



Chester County Law Reporter

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(USPS 102-900)

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Mill City Mortgage Loan Trust 2019-1 v. Irrgang

Mortgage foreclosure – Real party in interest – Agent – Allonge

1. A loan servicer may bring suit in the name of the trustee as the real party in interest.
2. The trustee of an express trust is the real party in interest when suing on behalf of the trust.
3. The allonge need not be attached for the Note and Mortgage to be enforceable. The chain of possession by which a plaintiff came to hold the note is immaterial to its enforceability.
4. The holder of an original note indorsed in blank is entitled to enforce that note even if a question exists regarding the chain of possession.
5. Plaintiff filed a mortgage foreclosure action against defendant seeking judgment regarding a loan and mortgage for real property located in Chester County. Following a bench trial, the Court Held, in favor of plaintiff and against defendant.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2021-01715-RC; Mill City Mortgage Loan Trust 2019-1, Wilmington Savings Fund Society, FSB, as trustee v. Bruce Irrgang

Quentin E. Gilliam for Plaintiff
Patrick C. Campbell, Jr. for Defendant
Binder, J., August 20, 2024:-

MILL CITY MORTGAGE LOAN TRUST
2019- 1, WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE,

Plaintiff

vs.

BRUCE IRRGANG,

Defendant

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

No. 2021-01715-RC

CIVIL ACTION – LAW

DECISION

AND NOW, this 20th day of August, 2024, after a bench trial on May 14, 2024, and upon consideration of the proposed findings of fact and conclusions of law submitted by the parties, this court finds in favor of Plaintiff and against Defendant in the amount of \$3,491,532.07, plus additional interest per diem at the rate of \$333.82 per diem for each day after May 14, 2024 plus other costs and charges collectible under the Mortgage for foreclosure and sale of the mortgaged premises.

BY THE COURT:

/s/ **BRET M. BINDER, J.**

MEMORANDUM

This is a mortgage foreclosure action in which Plaintiff Mill City Mortgage Loan Trust 2019-1, Wilmington Savings Fund Society, FSB, as Trustee seeks judgment against Defendant Bruce Irrgang regarding a loan and mortgage for the property located at 655 North Wayne Avenue, Wayne, PA 19087 (the “Property”).

The relevant facts are as follows. On March 19, 1999, Defendant Bruce Irrgang (hereinafter “Defendant”), executed a promissory note (“Note”) in favor of Plaintiff’s predecessor in interest, Summit Bank, in the principal amount of \$1,950,000.00 with interest at a rate of 7.375 percent per annum. Exhibit P-2. The Note is indorsed in blank by virtue of an allonge stapled to the Note. Id. The Note is secured by a mortgage on the Property (the “Mortgage”), which was recorded on March 26, 1999 in the Chester County Office of Recorder of Deeds in Book 4532, Page 0818, *et seq.* Exhibit P-3.

The Mortgage provides that “Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.” Id. The Mortgage further reads:

If Borrower fails to perform the covenants and agreements contained in this Security Instrument, . . . , then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender’s rights in the Property. Lender’s actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorney’s fees and entering on the Property to make repairs. . . . Any amounts disbursed by the Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument.

Id. Pursuant to Section 21 of the Mortgage, upon notice of default to borrower and failure to cure, the Lender “at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding.” Id. Section 21 of the Mortgage provides that the “Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, attorneys’ fees and costs of title evidence to the extent permitted by applicable Law.” Id.

The Note and Mortgage were modified by a Loan Modification Agreement executed on August 18, 2016 which adjusted the unpaid principal balance to \$2,813,791.85 with \$13,791.85 deferred. Additionally, the Loan Modification Agreement reduced the interest rate to 4.5000% and extended the maturity date to August 1, 2056. Exhibit P-13. Plaintiff further produced the original Note indorsed in blank. Exhibit P-2.

Defendant defaulted under the terms of the Note and Mortgage as modified by the Loan Modification Agreement by failing to make the monthly installment payment

due on February 1, 2020 and has failed to pay the monthly installments due thereafter. Exhibit P-14. On April 7, 2020, Notice under Act 91 was sent to Defendant at his last known address and the Mortgaged Premises that the subject loan is in default and that to cure the default he must pay \$57,605.71 within thirty (30) days. Exhibit P-15. Defendant failed to cure the default as required by the Notice. As of the date of trial, the subject loan continued to be delinquent for regular monthly payments for the months of February 1, 2020 through trial, plus additional amounts due and owing for escrow advances and for other amounts due and owing under the loan documents.

The accelerated amount due on the Mortgage and Note as of May 14, 2024 is \$3,491,532.07, itemized as follows:

Unpaid Principal Balance	\$2,721,449.85
Interest from January 1, 2020 to May 14, 2024 (Interest rate = 4.50000% per year; \$333.82 <i>per diem</i>)	\$532,445.67
Escrow Advance	\$163,961.83
Corporate Advance	\$71,786.55
Late Charges	\$1,888.17
TOTAL DUE	\$3,491,532.07

Exhibit P-16.

Plaintiff at trial credibly established that Plaintiff is the current holder of the Mortgage and Note and that Defendant has defaulted in the amounts listed above. See Exhibit P-4 (Assignment of Mortgage from Bank of America, N.A. s/b/m to Fleet National Bank s/b/m to Summit Bank to Bank of America, N.A. dated February 13, 2012 and recorded on February 16, 2012 in Book 8360, Page 2044); Exhibit P-5 (Assignment of Mortgage from Summit Bank to Bank of America, N.A. dated November 23, 2011 and recorded on April 27, 2012 in Book 8412, Page 1922); Exhibit P-6 (Assignment of Mortgage from Bank of America, N.A. to Ventures Trust 2013-I-H-R by MCM Capital Partners LLC, its Trustee, dated November 18, 2014 and recorded on February 11, 2015 in Book 9056, Page 1727); Exhibit P-7 (Assignment of Mortgage from Ventures Trust 2013-1-H-R by MCM Capital Partners LLC, its Trustee, by Meridian Asset Services, Inc., its Attorney-in-Fact to Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not individually but as Trustee for Hilldale Trust, dated October 9, 2017 and recorded on January 8, 2018, in Book 9678, Page: 2128); Exhibit P-8 (Corrective Assignment of Mortgage from Bank of America, National Association, successor by merger to Summit Bank to Bank of America, N.A., dated June 28, 2019 and recorded on August 8, 2019 in Book: 9976, Page: 585, intended to correct the assignor's name on Plaintiff's Exhibit P-5, the Assignment recorded on April 27, 2012 in Book 8412, Page 1922); Exhibit P-9 (Assignment of Mortgage from Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not individually but as Trustee for Hilldale Trust, by Meridian Asset Services, LLC, its Attorney-in-Fact to DLJ Mortgage Capital, Inc., dated May 14, 2019 and recorded on August 22, 2019, in Book 9985, Page 966); Exhibit P-10 (Assignment of Mortgage from DLJ

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Mortgage Capital, Inc. to U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II, dated April 8, 2019 and recorded on August 22, 2019 in Book 9985, Page 970); Exhibit P-11 (Assignment of Mortgage from U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II, by Meridian Asset Services, LLC, its Attorney-in-Fact to Mill City Mortgage Loan Trust 2019-1 dated September 25, 2019 and recorded on October 14, 2019 in Book 10021, Page: 70); Exhibit 12 (Assignment of Mortgage from Mill City Mortgage Loan Trust 2019-1 to Mill City Mortgage Loan Trust 2019-1, Wilmington Savings Fund Society FSB as Trustee, dated February 25, 2021 and recorded on March 15, 2021 in Book 10475, Page 769).

