



Chester County Law Reporter

(USPS 102-900)

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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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Commonwealth vs. Wesley

Summary appeal – Failure to appear – Mailbox rule

1. Pa.R.Crim.P. 462(D) provides if the defendant fails to appear for a summary appeal, the trial judge may dismiss the appeal and enter judgment in the court of common pleas on the judgment of the issuing authority.
2. An appellate court will reinstate a summary appeal dismissed pursuant to Pa.R.Crim.P. 462(D) for failure to appear when: (a) a trial court dismisses a summary appeal without considering whether the absentee defendant had cause to justify the absence; and (b) the absentee defendant presents an affidavit on appeal that, assuming the assertions delineated in the affidavit are true, presents at least a *prima facie* demonstration that cause existed for the absence, rendering that absence involuntary.
3. Proof of a mailing raises a rebuttable presumption that the mailed item was received and it is well-established that the presumption under the mailbox rule is not nullified solely by testimony denying receipt of the item mailed.
4. Defendant filed a summary appeal at the court of common pleas from a speeding conviction at the magisterial district court. Notice of the appeal hearing was sent to the address defendant had provided on her summary appeal. Defendant appeared, requested a continuance and it was granted. Notice for the date of the continued hearing was sent to the same address. Defendant failed to appear. The Court granted the motion of the Commonwealth to dismiss the appeal. Defendant filed a motion for reconsideration, alleging she had not received notice of the hearing. The Defendant did not attach an affidavit to the motion, nor establish a *prima facie* demonstration that cause existed for defendant's absence, rendering the absence involuntary. Accordingly, the court denied the defendant's request to vacate the dismissal of the summary appeal.

R.E.M.

C.C.P. Chester County, Pennsylvania, Summary Appeal, No. SA-244-2023;
Commonwealth of Pennsylvania vs. Jenna Leigh Wesley

Matthew V. Eisenberg for the Commonwealth
Jenna Leigh Wesley, *pro se*
Binder, J., April 24, 2024:-

COMMONWEALTH OF PENNSYLVANIA

vs.

JENNA LEIGH WESLEY

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. CP-15-SA-0000244-2023

SUMMARY APPEAL - TRAFFIC

ORDER and MEMORANDUM

AND NOW, this 24th day of April, 2024, upon consideration of the correspondence of Jenna Wesley filed September 25, 2023, said correspondence being in the nature of a motion for reconsideration of this court’s Order for Dismissal of Appeal of Conviction of Summary Offense entered September 6, 2023, and upon consideration of the Commonwealth’s response thereto, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that Defendant’s request for this court to vacate the dismissal of Defendant’s appeal is **DENIED**.

BY THE COURT:

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

MEMORANDUM

On June 29, 2023, Defendant filed a Notice of Appeal from Summary Criminal Conviction from her conviction in the Magisterial District Court of “[s]peeding, 55 mph in other location by 32 mph.” Notice of Appeal, 6/29/2023, p. 1. Defendant set forth her address as 33 Kincaid Lane, Coatesville, PA 19320. Id. On July 20, 2023, the Court Administrator mailed a Notice of Summary Appeals to Defendant at 33 Kincaid Lane directing Defendant to appear for a hearing scheduled for August 9, 2023. Notice, 7/20/2023, p. 1. On that date, Defendant appeared and requested a continuance which was granted. Order for Continuance of Trial De Novo, 8/9/2023, p. 1.

On August 14, 2023, the Court Administrator mailed a Notice of Summary Appeals to Defendant at 33 Kincaid Lane directing Defendant to appear for a hearing scheduled for September 6, 2023. Notice, 8/14/2023, p. 1.

On September 6, 2023, Defendant failed to appear for the trial *de novo* and the presiding judge granted the Commonwealth’s motion to dismiss pursuant to Pa.R.Crim.P. 462(D) and entered the judgment of the Magisterial District Court as a judgment of this court.¹ See Order, 9/6/2023, p. 1.

On September 25, 2023, the undersigned received correspondence from Defendant in the nature of a motion for reconsideration which was filed that same day. By her Motion, Defendant asks this court to vacate the order dismissing her appeal alleging “I never received notice in the mail[.]” Motion, 9/25/2023, p. 1. On September 25, 2023, this court expressly granted reconsideration and directed the Commonwealth to file its response which it filed on November 15, 2023.

It is the law that the appellate court will reinstate a summary appeal dismissed pursuant to Pa.R.Crim.P. 462(D) for failure to appear when: “(1) a trial court dismisses a summary appeal without considering whether the absentee defendant had cause to justify the absence; and (2) the absentee defendant presents an affidavit on appeal that (assuming the assertions delineated in the affidavit are true) presents at least a *prima facie* demonstration that cause existed for the absence, rendering that absence involuntary.” Comm. v. Dixon, 66 A.3d 794, 797 (Pa.Super. 2013) (explaining Commonwealth v. Marizzaldi, 814 A.2d 249 (Pa.Super. 2002)) (parentheses in original). Here, the record does not reflect that the presiding judge considered whether Defendant had cause to justify Defendant’s absence before dismissing Defendant’s appeal. See Order, 9/6/2023, p. 1. However, this court is now able to consider whether Defendant had cause to justify the absence by way of Defendant’s motion for reconsideration.²

Defendant did not present an affidavit to this court. Still, that is of no moment

¹ The rule provides that “[i]f the defendant fails to appear, the trial judge may dismiss the appeal and enter judgment in the court of common pleas on the judgment of the issuing authority.” Pa.R.Crim.P. 462(D).

