Edward Lawrie; thence extending along said lands North 9 degrees 10 minutes 00 seconds West 155 feet to a corner of aforementioned Lot 2; thence extending along Lot 2 North 77 degrees 27 minutes 29 seconds East 323.60 feet to the first mentioned point of beginning.

BEING Lot 3 on said plan.

CONTAINING 1.144 acres of land more or less.

BEING THE SAME PREMISES which

Nicholas C. Carbonetta a/k/a Nicholas G. Carbonetta and Barbara C. Carbonetta a/k/a Barbara M. Carbonetta, Husband and Wife and Nicholas R. Carbonetta, son, by deed dated February 21, 2001 and recorded in the Office of the Recorder of Deeds in the County of Chester, Pennsylvania as instrument number 0010605 granted and conveyed unto Nicholas G. Carbonetta and Barbara M. Carbonetta, in fee.

AND THE SAID Barbara M. Carbonetta departed this life on or about September 08, 2003 thereby vesting title unto Nicholas G. Carbonetta by operation of law.

Tax Parcel # 69-6-67.5

PLAINTIFF: Reverse Mortgage Funding LLC

VS

DEFENDANT: **Nicholas R. Carbonetta, Known Heir of Nicholas G. Carbonetta, deceased; Joseph J. Carbonetta, Known Heir of Nicholas G. Carbonetta, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Nicholas G. Carbonetta, deceased; and Dawn M. Patterson, known heir of Nicholas G. Carbonetta, deceased**

SALE ADDRESS: 604 5th Street, Oxford, PA 19363

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

SALE NO. 25-2-44
Writ of Execution No. 2019-05086
DEBT \$391,105.14

ALL THAT CERTAIN lot or piece of ground, being known as LOT NO. 17, situate in the TOWNSHIP OF EAST NOTTINGHAM, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of

“Hopewell Ridge” prepared by Lake Roeder Hillard & Associates and Ranck Lake Roeder Hillard & Associates, dated 9-10-2003, last revised 11-28-2005 and recorded as Plan No. 17688, as follows, to wit:

BEGINNING at a point on the South-easterly side of Buttercup Drive (50 feet wide), a corner of Lot No. 15 on said Plan; thence from said beginning point, leaving Buttercup Drive and extending along Lot 15 South 40 degrees 08 minutes 04 seconds East 198.71 feet to a point, a corner of Lot 18 on said Plan; thence extending along Lot 18 the two following courses and distances, viz.: 1) South 76 degrees 55 minutes 31 seconds West 123.74 feet to a point, thence 2) South 58 degrees 31 minutes 54 seconds West 255.84 feet to a point on the Northeasterly side of Forge Road (SR 3001); thence extending along Forge Road the three following courses and distances, viz.: 1) North 16 degrees 51 minutes 39 seconds West 128.37 feet to a point, thence 2) North 16 degrees 17 minutes 54 seconds West 36.16 feet to a point of curve, thence 3) on the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 47.12 feet (and a chord bearing of North 28 degrees 42 minutes 06 seconds East 42.43 feet) to a point of tangent on the Southeasterly side of Buttercup Drive aforesaid; thence extending along Buttercup Drive the two following courses and distances, viz.: 1) North 73 degrees 42 minutes 06 seconds East 38.46 feet to a point of curve, thence 2) on the arc of a circle curving to the left having a radius of 550.00 feet the arc distance of 229.58 feet (and a chord bearing of North 61 degrees 44 minutes 37 seconds East 227.91 feet) to the first mentioned point and place of BEGINNING.

BEING THE SAME PREMISES which Willow Creek, LLC, by Deed dated October 17, 2011 and recorded October 20, 2011 in the Office of the Recorder of Deeds in and for the County of Chester,

Pennsylvania in Book 8271, Page 44, as Instrument Number 1130618, granted and conveyed unto William B. Carey III and Matthew J. Fischer, adult individuals, in fee.

Tax Parcel # 6905 00151600

PLAINTIFF: Wilmington Savings Fund Society, FSB, as trustee of Quercus Mortgage Investment Trust

VS

DEFENDANT: **Matthew J. Fischer and William B. Carey, III**

SALE ADDRESS: 141 Granite Drive, Oxford, PA 19363

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

SALE NO. 25-2-45

Writ of Execution No. 2020-00030

DEBT \$269,576.64

All that certain parcel of land being Lot Number 9 of Monclare Development and laid out by Clarence H. Kemery and Monroe J. Green situate in the Township of West Bradford, County of Chester, and State of Pennsylvania, which according to a survey made by J. Vernon Keech, Registered Surveyor, is bounded and described as follows, to wit:

Beginning at a spike in the middle of State Road, Route #15073 a corner of Lots Numbered 8 and 9, said spike being three hundred forty-five feet measured north eighty-seven degrees fifty-one minutes east from the intersection of the middle of State Road Route #15073, and the middle of another public road leading from Caln to Romensville; thence extending by State Road aforesaid north eighty-seven degrees fifty-one minutes east one hundred and twenty-five feet to a spike corner of Lot No. 10; thence leaving the road and extending by Lot No. 10 and passing over

an iron pin set on the south side of the road south two degrees and nine minutes east two hundred eighteen and sixty-six hundredths feet to an iron pin; thence extending by property belonging to I. Willard Gray, south eighty-seven degrees and fifty-one minutes west one hundred and twenty-five feet to an iron pin a corner of Lot No. 8; thence extending by Lot No; 8, and passing over an iron pin set on the south side of the state road aforesaid north two degrees nine minutes west two hundred eighteen and sixty-six hundredths feet to the first mentioned spike and place of beginning.