It is important to note that Defendant’s Proposed Post-Trial Findings of Fact and Conclusions of Law (FFCL), as well as the testimony and evidence presented at trial, do not dispute the lack of payment, amounts due, or default of the loan. Instead, Defendant makes purely evidential or legal arguments asking this court to dismiss Plaintiff’s case. More specifically, Defendant asks this court to dismiss Plaintiff’s case because:

1) by not disclosing that this case is brought by the loan servicer – not Mill City and not its trustee – it is brought in violation [of] Pa.R.Civ.P. 2002(a); 2) Plaintiff has not established that it possessed either the original note nor the original modification to the note when the case was commenced; 3) Plaintiff has not established that the allonge was affixed to the note when it was executed[,] when the loan was assigned[,] or when the case was commenced; and 4) Plaintiff has not established that there is an allonge to the modification to the note.

Defendant’s FFCL, 8/8/24, pp. 1-2.

First, Defendant argues that Plaintiff is the improper party due to the fact that the Loan Servicer – Fay Servicing, not Mill City Mortgage or its trustee brought the action. This argument fails, however, because Plaintiff produced a Power of Attorney (POA) dated July 24, 2019 that provides that Fay Servicing has broad powers to act on behalf of Mill City and its Trustee Wilmington Savings Funds Society, FSB, including the power to sue. Exhibit P-1. Defendant argues without citation to any applicable case law that it is inappropriate for the attorney-in-fact to bring the action in the name of the party for which it holds the POA and merely cites vaguely to Pa.R.Civ.P. 2002 (providing that “all actions shall be prosecuted by and in the name of the real party in interest[.]”).

Presently, the real party in interest is, in fact, the Trustee, and Fay Servicing is merely acting as its agent through the POA. The benefits of the lawsuit ultimately flow to the Plaintiff trustee. To the extent case law exists, it supports the conclusion that the servicer may bring suit in the name of the trustee as the real party in interest. See U.S. Bank Nat. Ass’n v. DRG Crums Mill RI, LLC, 2013 WL 4500655, *3 (M.D.Pa. 2013) (“Here, despite the delegation of certain administrative duties to the Special Servicer, U.S. Bank National Association, as trustee, is the real party of interest and has standing

to bring this suit.”). See also LaSalle Bank National Ass’n v. Nomura Asset Capital Corp., 180 F.Supp.2d 465, 471 (S.D.N.Y. 2001) (holding the trustee of an express trust is the real party in interest when suing on behalf of the trust); LaSalle Bank Nat. Ass’n v. Lehman Brothers, 237 F.Supp.2d 618, 633 (D.Md. 2002) (“merely because the PSA in this case delegates to CMLSP the right to institute a suit in its capacity as Special Servicer does not affect the basic premise that the trustee . . . is the real party in interest”). Here, the real party in interest is named and brought the suit and no violation of Pa.R.Civ.P. 2002(a) exists.

Second, Defendant argues that Plaintiff failed to demonstrate that it possessed the original note and/or modification at the time it brought suit. However, Plaintiff adequately and credibly established through its chief witness, Janet Gioello, its possession of the original Note with valid indorsement in blank, payable to the bearer at the time of commencement of the suit. See Exhibit P-2.

Third, Defendant argues that Plaintiff failed to establish that the Allonge was affixed to the Note at various points. However, the allonge need not be attached for the Note and Mortgage to be enforceable. The chain of possession by which Plaintiff came to hold the note is “immaterial” to its enforceability. See JPMorgan Chase Bank, N.A. v. Murray, 63 A.3d 1258, 1267-8 (Pa.Super. 2013) (providing that the holder of an original note indorsed in blank is entitled to enforce that note even if a question exists regarding the chain of possession); Gerber v. Piergrossi, 142 A.3d 854, 863 (Pa.Super. 2016) (“Accordingly, given appellee’s ownership of the mortgage and possession of the note, we find he has standing as a real party in interest to pursue the underlying foreclosure action.”) (discussing Murray, supra). Presently, Plaintiff possesses the Note indorsed in blank secured by the Mortgage. Moreover, this court finds it credible that the Allonge was, in fact, attached to the indorsed Note even if the Allonge was detached at some point in the same file folder. Defense counsel reviewed the Note and Allonge at the same time and the Allonge shows clear marks of prior stapling. This court finds credible that it was detached during the course of photocopying or otherwise inspecting but remained with the Note and file. Regardless, given the production of the original Note at trial, Plaintiff has the necessary standing to pursue its claims.

Fourth, Defendant argues that “Plaintiff’s entire case is hearsay.” Defendant’s FFCL, 8/8/2024, ¶ 40. As discussed above, Plaintiff produced the original Note and Mortgage as well as provided business records establishing the amounts due and owing. Defendant argues that Plaintiff failed to meet the business records exception through its witness Ms. Gioello because she lacked personal knowledge of the matters to which she testified. However, Defendant’s argument lacks merit. First, Plaintiff may enforce the Note and Mortgage as the Note is indorsed in blank and in the possession of Plaintiff as discussed above. Second, although Ms. Gioello was not able to testify in detail as to the record keeping of each prior servicer/possessor of the Note and Mortgage, she did testify as to the onboarding process and the accuracy of the records as well as her twenty-four (24) years of experience in the industry.

She further testified that when Fay Servicing, LLC onboards a loan from a prior servicer:

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It's a data transfer of information received from the prior servicer which is their full business records. There are 410 data points that are checked for accuracy. The information is first loaded into a test system called LLB, which means Loan Level Boarding. It's a Black Knight software, so they're very well known in the industry.

The information is brought side-by-side. Our onboarding system checks for accuracy. If there are anything – if there is anything that doesn't line up, they go back to the prior servicer and correct any discrepancies before the loan is boarded onto our live system of record which is called MSP.

(See Tr., Page 67 Lines 23-25, Page 68, Lines 1-12). The court finds this testimony credible and admitted into evidence the assignment and underlying financials over objection. Moreover, no apparent errors or discrepancies existed in the underlying documents nor were any facts contested by Defendant. Compare U.S. Bank v. Pautenis, 118 A.3d 386 (Pa.Super. 2015) (finding, in part, that facial discrepancies in the amount purportedly due without explanation supported exclusion of the loan history documents due to a failure to present trustworthy records) to Bayview Loan Servicing LLC v. Wicker, 206 A.3d 474, 486 (Pa. 2019) (holding that trial court properly allowed records pursuant to the business records exception to the hearsay rule in a foreclosure action while distinguishing Pautenis and Commonwealth Financial Systems, Inc. v. Smith (CFS), 15 A.3d 492 (Pa.Super. 2011) on the ground that “Significantly, the records presented in this case did not include the facial lapses and errors that existed in CFS and Pautenis or the litany of errors documented in the *Amici*'s brief that would undoubtedly cast a shadow on the trustworthiness of the documents.”). Here, the court finds the records presented and related information sufficient to justify the presumption of trustworthiness and defendant has not rebutted the evidence with any circumstances indicating a lack of trustworthiness. Id. at 486 (citing In Re Indyk's Estate, 413 A.2d 371, 373).