² This court expressly granted reconsideration pursuant to Pa.R.A.P. 1701(b)(3). It is true that “[t]here shall be no post-sentence motion in summary case appeals following a trial de novo in the court of common pleas.” Pa.R.Crim.P. 720(D). However, the Commonwealth argued that Rule 720(D) “does not apply to motions for reconsideration.” Motion to Deny for Reconsideration, 11/15/2023, p. 2, ¶ 3.

since Defendant did not present a *prima facie* demonstration that cause existed for Defendant's absence, rendering that absence involuntary. Here, Defendant avers that Defendant "never received notice in the mail," Motion, 9/25/2023, p. 1, but the docket reflects that the first Notice was sent to the 33 Kincaid Lane address supplied by Defendant and that Defendant appeared for the first hearing and the docket reflects that the second notice was mailed to the same address. The rule for decision is that "proof of a mailing raises a rebuttable presumption that the mailed item was received and it is well-established that the presumption under the mailbox rule is not nullified solely by testimony denying receipt of the item mailed." Samaras v. Hartwick, 698 A.2d 71, 73 (Pa.Super. 1997) (quoting Commonwealth Department of Transportation v. Grasse, 606 A.2d 544, 545 (Pa.Cmwlt. 1991)). Defendant's motion is insufficient to establish a *prima facie* demonstration that cause existed for Defendant's absence, rendering that absence involuntary.

Accordingly, for the reasons set forth above this court will deny Defendant's request for this court to vacate the dismissal of Defendant's summary appeal.

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Chester County Court of Common Pleas
Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE THOMAS P. MCCABE COURTROOM 12

WEDNESDAY, SEPTEMBER 04, 2024 09:00 AM

ALICE S. COOKE

1517-1173

CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNT

LAUREN A. NEHRA

JAMES C. DALTON, ADMINISTRATOR DBN-CTA

DONALD JOHN BELFIE SR.

1520-0520

CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNT

PRO SE

DONALD JOHN BELFIE, JR., ADMINISTRATOR

MARGARET J. COPENHAVER

15-23-0789

CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNT

H. CHARLES MARKOFSKI, JR,

SHIRLEY K. BYRD, EXECUTOR

H. CHARLES MARKOFSKI, JR.

BARRY L. COPENHAVER, EXECUTOR

H. CHARLES MARKOFSKI, JR.

BRIAN S. COPENHAVER, EXECUTOR

NOTICES

110, Blue Bell, PA 19422, 610.397.6502

Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.

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

LAW NO. 2024-06539-NC

NOTICE IS HEREBY GIVEN that the name change petition of Maura Denise Bidwell was filed in the above-named court and will be heard on Monday, October 28, 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 26, 2024
Name to be changed from: Maura Denise Bidwell to: Maura Karlton Barreiro
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

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION - NAME CHANGE - No. 2024-06849-NC - NOTICE IS HEREBY GIVEN that on 8/5/24, the Petition of DOMENIC CORSEY COLASANTE a/k/a DOMENIC ROBERT CORSEY, was filed in the above-named Court, praying for a Decree to change Petitioner's name to DOMENIC COLASANTE. The Court has fixed 12/16/24, at 2:00 p.m., Courtroom 15, Chester County Justice Center, 201 W. Market St., West Chester, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted. AARON D. WEEMS, Atty. for Petitioner, FOX ROTHSCHILD LLP, 980 Jolly Rd., Ste.

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

LAW NO. 2024-07027-NC

NOTICE IS HEREBY GIVEN that the name change petition of Mark Gaeto 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, August 9, 2024
Name to be changed from: Mark Gaeto to: Mark Anthony Gaeto
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. 2024-07028-NC

NOTICE IS HEREBY GIVEN that the name change petition of Christiane Marie Edith Somers 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, August 9, 2024
Name to be changed from: Christiane Marie Edith Somers to: Christine Edith Somers
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. 2024-07029-NC

NOTICE IS HEREBY GIVEN that the name change petition of Anne-Marie Gabrielle Gaeto 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, August 9, 2024
 Name to be changed from: Anne-Marie Gabrielle Gaeto to: Gabrielle Anne-Marie Gaeto
 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. 2024-05053-NC

NOTICE IS HEREBY GIVEN that the name change petition of Christopher Dunn on behalf of minor child Aran Chandra was filed in the above-named court and will be heard on Monday, September 23, 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, June 14, 2024
 Name to be changed from: Aran Chandra to: Aran Dunn
 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. 2024-06414-NC

NOTICE IS HEREBY GIVEN that the name change petition of Esmeralda Herrera on behalf of minor child Victoria Sevilla Herrera was filed in the above-named court and will be heard on Monday, September 16, 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: Tuesday, July 23, 2024
 Name to be changed from: Victoria Sevilla Herrera to: Victoria Herrera
 Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**NONPROFIT CORPORATION
 DISSOLUTION NOTICE**

Notice is hereby given that the Board of Directors of Cure4Cam, Inc. (DBA Cure4Cam Childhood Cancer Foundation), a Pennsylvania 501(c)(3) nonprofit

corporation, with its registered address of 202 Foxtail Ln, Downingtown, PA 19335, has approved a proposal that the corporation voluntarily dissolve, intend to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and is now engaged in winding up and settling the affairs of the corporation in accordance with the applicable provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

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

AIREY, Nancy D., late of North Coventry Township. Robin A. Airey, care of LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, Executor. LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, atty.

ALLEN, Margaret S., late of Uwchlan Township. Priscilla W. Cathers, 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.

BAADE, Vicki, late of West Goshen Township. Brian Baade, 326 McIntosh Rd, West Chester, PA 19382, Executor.

BARNETT, Charles Robert, a/k/a C. Robert Barnett, late of Kennett Township. John R. Campbell, care of DOLORES M. TROIANI, Esquire, P.O. Box 1363, Paoli, PA 19301, Executor. DOLORES M. TROIANI, Esquire, Troiani Law Firm, P.O. Box 1363, Paoli, PA 19301, atty.

BRECKBILL, Porcia A., a/k/a Porcia Ann Breckbill, late of Lower Oxford Twp.. Dennis L. Breckbill, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Miller Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

CAGE, Debra, late of Downingtown. Tiffini Smith, 2055 Bent Tree Way Greenwood, IN 46143, care of MICHAEL L. DAIELLO, Esquire, 230 S. Broad Street, Philadelphia, PA 13902, Administratrix. MICHAEL L. DAIELLO, Esquire, 230 S. Broad

Street, Philadelphia, PA 13902, atty.