CONTAINING twenty-seven thousand three hundred thirty-two square feet of land be the same more or less.

Being the same premises which Thomas C. McClain and Mary Lou McClain, his wife and Lewis R. Kish, Jr., by Deed dated 3/1/1977 and recorded 3/3/1977 in the Office for the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 050 Page 302 granted and conveyed unto Karl T. Ziegler and Linda L. Ziegler, his wife, in fee. AND THE SAID Karl T. Ziegler passed away on or about November 13, 2002, thereby vesting title of the premises unto Linda L. Ziegler, by operation of law.

UPI # 50-1-64.4

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST

VS

DEFENDANT: **Linda Ziegler; Julia Ziegler, known heir of Linda Ziegler, deceased; Theresa Petrohoy, known heir of Linda Zeigler, deceased; Karl Ziegler, known heir of Linda Ziegler, deceased; and Unknown heirs, Successors, Assigns and all Persons Firms or Associations Claiming right, title or interest under**

Linda Zeigler, Deceased

SALE ADDRESS: 2720 West Chester Road, Downingtown, PA 19355

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

SALE NO. 25-2-46

Writ of Execution No. 2016-10547

DEBT \$400,007.18

ALL THAT CERTAIN tract of land, with the building and improvements thereon erected, SITUATE in the Borough of Spring city, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, 198 and 1/2 feet from the center line of Bridge Street, on the West side of a 32 feet wide street; THENCE along said West side of Street (known as Glass Avenue) South 11 degrees, 40 minutes West, 194 feet to an iron pin near the edge of Yost Creek; THENCE along said Creek North 87 degrees, 20 minutes West, 388 feet to a line of land of Francis Latschar; THENCE along said land, North 1 degree, 15 minutes East, 259 feet to a stake on the South side of a 20 feet wide alley; THENCE along the South side of said alley, South 78 degrees, 20 minutes East, 430 feet to the place of beginning.

CONTAINING two and one-fifth acres of land, more or less.

AND ALSO ALL THAT CERTAIN tract of land with the buildings and improvements thereon, SITUATE in the Borough of Spring City, County of Chester and State of Pennsylvania bounded and described as follows:

BEGINNING at a stake in the Southern margin of a 20 feet wide alley, 201.8 feet, South of a limestone in the center line of Bridge Street, as extending from the Borough of Spring City; THENCE along a line of land, formerly of Wm. P. Snyder, now the Southern margin of said alley,

South 1 degree, 15 minutes West, 291 feet to a stake, a corner of lands formerly of Dr. F.W. Heckel, now the Estate of Arthur Preimuth; THENCE along the same, South 81 degrees, 15 minutes West, 173 feet to a stake; THENCE by other lands of formerly Francis Latschar, now Estate of Albert F. Winner, North 11 degrees, 40 minutes East, 346 feet to a stake and THENCE South 78 degrees, 20 minutes East, 108 feet to the place of beginning.

CONTAINING one acre of land, more or less.

BEING diminished however by one 110 square perches of land (about 3/4 of an acre) more or less, by Indenture of Albert F. Winner, et ux, dated MEW 10, 1937 and recorded in the Office for the Recording of Deeds, in and for the County of Chester at West Chester, Pa. in Deed Book M 17. Vol. 409 page 136, wherein an whereby the said Albert F. Winner, et ux., did grant and convey unto Arthur K. Freimuth, then of Royersford, Pa. the herein mentioned diminution, as by reference thereto, with more fully and at large appear. THE said premises being further diminished by a rectangular tract of ground 100 feet by 40 feet forming the Northeastern portion of the first above described tract of ground as more fully described in Deed dated Sept. 12, 1938 and recorded in Chester County in Deed Book X 19 page 530, by which Joseph Powers granted and conveyed the same unto Blair Knerr, in fee.

BEING THE SAME PREMISES which Paul W. Branca and Eva Jane Branca, his wife, by Deed dated 5/3/82 and recorded 5/5/82 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book W59, Page 450, granted and conveyed unto John Gertenitch and Eva Jane Gertenitch, his wife, in fee. AND THE SAID John Gertenitch passed away on or about January 2, 2013, thereby vesting title in the premises unto Eva Jane Gertenitch as surviving spouse.