Accordingly, for the reasons set forth above this court will enter a Decision in favor of Plaintiff and against Defendant.

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NOTICES

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

LAW NO. 2024-06079-NC

NOTICE IS HEREBY GIVEN that the name change petition of Eliza Azzarano was filed in the above-named court and will be heard on Monday, November 4, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, July 12, 2024 Name to be changed from: Eliza Azzarano to: Eliza Azzarano Johannesen
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. 2024-07877-NC

NOTICE IS HEREBY GIVEN that the name change petition of Carolina Elisabeth Franck Olsson was filed in the above-named court and will be heard on Friday, January 17, 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, September 5, 2024
Name to be changed from: Carolina Elisabeth Franck Olsson to: Carolina Elisabeth Glover
Any person interested may appear and show cause,

if any they have, why the prayer of the said petitioner should not be granted.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Wednesday, September 18, 2024, for Pennington Collection Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: any lawful purpose.

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

BEITER, Deidre M, a/k/a Deidre M Sherman, late of East Coventry Township. David J Beiter, care of VINCENT CAROSELLA, JR., Esquire, 882 S Matlack Street Suite 101, West Chester, PA 19382, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, PC, 882 S Matlack Street Suite 101, West Chester, PA 19382, atty.

CROMBIE III, Edwin A, a/k/a Edwin Alfred Crombie III, late of West Goshen Township. Kathleen B Crombie, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, Ryan Morton & Imms, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

DOLAN, Brooke K., a/k/a Brooke Knight Dolan, late of West Vincent Township. Madeline M. McGlaughlin and Brooke P. Dolan, care of PATRICK A. RUSSO, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrices. PATRICK A. RUSSO, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

DWYER, Jeanne C, a/k/a Jeanne Cooney Dwyer, late of Tredyffrin Township. Timothy J. Dwyer, care of COURTNEY A. WIGGINS, Esquire, PO Box 3169, West Chester, PA 19381, Executor. COURTNEY A. WIGGINS, Esquire, Clarion Law, LLC, PO Box 3169, West Chester, PA 19381, atty.

FITHIAN, Margaret M., late of North Coventry Township. Margaret M. Fithian, 1706 Coventry Pointe Ln., Pottstown, PA 19465, Administratrix.

FITZPATRICK, Lorraine A., late of Tredyffrin Township. Lynn Fitzpatrick, care of IAN W. PELTZMAN, Esquire, 716 N. Bethlehem Pike, Ste. 303, Lower Gwynedd, PA 19002, Administratrix DBN-CTA. IAN W. PELTZMAN, Esquire, Law Office of Andrew B. Peltzman, 716 N. Bethlehem Pike, Ste. 303, Lower Gwynedd, PA 19002, atty.

GALLAGHER, Patricia M., late of East Whiteland Township. Patricia A. D'Antonia, care of PHILIP G. CURTIN, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312-1244, Executrix. PHILIP G. CURTIN, Esquire, Philips, Curtin & Di Giacomo, 1231 Lancaster Ave., Berwyn, PA 19312-1244, atty.

LEE, Ronald Patrick, a/k/a Ronald P. Lee, late of Chadds Ford. Rita C. Lee, care of JANICE M. MATIER, Esquire, P.O. Box 551, Wilmington, DE 19899, Executrix. JANICE M. MATIER, Esquire, Richards, Layton & Finger, P.O. Box 551, Wilmington, DE 19899, atty.

LISOWSKI, Richard Edward, a/k/a Richard Lisowski and Richard E. Lisowski, late of Warwick Township. Elizabeth A. Lisowski, care of ROBERT A. COHEN, Esquire, 105 Birkdale Dr., Blue Bell, PA 19422, Executrix. ROBERT A. COHEN, Esquire, 105 Birkdale Dr., Blue Bell, PA 19422, atty.

McGOWAN, June Nancy, a/k/a J. Nancy McGowan, late of London Britain Township. Sharon M. DeMello, 216 Skycrest Place, Landenberg, PA 19350 and Cheryl M. Smith, 31 Connies Drive, Coatesville, PA 19320, Executrices.

MELTON, Stanford L., late of West Chester. Lamont Melton, 751 Vandenburg Rd, Apt 3324, King of Prussia, PA 19406, Executor.

PURCELL, Mabel Evelyn, a/k/a Mabel E. Purcell and Mabel Purcell, late of Tredyffrin Township. Thomas E. Purcell, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executor. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

REEVES, Rachel Diana, a/k/a Rachel Diana Reeves-Blevins, late of Lower Oxford Township. Charles Blevins, 277 Bethel Rd., Oxford, PA 19363, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Administrator. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

ROSKOS, Joan, late of Phoenixville. James M Roskos, 804 Kennedy Ct, West Norriton, PA, 19403, Executor.

SCHNEEMAN, Suzanne, late of Downingtown. Joseph Farace, 1303 Richmond Place, Downingtown, PA 19335, care of DENNIS WOODY, Esquire, 110 West Front Street, Media, Pa 19063, Executor. DENNIS WOODY, Esquire, Woody Law Offices, PC, 110 West Front Street, Media, pa 19063, atty.

Estate of Morton Earl **Silman** aka Morton E. Silman aka Morton Silman aka Morton Earl Silberman Silman, Morton Earl aka Silman, Morton E. aka Silman, Morton aka Silberman, Morton Earl late of East Goshen Twp., PA. Hillard Silman and Heather Rayle, c/o John R. Lundy, Esq., Lundy Beldecos & Milby, PC, 450 N. Narberth Ave. Suite 200, Narberth, PA 19072, Executors. Lundy Beldecos & Milby, PC 450 N. Narberth Ave. Suite 200 Narberth, PA 19072

STEWARD, Nancy Elizabeth, a/k/a Nancy Steward, late of Elk Township. Alesia Steward, P.O. Box 112, Lewisville, PA 19351, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

STEWARD, Raymond Neal, a/k/a Raymond Steward, late of Elk Township. Alesia Steward, P.O. Box 112, Lewisville, PA 19351, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

STRIAR, Jeffrey Howard, late of Malvern. Lee Striar, care of ANDREW J. BELLWOAR, Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. ANDREW J. BELLWOAR, Esquire, Bellwoar Kelly LLP, 126 West Miner Street, West Chester, PA 19382, atty.

TERRILL, Susan E., late of Spring City Borough. William H. Terrill, 119 Walnut St., Spring City, PA 19475 and Brian F. Terrill, 27 Mauger Rd., Elverson, PA 19520, care of DAVID A. MEGAY, Esquire, 41 E. High St., Pottstown, PA 19403, Executors. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19403, atty.

WILSON, Pamela Boggs, a/k/a Pamela B. Wilson, late of West Brandywine Township. Michael W. Boggs, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor.

NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

2nd Publication

BOLAND, Kathleen Marie, a/k/a Kathleen M. Boland, late of Tredyffrin Township. Jacleen Boland, care of JOSEPH T. MATTSON, Esquire, 1 N. Ormond Ave. – Office, Havertown, PA 19083, Executrix. JOSEPH T. MATTSON, Esquire, Donohue, McKee & Mattson, LTD., 1 N. Ormond Ave. – Office, Havertown, PA 19083, atty.