CANN, Donna Lee, late of East Goshen Township. Harry E. Cann, III, 25 Harrison Rd., West Chester, PA 19380, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Administrator. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

COZZONE, SR., Lawrence A., a/k/a Larry A. Cozzone, Sr., late of Honey Brook Township. David V. Bogdan, 2725 West Chester Pike, Broomall, PA 19008, care of DAVID V. BOGDAN, Esquire, 2725 West Chester Pike, Broomall, PA 19008, Administrator. DAVID V. BOGDAN, Esquire, 2725 West Chester Pike, Broomall, PA 19008, atty.

FARRELL, Frances Elizabeth, a/k/a Frances E. Farrell, late of Downingtown Township. Lois Marie Hall, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

GALLAGHER, Thomas M., late of West Goshen Township. Marilyn Klug Gallagher, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

HANUSKA, Brian J., a/k/a Brian Julius Hanuska, late of East Coventry Township. Anthony R. Allison and John Hanuska, 2301 Merrill Rd., York PA 17403, care of NICOLAS F. METER, Esquire, 1401 E. High St., Pottstown, PA 19464, Administrators. NICOLAS F. METER, Esquire, Meter Law Offices, LLC, 1401 E. High St., Pottstown, PA 19464, atty.

HOFFMAN, Robert H., late of Honey Brook. Robert H. Hoffman, 3077 Creek Rd, Honey Brook, PA 19344-9631, care of TODD ALLEN ELLIOTT, Esquire, 835 West Chester Pike, 2nd Floor, West Chester, PA 19382, Executor. TODD ALLEN ELLIOTT, Esquire, Elliott Legal Services, 835 West Chester Pike, 2nd Floor, West Chester, PA 19382, atty.

JARRETT, Ann Wyllie, a/k/a Ann W. Jarrett, late of Kennett Township. William Howard Jarrett, 5665 Snowmass Creek Rd., Snowmass, CO 81654, care of KENNETH L. NORTON, Esquire, 1000 N. King St. Wilmington, DE 19801, Executor. KENNETH L. NORTON, Esquire, Young Conaway Stargatt & Taylor, LLP, 1000 N. King St. Wilmington, DE 19801, atty.

LANDIS, Ann C., late of Penn Township. Gregg L. Landis, 16 S. Hampshire Ct., Greenville, DE 19807 and Keith W. Landis, 2 Gatehouse Ln., Landenberg, PA 19350, care of MATTHEW P. D'EMILIO, Esquire, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, Executors. MATTHEW P. D'EMILIO, Esquire, McCollom D'Emilio Smith Uebler LLC, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

LANDIS, Everett L., a/k/a Everett Lee Landis, late of Penn Township. Gregg L. Landis, 16 S. Hampshire Ct., Greenville, DE 19807 and Keith W. Landis, 2 Gatehouse Ln., Landenberg, PA 19350, care of MATTHEW P. D'EMILIO, Esquire, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, Executors. MATTHEW P. D'EMILIO, Esquire, McCollom D'Emilio Smith Uebler LLC, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

LAUKYS, Donna W, late of Concord Township. Eduard A. Laukys, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executor. RICK MORTON, Esquire, Ryan Morton & Imms, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

LILIENTHAL, Sylvia A., a/k/a Sylvia Anne Lilienthal, late of West Whiteland Township. Leticia A. Cox, 934 W. Miner St., West Chester, PA 19382, care of COURTNEY E. DOLAWAY, Esquire, 1810 Chapel Ave. West, Cherry Hill, NJ 08002, Executrix. COURTNEY E. DOLAWAY, Esquire, Flaster Greenberg PC, 1810 Chapel Ave. West, Cherry Hill, NJ 08002, atty.

MacPHERSON, Susan, a/k/a Susan Scheer MacPherson, late of Kennett Township. Richard P. Lloyd, Jr., care of CHARLES J. DURANTE, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executor. CHARLES J. DURANTE, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

McLOUGHLIN, Emily M., a/k/a Emilie M. McLoughlin, late of Tredeyffrin Township. Joseph McLoughlin, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Media, PA 19063, Executor. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 W. Third St., Media, PA 19063, atty.

MAIER, Elinor, late of Honeybrook. Karen Clee, 3007 Greenes Way Circle Collegeville PA 19426, Executrix.

MOORE, Evelyn M., late of East Fallowfield Township. Edward P. Labiak, Jr., 508 Strasburg Avenue, Parkesburg, PA 19365, 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.

Notice is hereby given that in the estate of the decedent set forth below, that the Register of Wills has granted on June 7, 2024 letters testamentary to the person named, following her appointment as Executrix by the Register of Wills in and for Chester County, Pennsylvania on June 7, 2024 (no. 15-24-1273). All persons having claims against said estate are requested to make know the same to her or her attorneys and all person indebted to said decedent are requested to make payment without delay to the Executrix named below:

ESTATE OF ROBERT PETRAGNANI

Late of 324 Lancaster Avenue, unit 115, Malvern, PA 19355

Date of death: May 3, 2024

Executrix: Catherine M. Rossi

Address: 5010 Brittany Lane
Haverford, PA 19010

Attorney: John D. Maida, Esquire (no. 17182)

Address: P.O. Box 649

Montgomeryville, PA 18936

PETRONE, Charlotte E., a/k/a Charlotte Elva Petrone and Charlotte Watkins Petrone, late of Kennett Township. Sheree M. Petrone, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

REEVES, Delores M., late of Kennett Township. Jesse Reeves, 324 Hampton Rd., Wilmington, DE 19803, care of P. KRISTEN BENNETT, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. P. KRISTEN BENNETT, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

REILAND, William H., a/k/a William H. Reiland, Jr., late of Thornbury Township. Theresa L. Brown, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

SCOTT, Elizabeth Knight, a/k/a Elizabeth K. Scott, late of West Vincent Township. John T. Scott, Jr., care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executor. KAREN M. STOCKMAL, Esquire, KMS Law

Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

SPOLEN, Francis Joseph, late of Phoenixville. Michael Spollen, 555 Saratoga Rd, King of Prussia, PA 19406, Administrator.