Tax Parcel # 14-3-6 & 14-3-7

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York as Successor in Interest to JP Morgan Chase Bank, NA f/k/a The Chase Manhattan Bank as Trustee for Asset Backed Securities Corporation Equity Loan Trust 1999-LB1

VS

DEFENDANT: **Eva Jane Gertenitch**

SALE ADDRESS: 448 Plum Alley & 470 Plum Alley f/k/a

Glass & Plum Street, Spring City, PA 19475

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

SALE NO. 25-2-47

Writ of Execution No. 2023-05285

DEBT \$253,853.08

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the West Caln Township, Chester County, Pennsylvania bounded and described according to a subdivision of land for Stephen Cushman, made by Berger and Hayes, Inc., Consulting Engineers, Thorndale, PA dated 10/27/76, recorded 6/2/77 in Plan File #1069 as follows, to wit:

BEGINNING at an interior point on the Southeasterly side of a 50 feet wide easement for Lots 1, 2, and 3 said point measured North 56 degrees 51 minutes East, 378.77 feet from a point of intersection of same with the Easterly side of Sandy Hill Road (T-364)(as shown on said Plan); thence extending from said beginning point along the Southeasterly side of said 50 feet wide easement North 56 degrees 51 minutes East, 227.84 feet to a point; thence extending South 34 degrees

5 minutes 5 seconds East, 237.81 feet to a point in line of lands now or late of Evelyn Douglas; thence extending along the same South 55 degrees 54 minutes West 227.81 feet to a point; thence extending North 34 degrees 5 minutes 5 seconds West, 241.53 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the 50 feet wide easement being a part of Lot No. 1 on said plan leading Southeasterly from Sandy Hill Road, as for a right of way, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other parcels of ground bounding thereon and having the use thereof.

SUBJECT, however, to the proportionate part of the expense of keeping said 50 feet wide easement in good order, condition and repair at all times hereafter, forever.

BEING the same premises which Scott A. Foulke and Denise K. Foulke, by deed dated June 28, 2002 and recorded July 8, 2002 at Inst. No. 10102411, Book 5323, Page 1275 in the Office of the Recorder of Deeds of Chester County, PA, granted and conveyed unto Michael W. Swarner, in fee.

Tax Parcel # 28-5-63.3

PLAINTIFF: Nationstar Mortgage LLC
VS

DEFENDANT: **Michael W. Swarner**

SALE ADDRESS: 102 Mellot Lane,
Coatesville, PA 19320

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

SALE NO. 25-2-49

Writ of Execution No. 2023-10027

DEBT \$247,806.50

ALL THAT CERTAIN tract of land as designated on a Plan of Lots known as

“McGargee Heights” duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 1, Page 76, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a new survey thereof made by J. W. Harry, C. E., dated April 21, 1950 as follows:

BEGINNING at a stake in the South curb line of Oak Street, as shown on the original Plan of “Megargee Heights” and distant two hundred (200) feet, measured Eastwardly from the point of intersection of the said South curb line of Oak Street with the East curb line of Fourteenth Avenue, a corner of land of William M. Ford, Jr. and Ida E. Ford, his wife; thence from said point or place of beginning along the said south curb line of Oak Street, North eightyfive degrees three minutes thirty seconds East (N. 85° 3' 30" E.) one hundred (100) feet to a stake, a corner of remaining land of the grantor herein, about being conveyed to Antoinette Rothberg; thence along said remaining land of the grantor herein, South four degrees fifty six minutes thirty seconds East (S. 4° 56' 30" E.) one hundred sixty eight (168) feet to a stake in the North line of Spruce thence along said North line of Spruce Street, south eighty five degrees three minutes thirty seconds West (S. 85° 3' 30" W.) one hundred (100) feet to a stake, another corner of land of William M. Ford, Jr. and Ida E. Ford, his wife; thence along the same, North four degrees fifty six minutes thirty seconds West (N. 4° 56' 30" W.) one hundred sixty eight (168) feet to a stake in the South curb line of Oak Street, the point and place of beginning.

BEING the same premises which Mary Lou Knight and Judy Hall, also known as Judith A. Hall CoExecutrixes of the estate of Mary T. Kish, Deceased and Mary Lou Knight, individually and Judith A. Hall, Individually by Deed dated June 8, 2007 and recorded in the Office of Recorder of Deeds of Chester County on June 19,

2007 at Book 7190, Page 1050 Instrument#10763923 granted and conveyed unto Judith A. Hall .

Tax Parcel # 39-3Q-88

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: **Judith A. Hall**

SALE ADDRESS: 1408 Oak Street,
Coatesville A/K/A Caln Township, PA
19320

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

SALE NO. 25-2-50

Writ of Execution No. 2021-08777

DEBT \$248,965.21

Property to be sold is situated in the Township of Valley, County of Chester and State of Pennsylvania.

Tax Parcel # 3802 01770000

PLAINTIFF: U.S Bank National Trust Association, as Trustee of the Chalet Series IV Trust

VS

DEFENDANT: **Carmen G. Figueroa**

SALE ADDRESS: 1051 Front Street,
Coatesville, PA 19320

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