BOYLE, Margaret A., late of City of Coatesville. Julie A. Girafalco, 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.

BROWN, Anne H, late of Lyndell. Eric E. Higler, 115 East 82nd Street, Apt. 3-A, New York, NY 10028, care of JENNIFER A. HULNICK, Esquire, 300 S. High Street, West Chester, PA 19382, Executor. JENNIFER A. HULNICK, Esquire, Eckert Ginty & Legg LLC, 300 S. High Street, West Chester, PA 19382, atty.

CHASE, Erika R., late of New London Township. Erika L. Chase and Laura C. Snyder, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

CHIANG, Yu Chuan, late of Tredyffrin Township. Amy Chiang, care of DANIEL F. MONAHAN, Esquire, 535 N Church St., Suite 170, West Chester, PA 19380, Executrix. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church St., Suite 170, West Chester, PA 19380, atty.

DIXON, Katherine Dalton, a/k/a Katherine D. Dixon, late of West Grove Borough. Philip D. Dixon, 1784 Quince St., Denver CO 80220 and William H. Dixon, 3112 NW Evergreen Point Ln., Poulsbo, WA 98370, care of PATRICK C. O'DONNELL, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executors. PATRICK C. O'DONNELL, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

DONNELL, Eunice Edith, late of Oxford. Cynthia S Mulloy, 305 Freese Road, Oxford, PA 19363, and Lynda Bowell (P.O.A), 65A Edgemont Ave, side entrance, Clifton Heights, PA 19018, Executrices.

DUBOIS, Wendy C, a/k/a Wendy Lee Clark Du-

bois and Wendy Lee Dubois, late of Coatesville. Robert E Dubois, care of KRISTINE F HUGHEY, Esquire, 22 W Second St, Media PA 19063, Executor. KRISTINE F HUGHEY, Esquire, Speare and Hughey, 22 W Second St, Media PA 19063, atty.

HAMPTON, Mary Louise, late of East Vincent Township. Carolyn J. Freed, 2431 Hoffmansville Rd., Frederick, PA 19435, care of ELIZABETH D. LUBKER, Esquire, 390 Waterloo Blvd., Exton, PA 19341, Executrix. ELIZABETH D. LUBKER, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Exton, PA 19341, atty.

HARLAN, III, George F., late of East Goshen. Brian Harlan, 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.

HERRING, Jane T., a/k/a Jane Herring, late of East Coventry Township. Ronald W. Fenstermacher, Jr., Four Tower Bridge, 200 Barr Harbor Dr., Ste. 400, PMB 8849, West Conshohocken, PA 19428, care of RONALD W. FENSTERMACHER, JR., Esquire, Four Tower Bridge, 200 Barr Harbor Dr., Ste. 400, PMB 8849, West Conshohocken, PA 19428, Executor. RONALD W. FENSTERMACHER, JR., Esquire, Ronald W. Fenstermacher, Jr., PC, Four Tower Bridge, 200 Barr Harbor Dr., Ste. 400, PMB 8849, West Conshohocken, PA 19428, atty.

HOOVEN, Lois, late of Penn Township. John E Hooven Jr, care of VINCENT CAROSELLA, JR., Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

KHAIR, Sanaa A., late of Brandywine Township. Andrew F. Khair, 12 South Road, Chester, NJ 07930, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Road, Exton, PA 19341, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Road, Exton, PA 19341, atty.

LEONARD, Shirley H, a/k/a Shirley Leonard, late of Wallace Township. Ellen B. Freese, 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.

LONG, SR., Jeffrey M., late of East Goshen Twp.. Jeffrey M. Long, Jr., 107 Glen Riddle Road, Media, PA 19063, care of ROBERT M. FIRKSER,

Esquire, 333 W. Baltimore Ave., Media, PA 19063, Administrator. ROBERT M. FIRKSER, Esquire, Del Sordo and Firkser, 333 W. Baltimore Ave., Media, PA 19063, atty.

McGUGAN, Geraldine, late of Kennett Square. Kara L. Patti, care of GEORGE S. DONZE, Esquire, 696 Unionville Rd., Suite #6, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, Donze & Donze, 696 Unionville Rd., Suite #6, Kennett Square, PA 19348, atty.

McKEON, Michael Leo, late of Oxford. Dawn Lee McKeon, care of CLARE MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

McLAUGHLIN, Vincent J., late of Tredyffrin Township. Vincent J. McLaughlin, Jr., 1548 Morstein Rd., Malvern, PA 19355, care of GARTH G. HOYT, Esquire, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, Executor. GARTH G. HOYT, Esquire, McNees Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

MORRISON, Diane Launa, late of Paoli. Launa M. Engelbrecht, care of STEPHEN M. ASBEL, Esquire, 2929 Arch St, 13th Fl, Phila, PA 19104, Executrix. STEPHEN M. ASBEL, Esquire, Reger Rizzo Darnall, LLP, 2929 Arch St, 13th Fl, Phila, PA 19104, atty.

MURPHY, John Stephen, late of East Goshen Township. Joseph Murphy, 126 Michael Lane, Bear, DE 19701, Executor.

O'SHAUGHNESSY, John, a/k/a Sean O'Shaughnessy, late of Uwchlan Township. Mark B. Segal, 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.

RUSZIN, Jason Jesse, late of London Grove Township. Jason Michael Ruszin, care of DAVID M. D'ORLANDO, Esquire, 53 S. Main St., Yardley, PA 19067, Administrator. DAVID M. D'ORLANDO, Esquire, R+D Estate Consulting, PLLC, 53 S. Main St., Yardley, PA 19067, atty.

SHAYER, Jerome A., late of Willistown Township. David N. Shaver, care of JAMES M. PIERCE, Esquire, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087, Executor. JAMES M. PIERCE, Esquire, Pierce Caniglia & Taylor, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087, atty.

SHEETZ, Theresa M., late of Spring City. Christine Wheeler, 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.

SHIRLEY, William Christopher, late of East Bradford Township. Susan D. Shirley, 611 Shropshire Drive, West Chester, PA 19382, care of DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

SOUTAR, Alistair M., late of Penn Township. James Soutar, care of GREGORY J. WEINIG, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executor. GREGORY J. WEINIG, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

VAN RIPER, Barbara R., a/k/a Barbara Ruth Van Riper, late of East Goshen Township. William D. Van Riper, III, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

WARNER, Daniel Riordan, late of West Chester. Patricia Warner, 969 Wesmoore Drive, West Chester, PA 19382, care of DEIRDRE A. AGNEW, Esquire, 1450 E Boot Rd Ste 400a, West Chester, PA 19380, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 E Boot Rd Ste 400a, West Chester, PA 19380, atty.

WHITING, Livia Anne, late of Downingtown City. Robert F. Whiting, care of NEIL R. VESTERMARK, Esquire, 275 Hess Blvd., Suite 101, Lancaster, PA 17601, Administrator C.T.A.. NEIL R. VESTERMARK, Esquire, Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601, atty.