TRUMBORE, Conrad Noble, a/k/a Conrad N. Trumbore, late of Pennsbury Township. Samuel A. Trumbore, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

2nd Publication

BAADE, Nicholas Eugene, late of West Goshen Township. Brian Baade, 326 McIntosh Rd, West Chester, PA 19382, Executor.

BALDWIN, John R., late of East Bradford Township. Monica M. Driscoll Baldwin, 410 Lake George Circle, West Chester, PA 19382, care of MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Administratrix. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

BENNER, Suzanne Elizabeth, late of Cochranville. Joanne White, 4614 Harwich Road, Harrisburg, PA 17109 and Amy Wade, 234 High Street, Atglen, PA 19310, Executrices.

BENNETT, Nancy Gene, a/k/a Nancy G. Bennett and Mrs. Walter Bennett, late of West Chester. Robin L. Rickert, 817 S. New St., West Chester, PA 19382, Executor.

BOWMAN, Jean Clarice, a/k/a Jean C. Bowman, late of East Whiteland Township. Thomas J. Collins, care of HANNAH E. TRAVAGLINI, Esquire, 30 S. 17th St., Philadelphia, PA 19103-4196, Executor. HANNAH E. TRAVAGLINI, Esquire, Duane Morris LLP, 30 S. 17th St., Philadelphia, PA 19103-4196, atty.

BUCKLEY, Alice B., late of Cochranville, West Fallowfield Township. Linda McCabe, 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.

BURGER, Carolyn S., late of Kennett Township. Sharon E. Bois, care of LOUIS N. TETI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

CANNON, Luke J., a/k/a Luke Cannon, late of

East Goshen Township. Lenore Marie Savant, 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.

CARLSON, Robert T., late of East Whiteland Township. Jeffrey L. Darlin, 21 Kent Ave., Oceanview, DE 19970, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

COCHRAN, Dorothy J., late of Elk Township. Mary Alice K. Avgiris, care of PETER E. BORT, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, Administratrix. PETER E. BORT, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, atty.

COVERT, David Lewis, a/k/a David L. Covert, late of Valley Township. Janet L. Fowlkes, 426 Prospect Ave., Downingtown, PA 19335, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administratrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

EPSTEIN, Richard G., late of East Goshen Township. Scott Hulnick, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, atty.

FARROW, Judith V., late of Tredyffrin Township. Douglas L. Kaune, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor.

GALLAGHER, Joseph E., late of East Whiteland Township. Patricia A. D'Antonio, care of PHILIP G. CURTIN, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312-1244, Executrix. PHILIP G. CURTIN, Esquire, Philips, Curtin & DiGiacomo, 1231 Lancaster Ave., Berwyn, PA 19312-1244, atty.

GIULIANO, Raymond A., late of Londonderry Township. Ray J. Giuliano, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 East Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 East Locust Street, Oxford, PA 19363, atty.

HARRISON, Betty Kenworthy, late of Honey Brook. Linda M. Jones, PO Box 190, Honey Brook, PA. 19320, Executrix.

KENOSIAN, Arlene O'Neal, a/k/a Arlene Kenosian and Arlene O. Kenosian, late of Tredyffrin Township. David Kenosian, 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.

KING, Thomas A., a/k/a Thomas Alan King, late of Uwchlan Township. Sharon A. King, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executrix. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

KIRK, Francis J., a/k/a Frank J. Kirk, late of Tredyffrin Township. Francis J. Kirk and Kristen Kirk Mayock, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executors. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

LANGFORD, III, George, a/k/a George Langford, late of Tredyffrin Township. Alexander Langford, 21 Highwood Rd., Bloomfield, CT 06002, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

MELOTTI, Peter Morris, late of Malvern. Nicole M Melotti, 386 Quigley Drive, Malvern, PA, 19355, Executrix.

MOORE, Françoise F, a/k/a Françoise Moore, late of West Whiteland Twp. Philip J Moore, 50 Rosemary Lane Glenmoore PA 19343, care of GEORGE M NIKOLAOU, Esquire, 166 Allendale Rd King of Prussia PA 19406, Executor. GEORGE M NIKOLAOU, Esquire, Nikolaou Law Offices, 166 Allendale Rd King of Prussia PA 19406, atty.

MORTON, Reginald Thomas, a/k/a RT Morton, late of Downingtown. Brandi Morton, 102 Highland Avenue, Coatesville, PA 19320, Administrator.

SMITH, William S., late of Tredyffrin Township. D. Bradley Smith, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, Executor. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, atty.

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BLADES, Herbert, late of Pennsbury Township.

L. Peter Temple, 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.

BOYD, Ruth Anne, late of East Fallowfield Township. Gary B. Boyd, 35 Horizon Drive, Coatesville, PA 19320, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

COZZONE, Judith E, a/k/a Judith E Byers, late of Honey Brook Township. Shawn L Byers, care of GARY E THOMPSON, Esquire, 882 South Matlack Street, Suite 101, West Chester PA 19382, Executor. GARY E THOMPSON, Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester PA 19382, atty.

EVANGELISTA, Dorothy B., a/k/a Dorothy Bracken Evangelista, late of West Goshen Township. Maryanne B. Quinn and Maryanne Q. Hancock, care of MARGARET E. W. SAGER, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrices. MARGARET E. W. SAGER, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

FARKAS, William J, late of Downingtown. Elaine Allen, 225 Ashland Avenue, Secane PA 19018-2008, Executrix.