WILLI, Claire, a/k/a Claire P. Willi, late of Tredyffrin Township. Dwayne Logie, care of MARI-LYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Administrator C.T.A.. MARI-LYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

WILLIAMS, Melvin A., late of Caln Township. Rebecca Sallen, 325 Merion Rd., Merion Station, PA 19066, care of REBECCA SALLEN, Esquire, 325 Merion Rd., Merion Station, PA 19066, Administrator. REBECCA SALLEN, Esquire, Sallen Law LLC, 325 Merion Rd., Merion Station, PA 19066, atty.

WILLOUGHBY, Janet W., late of Kennett Twp.. Dawn Willoughby, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

ZACHARKOW, Margaret E., a/k/a Margaret Zacharkow, late of East Goshen Township. Margaret E. Zacharkow and George R. Zacharkow, care of KATHERINE F. THACKRAY, Esquire, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, Executors. KATHERINE F. THACKRAY, Esquire, Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, atty.

3rd Publication

BAROVICH, Patricia C., late of Phoenixville. Lisa M. O'Brien, 20 Kenneth Ave, Spring City, PA, 19475, Administratrix.

BOBBITT, Joyce E., late of Downingtown Borough. Jeanne Meikrantz, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

BROWN, Francis L., late of West Fallowfield Township. Janet A. Brown, P.O. Box 163, Cochranville, PA 19330, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

BYLER, Edria E., a/k/a Edria Elaine Byler, late of Valley Township. Donna L. Dunlap, 12 Linda Lane, Coatesville, PA 19320 and Linda B. Landes, 2891 Pleasant Valley Road, Rockingham, VA 22801, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

COLLINS, Mary C., a/k/a Mary Catherine Collins, late of Willistown Township. Michael A. Collins, care of DENNIS C. McANDREWS, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executor. DENNIS C. McANDREWS, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

DELLAQUILA, Andrew P, late of East Vincent. Mr. Nicola A. Dellaquila 1075 Balfour Circile Phoenixville PA 19460, care of MICHAELANGELO L DIPPOLITO, Esquire, 712 Kimberton Road Chester

Springs PA 19425, Administrator. MICHAELANGELO L DIPPOLITO, Esquire, ThePeoplesLawFirm. Com,LLC, 712 Kimberton Road Chester Springs PA 19425, atty.

GARCIA, Gloria R., a/k/a Gloria Rosalinda Garcia, late of Exton Township. Louis E. Garcia, care of CHRISTOPHER P. COVAL, Esquire, Five Neshaminy Interplex, Suite 315, Trevoise, PA 19053, Executor. CHRISTOPHER P. COVAL, Esquire, Fenningham, Dempster & Coval LLP, Five Neshaminy Interplex, Suite 315, Trevoise, PA 19053, atty.

GEIST, Merle Elaine, a/k/a Merle Elaine Davis Geist, Myrtle Elaine Geist and Myrtle Elaine Davis Geist, late of Downingtown Borough. Deborah Hepler, 1112 Bodine Road, Chester Springs, PA 19425, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator C.T.A.. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

GUIZZETTI, SR., Gildo D., late of New Garden Township. Linda DiLuzio and Victor A. Guizzetti, care of WILLIAM J. GALLAGHER, Esquire, 209 E. State St., Kennett Square, PA 19348, Executors. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 209 E. State St., Kennett Square, PA 19348, atty.

HALL, Todd Jeffrey, a/k/a Todd J. Hall, late of West Goshen Township. Heather M. Kalck, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Administratrix. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

HARRIS, Dorothy B., a/k/a Dorothy Bodner Harris, late of Tredyffrin Township. Elizabeth Harris Hyams, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executrix. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

KARKOSAK, Frank J., late of Elverson. David C. Karkosak, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

KUHNS, Paul J., a/k/a Paul Joseph Kuhns, late of Schuylkill Township. Mary Ellen Nattle, 341 Pawlings Rd., Phoenixville, PA 19460, care of TIMOTHY G. DALY, Esquire, 630 Freedom Business Center, Dr., 3rd Fl., King of Prussia, PA 19406, Executrix.

TIMOTHY G. DALY, Esquire, Daly and Clemente, P.C., 630 Freedom Business Center, Dr., 3rd Fl., King of Prussia, PA 19406, atty.

MCCOY, Nancy R., late of Kennett Square. Darlene Bailey, 226 Duncan Avenue, Wilmington, DE 19803, care of NELSON J. SACK, Esquire, 221 N. Olive Street, Media, PA 19063, Executrix. NELSON J. SACK, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

McCUCH, Janet Louise, a/k/a Janet McCuch, late of Honey Brook Township. Jacalyn S. McCuch, 600 Cambridge Rd., Narrow, PA 17555, care of ANGELINA C. WILLIAMS, Esquire, 317 Swede St., Norristown, PA 19401, Executrix. ANGELINA C. WILLIAMS, Esquire, Solomon, Berschler, Campbell & Thomas PC, 317 Swede St., Norristown, PA 19401, atty.

MENKINS, Marian E., late of Phoenixville. Belinda L. Lindsay, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

NOTHSTINE, Kenneth Thompson, a/k/a Kenneth T. Nothstine, late of Uwchlan Township. Dorcas A. Northstine, 51 Hogan Place, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

PACZESNIAK, Kimberly Y., a/k/a Kimberly Paczesniak, Kim Yee Paczesniak and Kim K. Paczesniak, late of Tredyffrin Township. Mark J. Paczesniak, 208 Anthony Wayne Dr., Wayne, PA 19087, care of LINDSEY HOELZLE, Esquire, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executor. LINDSEY HOELZLE, Esquire, Palmarella & Raab, PC, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

POTOPA, Stephen M., late of East Pikeland Township. Robert J. Potopa, 140 Coldstream Road, Phoenixville, PA 19460, Administrator.

STEPHENS, Judith Ortlip, a/k/a Judy, late of Glenmoore, Wallace Township. Abraham C. Stephens, 108 Shoreline Drive, Downingtown, PA 19335, Executor.

STEPHENS, SR., Robert Lee, a/k/a Bob, late of Glenmoore, Wallace Township. Abraham C. Stephens, 108 Shoreline Drive, Downingtown, PA 19335, Executor.

STERN, Joan M., late of West Chester Borough.

Emily K. Ore, care of LESLEY M. MEHALICK, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executrix. LESLEY M. MEHALICK, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

THOMPSON, III, John M., late of West Goshen Township. Karen L. Thompson, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

WALTERS, Donald K., late of Elk Township. Estace K. Walters, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

WARREN, James, late of Valley Township. Dorothy Shuler, care of VINCENT CAROSELLA, JR., Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Administratrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

WARTER, Brian Johnson, late of Downingtown Borough. Timothy J. Holman, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Administrator. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

WILLIAMS, Ethel Fletcher, late of Charlestown Township. Rena Williams Walsh, 414 Lincoln Rd., Phoenixville, PA 19460, care of JOSEPH K. KOURY, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. JOSEPH K. KOURY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

WRIGHT, SR, Harry A., late of East Whiteland. Harry A. Wright, Jr, care of JENNIFER H WALKER, Esquire, 31 S. High Street Suite 200, West Chester, PA 19382, Executor. JENNIFER H WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street Suite 200, West Chester, PA 19382, atty.

WYNN, Charles, a/k/a Charles William Wynn, late of West Goshen Township. Michelle Vullings, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a nonprofit corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988. The name of the nonprofit corporation is: Stonemill Village Community Association, Inc.

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, October 17th, 2024 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, November 18th, 2024.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

2nd Publication of 3

SALE NO. 24-10-282

Writ of Execution No. 2012-12928

DEBT \$319,680.25

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

UPI # 59-8-674

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A

VS

DEFENDANT: **MICHELLE BOYD**

SALE ADDRESS: 853 Easkey Lane, Avondale, PA 19311

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

SALE NO. 24-10-283

Writ of Execution No. 2022-07359

DEBT \$173,419.16

All that certain or parcel or Tract of land situate in the Township of East Nottingham, Chester County, Pennsylvania, and being known as 122 W. Sherwood Drive, Oxford, Pennsylvania 19363.

Tax Parcel # 69-9-11.7

PLAINTIFF: OCWEN LOAN ACQUISITION TRUST 2023- HB1

VS

DEFENDANT: **Christopher Cosenzo, Administrator of the Estate of Daniel E. Cosenzo, Jr.**

SALE ADDRESS: 122 W. Sherwood Drive, Oxford, PA 19363

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

SALE NO. 24-10-284

Writ of Execution No. 2023-07922

DEBT \$407,240.67

ALL THAT CERTAIN, LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF EAST PIKELAND, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA

Tax Parcel # 26-2-80

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-9

VS

DEFENDANT: **RANDAL BOYER & CHANTALA. JUDEIKIS**

SALE ADDRESS: 141 Camp Council Road, Phoenixville, PA 19460

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

SALE NO. 24-10-285

Writ of Execution No. 2022-05693

DEBT \$652,776.64

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITU ATE IN THE TOWNSHIP OF WEST BRANDYWINE, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA

Tax Parcel # 2907-017-10000

PLAINTIFF: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSETBACKED CERTIFICATES, SERIES 2007-9

VS

DEFENDANT: **DAWN HAYES & JAY C. HAYES, JR.; SCARHOLDINGS, LLC**

SALE ADDRESS: 301 Reeceville Road, Coatesville, PA 19320

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

SALE NO. 24-10-286

Writ of Execution No. 2019-06641

DEBT \$259,725.21

ALL THAT CERTAIN LOT OR PIECE OF LAND, SITUATE IN THE SECOND WARD OF THE BOROUGH OF PHOE-

NIXVILLE, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA

Tax Parcel # 1509 06250000

PLAINTIFF: MORTGAGE ASSETS MANAGEMENT, LLC

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT F. GRADY; ERIC VANDERSLICE, IN HIS CAPACITY AS HEIR OF LINDA GRADY, DECEASED HEIR OF ROBERT F. GRADY; CIERRA NICOLE A/K/A CIERRA IRIZARRY, IN HER CAPACITY AS HEIR OF MARK GRADY, DECEASED HEIR OF ROBERT F. GRADY; MEGAN GRADY A/K/A MEGAN WINTERS, IN HER CAPACITY AS HEIR OF MARK GRADY, DECEASED HEIR OF ROBERT F. GRADY; ASHLEY BETO A/K/A ASHLEY MOWRER, IN HER CAPACITY AS HEIR OF MARK GRADY, DECEASED HEIR OF ROBERT F. GRADY; BLAINE MOWERER, IN HIS CAPACITY AS HEIR OF MARK GRADY, DECEASED HEIR OF ROBERT F. GRADY**

SALE ADDRESS: 235 Morgan Street, Phoenixville, PA 19460

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

SALE NO. 24-10-287

Writ of Execution No. 2023-09274

DEBT \$386,033.56

PROPERTY SITUATE IN TOWNSHIP OF UPPER UWCHLAN

SOLD AS THE PROPERTY OF: VERA FLOCCO Solely in Her Capacity as Heir

HAIK SOOKIAS JR, Deceased and The Unknown Heirs of HAIK SOOKIAS, Deceased

Tax Parcel # 32-2-334

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **VERA FLOCCO Solely in Her Capacity as Heir of HAIK SOOKIAS JR, Deceased & The Unknown Heirs of HAIK SOOKIAS, Deceased**

SALE ADDRESS: 507 Emerson Circle, Chester Springs, PA 19425

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

SALE NO. 24-10-288

Writ of Execution No. 2017-10312

DEBT \$60,659.05

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

All that certain lot of land, upon which is erected the West house of a block of two brick dwelling houses, situate in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly as bounded and described as follows:-

Beginning at a point in the center line of Belmont Street, 18.8 feet Westwardly from the West line of White Alley, a corner of land late of James E. Dunleavy, deceased; thence along the said center line of Belmont Street, South 80 degrees 44 minutes West 21.2 feet to a point, a corner of land of Stanley Staneski, and his wife;

thence by the same North 09 degrees 16 minutes West 115 feet to the South line of Harmony Street; thence by the same North 80 degrees 44 minutes East 21.2 feet to a point, another corner of land late of James E. Dunleavy, deceased; thence by the same, South 09 degrees 16 minutes East and passing through the center of the middle dividing partition in said block of two brick dwelling houses, 115 feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO MIESHA WILLIAMS AND MOHAMED KARGBO WHO ACQUIRED TITLE, WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM HARMUN DEVELOPMENT, INC., DATED AUGUST 6, 2014, RECORDED SEPTEMBER 23, 2014, AT DOCUMENT ID 11367155, AND RECORDED IN BOOK 8989, PAGE 335, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 16-06-0468

PLAINTIFF: Wilmington Savings Fund Society, FSB, As Trustee of Stanwich Mortgage Loan Trust I

VS

DEFENDANT: **Mohamed Kargbo & Miesha Williams, AKA Miesha L. Williams**

SALE ADDRESS: 615 Belmont Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI LLC 614-220-5611**

SALE NO. 24-10-289

Writ of Execution No. 2022-09148

DEBT \$72,860.63

LEGAL DESCRIPTION ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF

CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain Unit in the property known, named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963 P.L. 196 by recorded in the Office for the Recorder of Deeds in and for the County of Chester, Pennsylvania, of the Declaration dated, June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 page 272, a First Amendment thereto, dated July 7, 1972 and recorded July 7, 1972 in Misc. Deed Book 198 page 474, a Second Amendment thereto, dated July 16, 1973 and recorded in Misc. Deed Book 206, page 852, and a Third Amendment thereto dated May 31, 1974 and recorded May 31, 1974 in Misc. Deed Book 236 page 202, and a Fourth Amendment thereto dated December 19, 1974 and recorded December 19, 1974 in Misc. Deed Book 265 page 68, a Fifth Amendment thereto dated January 12, 1976 and recorded January 12, 1976 in Misc. Deed Book 314 page 102 a Sixth Amendment thereto dated August 12, 1976 and recorded August 17, 1976 in Misc. Deed Book 341 page 114 and a Seventh Amendment thereto dated December 21, 1976, recorded December 23, 1976 in Misc. Book 359 page 202; Eighth Amendment dated January 30, 1979 recorded January 31, 1979 in Misc. Deed Book 432 page 364 a Declaration Plan dated October of 1971, executed and acknowledge June 27, 1972 and recorded June 28, 1972 in Plan Book 43 page 24, a First Amendment thereto dated July of 1973 and recorded July 16, 1973, in Plan Book 51 page 1; a Second Amendment thereto dated May of 1974 and recorded May 31, 1974 in Plan Book 57 page 24, a Third Amendment thereto dated January