FARROW, Franklin C., a/k/a Franklin Creveling Farrow, Jr., late of Tredyffrin Township. Douglas L. Kaune, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor.

GREEN, Anna J., late of Oxford. David Green, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

JONES, Suzanne L., a/k/a Suzanne Lucille Jones, late of Kennett Township. John Hales Jones, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

LEWIS, Howard B., late of East Goshen Township. Howard B. Lewis, Jr. and Julie Anne Palminteri, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executors. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W.

Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

LYNCH, Thomas Archer, late of Honey Brook Township. Michael Joseph Browne, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MANUEL, Lewis E., late of Kennett Square. Vicki Manuel, 253 South Thistle Down, Kennett Square, PA 19348, 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.

MARCOCCI, Carol A., a/k/a Carol Anne Marcocci, late of West Whiteland Township. Stephanie Colona, 203 Templin Rd., Glenmore, PA 19343, care of JENNIFER FELD, Esquire, 312 Huntington Court, West Chester, PA 19380, Executrix. JENNIFER FELD, Esquire, 312 Huntington Court, West Chester, PA 19380, atty.

MELRATH, Virginia C., late of Oxford. Susan Melrath, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

MILLER, Katherine F., late of Tredyffrin Township. Allyson Andrisani, 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.

MOORE, JR., Lewis Robert, a/k/a Robert Moore, Jr., late of Borough of Downingtown. Robert A. Moore, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester PA 19382, Administrator. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester PA 19382, atty.

OLSAVSKY, Michael, late of West Goshen Township. Adam Olsavsky, 1920 Gilpin Ave., Wilmington, DE 19806, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, Administrator. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, atty.

PHOUTHAVONGSA, Somkiet, late of Franklin Township. Kitthiphong Phouthavongsa, 120 Scroggy Rd., Oxford, PA 19363, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico

Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

POTTER, Stephen, a/k/a Stephen Dodds Potter, late of East Goshen Township. Stacey Willits McConnell, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, 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.

RUARK, Barbara A., late of West Caln Township. Kay L. Thoensen and Nancy Habecker, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Co-Executrices. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

RUSSELL, Cheryl A., a/k/a Cheryl A. Heim, late of Upper Oxford Township. William S. Russell, Jr., care of STEVEN M. ZELINGER, Esquire, 1650 Market St., Ste. 3600, Philadelphia, PA 19103, Administrator. STEVEN M. ZELINGER, Esquire, Steven M. Zelinger, LLC, 1650 Market St., Ste. 3600, Philadelphia, PA 19103, atty.

STELLER, Carole Grace, a/k/a Carole A. Steller, late of Kennett Square. William S. Steller, 111 Gideon Drive, Kennett Square, PA 19348, care of KEVIN A. POLLOCK, Esquire, 100 Federal City Road, Building C, Suite 104, Lawrence, NJ 08648-1664, Executor. KEVIN A. POLLOCK, Esquire, The Pollock Firm LLC, 100 Federal City Road, Building C, Suite 104, Lawrence, NJ 08648-1664, atty.

TIERNEY, Eugene C, late of Phoenixville. David Tierney, 109 Shallow Springs Court, Exton, PA 19341, Administrator.

VAN BOVEN, Mary Hart, a/k/a Mary Elizabeth Hart Van Boven, late of Phoenixville Borough. Carol Honebrink Lavoritano, 738 S. Latches Ln., Merion Station, PA 19066, Executrix.

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 Emergent Abundance Farming Collective.

Articles of Incorporation were filed on Wednesday,

May 22, 2024.

The purpose or purposes for which it was organized are: Our mission is to enhance the resilience of our community by creating abundant landscapes rich with food and ecological habitat, and by sharing food, knowledge, skills, resources and access to land with the local community.

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following **Chester County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated July 17, 2024, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 16, 2024, for Compliance Group 3. DiFrancesco, Laura Marie
McNulty, Brian Joseph
Ploppert, Carrie Ann Young

Suzanne E. Price Attorney Registrar
The Disciplinary Board of the Supreme Court of Pennsylvania

2nd Publication of 3

PERSONAL ESTATE NOTICE

ESTATE of SHIRLEY J. GREENDA. Grenda, late of Honey Brook Borough, deceased.

ROGER A. HARTZ, son of Raymond Walter Hartz and Eleanor Jane Rample, is hereby placed on Notice that a Petition has been filed with the Chester County Register of Wills requesting to limit the time for appeal of probate. A return date has been set for September 3, 2024 with a hearing on that date at 1:30 p.m. in Courtroom 1. Any objections to the petition should be made by Roger A. Hartz in writing to the Register of Wills, Chester County, on or before September 3, 2024. Any questions regarding this Notice should be addressed to Administrator & Attorney: Rick Morton, Esq. 999 West Chester Pike, Suite 201 West Chester, PA 19382 610-430-1427 rmorton@rmlilaw.com

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, September 19th, 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, October 21st, 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

1st Publication of 3

SALE NO. 24-9-250
Writ of Execution No. 2022-09743
DEBT \$118,516.74

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN WEST FALLOWFIELD TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA:

Tax Parcel # 440700080100

PLAINTIFF: SPECIALIZED LOAN SERVICING LLC

VS

DEFENDANT: **RONALD S. POOLE**

SALE ADDRESS: 650 Center Hall Road,

Cochranville, PA 19330

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

SALE NO. 24-9-251
Writ of Execution No. 2019-04522
DEBT \$274,281.91

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN WEST BRADFORD TOWNSHIP, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA:

Tax Parcel # 50-05A-0343.0000

PLAINTIFF: WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2005 PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ2

VS

DEFENDANT: **MARGARET LOMBERTINO & MICHAEL LOMBERTINO**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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

SALE NO. 24-9-252
Writ of Execution No. 2023-08630
DEBT \$127,255.28

PROPERTY SITUATE IN WALLACE TOWNSHIP

Tax Parcel # 31-04E-0046

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK TRUST COM-

PANY, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2022- R2

VS

DEFENDANT: **BRIAN J BAUM & NANCY K BAUM**

SALE ADDRESS: 1831 Creek Road, Glenmoore, PA 19343

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

SALE NO. 24-9-253

Writ of Execution No. 2023-06584

DEBT \$81,325.70

Property situate in Township of Wallace

ALL THAT CERTAIN TRACT OF LAND SITUATES IN WALLACE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE BY EARL R. EWING, REGISTERED SURVEYOR, DATED NOVEMBER 14, 1961, AND REVISED NOVEMBER 27, 1967, AS FOLLOWS:

Tax Parcel # 31-04-0125.010

IMPROVEMENTS thereon: a single family dwelling

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2018-RPL2

VS

DEFENDANT: **MICHELLE MAY**

SALE ADDRESS: 39 Granite Hill Lane, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI 856-384-1515**

SALE NO. 24-9-254

Writ of Execution No. 2016-06783

DEBT \$429,067.91

Property situate in the EAST FALLOW-FIELD, CHESTER County, Pennsylvania, being

BLR # 47-6-162

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASSTHROUGH CERTIFICATES SERIES 2005-RS4

VS

DEFENDANT: **JOHN F. GLAH**

SALE ADDRESS: 130 Bridle Path Lane, Coatesville, PA 19320

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

SALE NO. 24-9-259

Writ of Execution No. 2024-02133

DEBT \$108,736.87

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

All those two adjoining messages and lots of land, situate on the East side of Woodbine Avenue formerly Garrett Avenue, North of Central Avenue in the Township of Tredyffryn aforesaid, bounded and

described according to a new survey there-to made by T.G. Colesworthy, county surveyor, as follows, to wit:

No. 1 beginning at an iron pin set in the middle of Woodbine Avenue formerly Garrett Avenue at a distance of two hundred and fifty-one feet North of the center line of Central Avenue measured along the center line of Woodbine Avenue; thence along the center line of Woodbine Avenue North nine degrees, twenty-three minutes East, twenty-five and five-tenths feet; thence leaving the avenue and extending along Lot No. 2 the next three courses and distances to wit: South eighty degrees thirty-seven minutes East, thirty-two and eighty-five hundredths feet to the face of the building erected on the herein described premises: thence through the middle of the division wall dividing the message erected on the herein described premises from that on the North, South eighty-one degrees, twenty-two minutes East, forty-three feet to the rear of the porch of the message erected on the herein described premises; thence South eighty degrees, five minutes East, sixty and forty-eight hundredths feet to a line of land formerly of Michael V. Curtin now of Malvern Duffryn Mawr Building and Loan Association; thence along the same South nine degrees, thirty minutes West, twenty-five and five-tenths feet to an iron pin a corner of land now or late of George McKinley; thence along the McKinley land, North eighty degrees, thirty-seven minutes West, one hundred thirty-six and twenty-eight hundredths feet to the first mentioned point and place of beginning. Containing three thousand five hundred five square feet of land be the same, more or less.

No. 2 beginning at an iron pin set in the middle of Woodbine Avenue, formerly Garrett Avenue at a distance of three hundred and nine feet North of the center line of Central Avenue measured along the center line of Woodbine Avenue; thence along

land, formerly of Thomas Phelan, now of Mary and Nora Duffy, South eighty degrees, thirty-seven minutes East, one hundred thirty-six and four-tenths feet to an iron pin; thence by the same and land formerly of Michael V. Curtin now Malvern and Duffryn Mawr Building and Loan Association, South nine degrees, thirty minutes West, thirty-two and five-tenths feet; thence along Lot 1 the next three courses and distances to wit: North eighty degrees, five minutes West, sixty and forty-eight hundredths feet to the East face of the porch of the message erected on the herein described premises, thence through the middle of the division wall dividing the message erected on the herein described premises from that on the South, North eighty-one degrees, twenty-two minutes West, fortythree feet to the West face of the message erected on the herein described premises; thence North eighty degrees, thirty-seven minutes West, thirty-two and eighty-five hundredths feet to the center line of Woodbine Avenue; thence along the center line thereof, North nine degrees, twenty-three minutes East, Thirty-two and five-tenths feet to the first mentioned point and place of beginning. Containing four thousand four hundred three square feet of land be the same more or less.

Excepting and reserving, nevertheless, out of the last described premises the right to the Malvern and Duffryn Mawr Building and Loan Association its successors and assigns, owners or occupants of the premises adjoining on the East formerly owned by Michael C. Curtin the rights to pass and Repass at all times hereafter forever over and along a strip of land bounded and described as follows: Beginning at an iron pin set in the center line of Woodbine Avenue at the Northwest corner of Lot No. 2 above described, also a corner of land belonging formerly Thomas Phelan now Mary and Nora Duffy; thence leaving Woodbine Avenue and extending along land of Mary and Nora Duffy; South eighty degrees,

thirty-seven minutes East, one hundred thirty-six and four-tenths feet to an iron pin; thence continuing along land of Mary and Nora Duffy