of 1976 and recorded January 12, 1976 in Plan File No. 236, a Fourth Amendment thereto, dated August of 1976 and recorded December 23, 1976 in Plan File No. 767; an a Code of Regulations dated June 27, 1972 recorded June 28, 1972 in Misc. Deed Book 198 page 306, a first Amendment thereto dated May 31, 1974, recorded May 31, 1974 in Misc. Deed Book 236 page 210, a Second Amendment thereto, dated August 4, 1978 and recorded August 4, 1978 in Misc. Deed Book 414 page 248, a Third Amendment thereto dated January 30, 1979 recorded January 31, 1979 in Misc. Deed Book 432 page 366; a Fourth Amendment thereto dated November 12, 1979 recorded November 13, 1979 in Misc. Deed Book 460 page 417; a fifth Amendment thereto dated November 10, 1980 recorded December 8, 1980 in Misc. Deed Book 500 page 144; a Sixth Amendment thereto dated November 8, 1982 recorded November 9, 1982 in Misc. Deed Book 572 page 398; a Seventh Amendment thereto dated November 6, 1985 recorded November 21, 1985 in Misc. Deed Book 372; an Eighth Amendment thereto dated November 6, 1985 recorded November 21, 1985 in Record Book 139 page 377; a Ninth Amendment thereto dated November 19, 1991 recorded January 27, 1992 in Record Book 2763 page 424; and a Tenth Amendment thereto dated November 19, 1991 recorded January 27, 1992 in Record Book 2763 page 428; as shown on Declaration Plan of Summit House Condominium dated 10/1971 and recorded 6/28/1972 in Plan Book 43 page 24, a First Amendment thereto dated 7/1973 and recorded 7/16/1974 in Plan Book 51 page 1, a Second Amendment thereto dated 5/1974 and recorded 5/31/1974 in Plan Book 57 page 24, a Third Amendment thereto dated 1/1976 and recorded 1/12/1976 in Plan File 236; a Fourth Amendment thereto dated 8/1976 and recorded 8/17/1976 in Plan file No. 544 and a Fifth Amendment thereto dated 12/1976 and recorded in Plan File No. 767, being and designated on such

Declaration Plan as Unit 533, as more fully described in such Declaration Plan and Declaration, as the same have been of shall, time to time hereafter, be amended together with an initial proportionate undivided interest in the Common Elements as defined in such Declaration and Amendments thereto. Under and subject to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in such Declaration, Declaration Plan and Code of Regulations (as same have been or shall from time to time, hereafter be amended and in the rules referred to in such Code of Regulations.

BEING THE SAME PROPERTY CONVEYED TO BARBARA P. CROPPER WHO ACQUIRED

TITLE BY VIRTUE OF A DEED FROM CENTRAL PENN PROPERTY SERVICES, INC., DATED OCTOBER 11, 2022, RECORDED OCTOBER 23, 2022, AT DOCUMENT ID 10142506, AND RECORDED IN BOOK 5430, PAGE 1858, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 53-06-1525.33F

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **William F. Cropper, Jr., as Believed Heir and/or Administrators of the Estate of Barbara P. Cropper (if any); Unknown Heirs and/or Administrators of the Estate of Barbara P. Cropper (if any)**

SALE ADDRESS: 533 Summit House, West Chester, PA 19382

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKILLC 614-220-5611**

**SALE NO. 24-10-291
Writ of Execution No. 2018-08757
DEBT \$5,820.16**

ALL THAT CERTAIN area, located approximately 263 feet west of the intersection of Buckthorn Drive and Larose Drive situate on the southerly side of Larose Drive, located within the Round Hill Development said development being situate on the northerly side of Lincoln Highway (S.R. 3070) on the Northwest side of the intersection of Buckthorn Drive and Lincoln Highway (5.R. 3070) and shown as Unit 130 on a plan titled "ROUND HILL DEVELOPMENT", prepared by McCarthy Engineering Associates, P.C. recorded January 4, 2007, in the Township of Valley, County of Chester, and Commonwealth of Pennsylvania.

Tax Parcel # 38-1-71

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Peter E. Adnopoz**

SALE ADDRESS: 130 Larose Drive, Valley Township, PA 19320

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

**SALE NO. 24-10-292
Writ of Execution No. 2021-01860
DEBT \$18,922.66**

ALL THAT CERTAIN lot or piece of ground the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of West Brandywine, Chester County, Pennsylvania.

Tax Parcel # 29-4-20.1

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Roger Khoury**

SALE ADDRESS: 1655 Horseshoe Pike,
West Brandywine, PA 19344

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

SALE NO. 24-10-293

Writ of Execution No. 2023-00187

DEBT \$278,014.68

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for Thomas U. Shock, et ux., prepared by George E. Regester, Jr., and Sons, Inc., Registered Land Surveyors, dated January 4, 1983, and revised January 14, 1983, as follows, to wit:

BEGINNING at a point on the title line in the bed of U.S. Route 30, known as the Lincoln Highway, at the intersection with the Southwesterly side of Public Road T-358, known as Old Mill Road (extended); thence extending from said beginning point, continuing along the title line in the bed of U.S. Route 30, North 82° 15' West, 396 feet to a point at the Southeasterly corner of land now or late of I. Donald Hostetter, as shown on said Plan; thence extending along the same, crossing the Northerly side of said Highway, the next (5) following courses and distances, to wit: (1) North 31° West, 258.90 feet to a point; (2) North 46° 6' West, 8 feet; (3) North 29° 19' 11" West, 217.90 feet; (4) North 52° 10' East, 10 feet; and (5) North 29° 20' West, crossing the Southwesterly side of Public Road T-407, 22.80 feet to a point on the title line in the bed of the same; thence extending along said title line, the next (3) following courses and distances, to wit: (1) North 66° 50' East, 25.08 feet; (2) North 67° 41' 23" East, 143.23 feet to

a point; and (3) South 83° 46' 33" East, 97.22 feet to a point at the intersection with the title line in the bed of Public Road T-330, known as Old Mill Road, as shown on said Plan; thence extending along the same, North 42° 40' 11" East, 45.18 feet to a point in line of land now or late of Everett C. Cowan; thence extending along the same, crossing the Southeasterly side of said road, South 12° East, crossing the Northeasterly side of said road, and crossing the Southwesterly side of said road, 252.20 feet to a point on the Southwesterly right-of-way of said Public Road T-358, as shown on said Plan; thence extending along the same, South 42° 15' East, crossing the Northerly side of U.S. Route 30, 455.40 feet to the first mentioned point and place of BEGINNING.

BEING Tract No. 2 as shown on said Plan. BEING THE SAME PREMISES which Carolyn Terrasi f/k/a Carolyn M. Chipman, by Deed dated 6/13/2014 and recorded 6/20/2014 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8940, Page 674, granted and conveyed unto Carolyn Terrasi.

Tax Parcel # 37-2-10

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK N.A.
F/K/A RBS CITIZENS, N.A.

VS

DEFENDANT: **Carolyn Terrasi**

SALE ADDRESS: 284 Old Mill Road,
Parkesburg, PA 19365

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

SALE NO. 24-10-294

Writ of Execution No. 2024-01698

DEBT \$403,086.73

All that certain lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Wallace, County of Chester and Commonwealth of PA, bounded and described according to a survey by Cahill and Associates, Environmental Consultants dated 11/2/1988 and revised 1/18/89 and recorded as Plan File No. 898I-8984, as follows, to wit:

Beginning at a point on the Northwesterly side of Green Pond Lane at a common corner of Lots No. 9 and No. 10 as shown on said plan; thence from said beginning point and extending along the side of Green Pond Lane the two following courses and distances: the arc of a circle curving to the left having a radius of 205 feet the arc distance of 163.8113 feet to a point end (2) North 77 degrees 45 minutes 3 seconds West 36.9241 feet to a point in line of lands now or late of Donald E. Ray, et al; thence extending along lands of the same North 16 degrees 47 minutes 25.6 seconds West, 541.0221 feet to a point, a corner of Lot No. 10; thence extending along the same North 73 degrees 12 minutes 34 seconds East 277.1234 feet to a point on the Southwesterly side of proposed driveway easement for Lots No. 8 and No. 10; thence extending along the side of the same the three following courses and distances; (1) along the arc of a circle curving to the right having a radius of 130 feet the arc distance of 58.6291 feet to a point of tangent; (2) South 3 degrees 14 minutes 19 seconds West, 189.2465 feet to a point of curve, and (3) along the arc of a circle curving to the left having a radius of 620 feet the arc distance of 245.3922 feet to a point, being the first mentioned point and place of beginning.

Being the same parcel conveyed to Charles

E. Henry and Shelly E. Henry from Dale E. Yellott and Terry R. Yellott, by virtue of a Deed Dated 11/17/2000. Recorded 12/6/2000, in Deed Book 4862, Page 0872, as Instrument No. 0079294 County of Chester, State of Pennsylvania.

Being the same premises which Dale E. Yellott and Terry R. Yellott, by Deed dated October 11, 2000 and recorded in the Office of the Recorder of Deeds of Chester County on December 6, 2000 at Book 4862, Page 872 Instrument # 0079294 granted and conveyed unto Charles E. Henry, Shelly E. Henry.

Tax Parcel # 31-07-0005.01J0

PLAINTIFF: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2018-2

VS

DEFENDANT: **Charles E. Henry and Shelly E. Henry**

SALE ADDRESS: 10 Green Pond Lane, Glenmoore, PA 19343

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

SALE NO. 24-10-295

Writ of Execution No. 2023-00663

DEBT \$104,448.95

PROPERTY SITUATE IN EAST MARLBOROUGH TOWNSHIP

Tax Parcel # 61-08-0024

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **JEANINE MCCLOSKEY & MATTHEW MCCLOSKEY**

SALE ADDRESS: 475 Dean Drive, Kennett Square, PA 19348

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

SALE NO. 24-10-296

Writ of Execution No. 2023-08642

DEBT \$310,466.48

ALL THAT CERTAIN lot or piece of ground situate at East Nottingham Township, Chester County, Commonwealth of Pennsylvania, bounded and described accordingly to a Final Plan of Wiltshire at Oxford, drawn by Lake Roeder Hillard & Beers, dated December 9, 1996 and last revised June 26, 1998, said Plan recorded in Chester County as Plan No. 14559, as follows, to wit:

BEGINNING at a point on the Easterly side of Quill Court (50 feet wide), said point being a corner of Lot No. 82 on said Plan; thence extending from said point of Beginning along the Easterly side of Quill Court the 2 following courses and distances: (1) Northwardly along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 19.67 feet to a point of tangent; and (2) North 06 degrees 35 minutes 55 seconds East, 71.54 feet to a point of curve; thence leaving Quill Court along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 24.06 feet to a point of reverse curve on the Southeasterly side of the cul-de-sac (of irregular width) at the terminus of Quill Court; thence extending Northeastwardly along same along the arc of a circle curving to the left having a radius of 62.50 feet the arc distanced of 44.32 feet to a point, a corner of lands marked "Open Space"; thence extending along said lands the 2 following courses and distances: (1) South 68 degrees 53 minutes 03 seconds East, 89.63 feet to a point, a corner; and (2) South 06 degrees 35 minutes 55 seconds West, 138.77 feet to a point, a

corner of Lot No. 82 on said Plan; thence extending along same, North 76 degrees 57 minutes 40 seconds West, 124.16 feet to the first mentioned point and place of BEGINNING. CONTAINING 16,901 square feet of land.

BEING Lot No. 81 as shown on the above-mentioned Plan.

BEING the same premises which Melissa S. Ott by Deed dated November 18, 2004 and recorded December 7, 2004 in Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Book 6352, Page 1177, conveyed unto Robert Kearney and Jennifer Kearney.

Tax Parcel # 69-3-64.19

PLAINTIFF: Fulton Bank, N.A. f/k/a Fulton Bank

VS

DEFENDANT: **Robert Kearney and Jennifer Kearney**

SALE ADDRESS: 611 Quill Court, Oxford, PA 19363

PLAINTIFF ATTORNEY: **HENRY & BEAVER LLP 717-274-3644**

SALE NO. 24-10-298

Writ of Execution No. 2020-05688

DEBT \$1,604.10

ALL THAT CERTAIN tract of land, together with the brick dwelling thereon erected, Situated in the City of Coatesville, County of Chester and State of Pennsylvania.

Tax Parcel # 16-10-114.2

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Eric McCain & Adgrain S. McCain**

SALE ADDRESS: 365 S. First Avenue,
Coatesville, PA 19320

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

UPI # 38-2Q-28

PLAINTIFF: MCLP ASSET COMPANY,
INC.

VS

DEFENDANT: **James C. Rutherford,
Shaun L. Rutherford and the United
States of America c/o The U.S. Attorney
for the Eastern District of Pennsylvania**

SALE ADDRESS: Vacant Land at West
Chestnut Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ALBERTEL-
LI LAW 856-724-1888**

SALE NO. 24-10-300

Writ of Execution No. 2019-05804

DEBT \$90,526.55

ALL THAT CERTAIN lot of land designated as Lot# 80 on a tract of land called "Meadowbrook Addition Number 1", plan of which is recorded in the office of the recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 2 at page 73, and referenced as Premises "B" in the deed dated September 28, 2010 and recorded February 4, 2013 in the Chester County Recorder of Deeds, Book 8633 and Page 1828 at Instrument Number 11246645, situate in Valley Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the south line of Chestnut Street said point being distant 204.4 feet eastwardly from the intersection of the south line of Chestnut Street with the East line of First Avenue; thence along the south line of Chestnut Street 88 degrees, 52 minutes east 25 feet to a point at the northwest corner of lot no. 81; thence along the west line of lot no. 81 South 1 degree 8 minutes east 150 feet to a point in the north line of Star Alley; thence along the same south 88 degrees 52 minutes west 150 feet to the place of beginning.

CONTAINING 3750 square feet of land be the same more or less

BEING part of the same premises by deed from James C. Rutherford and Shaun L. Rutherford, husband and wife, dated September 28, 2010 and recorded February 4, 2013 in the Chester County Recorder of Deeds, Book 8633 and Page 1828 at Instrument Number 11246645, granted and conveyed to Shaun L. Rutherford.