And land of the Malvern and Duffryn Mawr Building and Loan Association formerly of Michael V. Curtin, South nine degrees, thirty minutes East, twelve feet to an iron pin; thence along Lot No. 2 above described the next two courses and distances to wit; North sixty-five degrees, nine minutes West, fifteen feet to an iron pin; thence parallel to and eight feet South of the first described line, North eighty degrees, thirtyseven minutes West, one hundred twenty-one and ninety-two hundredths feet to the center line of Woodbine Avenue, thence along the center line of Woodbine Avenue, North nine degrees, twenty-three minutes East, bight feet to the first mentioned point and place of beginning. And further excepting thereout and therefrom, beginning at an iron pin set in the middle of Woodbine Avenue (formerly Garrett Avenue)at a distance of two hundred fifty-one feet North of the center line of central avenue measured along the center line of Woodbine Avenue and extending thence (1) along the center line of Woodbine Avenue, North nine degrees, twentythree minutes East, twenty-five feet and five tenths feet; thence (2) leaving Woodbine Avenue and extending along lands of James E. Davis and Ruby S., his wife, the three following courses and distances (1) South eighty degrees, thirty-seven minutes East, thirty-two feet and eighty-five one hundredths feet to the face of the building erected on the herein described premises; thence (2) through the middle of a division or party wall, South eighty-one degrees, twentytwo minutes East, forty-three feet to the rear of the porch of the messuage erected on the herein described premises; and thence South eighty degrees, five minutes East, thirty feet and forty-eight onehundredths feet to a point in the line of land of James B. Davis and Ruby S., his wife, thence (3)

along the said line of South nine degrees, thirty minutes West, twenty-five feet and five tenths feet to the line of land now or late of George McKinley; thence (4) in and along said line, North eighty degrees, thirty-seven minutes West, one hundred six feet and twenty-eight one-hundredths feet to the center line of Woodbine Avenue, the first mentioned point and place of beginning.

Containing two thousand seven hundred forty square feet, more or less.

BEING THE SAME PROPERTY CONVEYED TO JOHN AKARD AND ANNELIESE AKARD, HIS WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ANNELIESE KISCH, A/K/A ANNELIESE AKARD, DATED FEBRUARY 19, 1985, RECORDED MARCH 9, 1985, AT BOOKE 65, PAGE 548, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: ANNELIESE AKARD ON JULY 8, 2019, AND PURSUANT TO THE SURVIVORSHIP LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL HER INTERESTS PASSED JOHN AKARD.

Tax Parcel # 43-9L-93

PLAINTIFF: Nationstar Mortgage LLC VS

DEFENDANT: **John Akard**

SALE ADDRESS: 13 Woodbine Avenue, Paoli, Pa 19301

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

SALE NO. 24-9-260

Writ of Execution No. 2023-08349

DEBT \$144,924.54

PROPERTY SITUATE IN EAST PIKE-LAND TOWNSHIP

Tax Parcel # 26-3-19.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NATIONSTAR MORTGAGE LLC

VS

DEFENDANT: **THE UNKNOWN HEIRS OF V. TAYLOR PARRY AKA TAYLOR PARRY, DECEASED & AMANDA PARRY MILLER & ELIZABETH PARRY MILLER**

SALE ADDRESS: 1007 Hares Hill Road, Phoenixville, PA 19460

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

SALE NO. 24-9-261

Writ of Execution No. 2022-02945

DEBT \$212,418.24

Legal Description: EXHIBIT "A"

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION OF FOX KNOLL MADE BY BERGER AND HAYES, INC., CONSULTING ENGINEERS THORNDALE, PA DATED 9/01/1987, LAST REVISED 3/31/1988 AND RECORDED IN CHESTER COUNTY AS PLAN NO. 8989-9002 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TROTTERS WAY (FORMERLY HUNTERS CIRCLE) (50 FEET WIDE), SAID POINT BEING A MUTUAL CORNER OF LOTS NO. 3 AND 2, THE HEREIN DESCRIBED LOT THENCE LEAVING TROTTERS WAY AND ALONG LOT NO. 3, SOUTH 46 DEGREES 07 MINUTES 25 SECONDS WEST, 210 FEET

TO A POINT IN LINE OF LANDS NOW OR LATE OF H. MARTIN; THENCE ALONG LANDS OF MARTIN NORTH 43 DEGREES 52 MINUTES 35 SECONDS WEST, 169.55 FEET TO A POINT A CORNER OF LOT NO. 1; THENCE ALONG LOT NO. 1, NORTH 49 DEGREES 15 MINUTES 30 SECONDS WAY, THENCE ALONG SAID RIGHT-OF-WAY THE TWO (2) FOLLOWING COURSES AND DISTANCES: (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 275 FEET, THE ARC DISTANCE OF 15.04 FEET; AND (2) SOUTH 43 DEGREES 52 MINUTES 35 SECONDS EAST, 143 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BE THE CONTENTS THEREOF WHAT THEY MAY. CONTAINING 34,367 SQUARE FEET OF LAND, MORE OR LESS BEING LOT# 2 ON SAID PLAN

BEING the same premises, which William E. Supplee, Jr. and Michelle L. Fennimore n/k/a Michelle Supplee by Deed dated October 7, 2003 and recorded in the Office of Recorder of Deeds of Chester County on November 10, 2003 at Book 5971, Page 1711 granted and conveyed unto William E. Supplee, Jr.

Tax Parcel # 47-6-39.2

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: **William E. Supplee Jr.**

SALE ADDRESS: 310 Trotters Way, Coatesville, PA 19320- 4620

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

SALE NO. 24-9-262

Writ of Execution No. 2024-02167

DEBT \$228,658.90

PROPERTY SITUATE IN BOROUGH OF PHOENIXVILLE

Tax Parcel # 15-05-0294
 IMPROVEMENTS thereon: a residential dwelling
 PLAINTIFF: M&T BANK
 VS
 DEFENDANT: **KIMBERLY ZWIEBEL**
 SALE ADDRESS: 229 Saint Mary's Street, Phoenixville, PA 19460
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 24-9-263
Writ of Execution No. 2022-09933
DEBT \$132,518.85

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

All that certain tract or piece of land, situate in the Township of Tredyffrin, aforesaid, bounded and described according to a Survey thereof made by Daniel Kinzie, October 26, 1999, as follows to wit:

Beginning at a stake on the South side of a road thence along said road South 56 3/4 degrees East, 187.8 feet to a stake; thence South 12 3/4 degrees West, 279.3 feet to a stake in line of land now or late of Henry Rennard; thence along said land now or late of Henry Rennard North 40 3/4 degrees West 218.1 feet to a stake; thence North 12 3/4 degrees East, 215 feet to the place of beginning.

Containing 159.6 square perches of land more or less. County of Chester and State of Pennsylvania.

BEING THE SAME PROPERTY CONVEYED TO JOHN W. KENNEDY AND LINDA S. KENNEDY WHO AC-

QUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM DANIEL BISMARCK-PETTIT AND CATHY BISMARCK-PETTIT, DATED AUGUST 12, 2005, RECORDED AUGUST 19, 2005, AT DOCUMENT ID 10565615, AND RECORDED IN BOOK 6591, PAGE 1083, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA

INFORMATIONAL NOTE: LINDA S. KENNEDY DIED ON AUGUST 15, 2012, AND PURSUANT TO THE SURVIVORSHIP LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL HER INTERESTS PASSED TO JOHN W. KENNEDY.

Tax Parcel # 43-10B-0003
 PLAINTIFF: Wells Fargo Bank, N.A.

VS
 DEFENDANT: **John W. Kennedy**
 SALE ADDRESS: 650 Howellville Road, Berywn, PA 19312
 PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKILLC 614-220-5611**

SALE NO. 24-9-264
Writ of Execution No. 2023-04740
DEBT \$119,603.86

All that parcel of land situate in the Township of East Vincent, County of Chester, Commonwealth of Pennsylvania more particularly described according to a survey made by Earl R. Ewing, Inc., on January 11th, 1973, as follows:

Beginning at a spike In the centerline of Brown Drive (33 feet wide), a corner of this and lands of Clarence E. Collins, Jr. the said spike being also North 88 degrees 34' East 58.57 feet from a spike marking the intersection of the said centerline and the centerline of Old Schuylkill Road; thence from the place of beginning, along

the said lands of Clarence E. Collins, Jr., crossing an iron pin on line, 53.40 feet distant, North 23 degrees 03' 30" East, 398.07 feet to an iron pin, a common corner of lands now or late of Benjamin Reitor, Sr., and lands formerly of the herein named grantor; thence along the same South 67 degrees 25' 30" East, 349.79 feet to a square iron pin, a corner of lands of Morris E. Carl; thence along the same, South 38 degrees 34' West, 105.60 feet to an iron pipe, a corner of lands of Morris J. Carl; thence along the same, South 88 degrees 34' West, 166.67 feet to an iron pipe, and South 1 degree 26' East 139.03 feet to a spike in the centerline of the aforementioned Brown Drive; thence along the same, South 88 degrees 34' West 250.00 feet to the place of beginning.

BEING THE SAME PREMISES which Marcia C. Nachsin, Executrix for the Estate of Susan C. Nachsin, Deceased, by Deed dated 4/20/2017 and recorded in the Office of the Recorder of Deeds of Chester County on 4/21/2017 in Deed Book Volume 9527, Page 1232, granted and conveyed unto Marcia C. Nachsin.

Tax Parcel # 21-01-00830000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Marcia C. Nachsin a/k/a Marcia Nachsin, Individually and as Executrix of the Estate of Susan C. Nachsin, Deceased**

SALE ADDRESS: 891 Brown Drive, Spring City, PA 19475

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

SALE NO. 24-9-265
Writ of Execution No. 2023-04801
DEBT \$240,926.61

ALL that certain lot situate in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, being Lot 11 described in the Plan of Subdivision of "Lexton Woods", made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated February 13, 1979, and revised February 28, 1979, recorded in the Office of the Recorder of Deeds under plan 2226 and 2227.

BEING the same premises described in the Deed from Lexton Woods, Inc., dated June 10, 1983, recorded with the Office of the Recorder of Deeds of Chester County, Pennsylvania on June 21, 1983, at Deed Book Volume 061, Page 277, to David J. Staiger and Barbara J. Staiger.

Tax Parcel # 43-9G-53

PLAINTIFF: WBL SPO II, LLC
 VS

DEFENDANT: **David J. Staiger and Barbara J. Staiger**

SALE ADDRESS: 1895 Hawthorne Place, Paoli, PA 19301

PLAINTIFF ATTORNEY: **MCGRATH MCCALL, P.C. 412-281-4333**

SALE NO. 24-9-266
Writ of Execution No. 2023-00769
DEBT \$33,120.82

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

All that certain lot or piece of ground, with the buildings and improvements thereon

erected, hereditaments and appurtenances, situate in the Township of Wallace, County of Chester and State of Pennsylvania, bounded and described according to a Preliminary and Final Plan, Subdivision of land of Carolyn and Albert Quartucci, made By K. R. Comstock, Jr., Registered Land Surveyor, Glen Moore, PA., dated April 5, 1971 and revised June 4, 1971 as follows, to wit:

Beginning at a point in the title line in the bed of Marshall Road (T-410), which point is measured South Thirty-one degrees, thirteen minutes West, One hundred fifty-two and ninetytwo one-hundredths feet front a point marking the intersection of the title line in the bed of Marshall Road with the title line in the bed of Creek Road (Rt. 282) (as shown on said Plan); thence extending from said beginning point, South Thirty-five degrees, thirty-three minutes, forty seconds East, One hundred ten and fifty-eight onehundredths feet to an iron pin; thence extending South Sixty-six degrees East, One hundred seventy-five feet to an iron pin; thence extending South Twenty-five degrees, fifty-seven minutes West, Two hundred thirty and thirtyfive one-hundredths feet to an iron pin in line of land now or late or George Logan; thence extending along the same North Sixty-seven degrees, thirty-six minutes West, Two hundred ninety-nine and ninety-three one-hundredths feet to a point in the title line in the bed of Marshall Road, aforesaid; thence extending along the same North Thirty-one degrees, thirteen minutes East, Two hundred ninety-six and ninety-seven one-hundredths feet to the first mentioned point and place of beginning.

Being Lots Nos. 1 and 2 as shown on said Plan. Containing 1.616 acres of land be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO KAREN S. TUEL WHO ACQUIRED TITLE BY VIRTUE OF A

DEED FROM CHARLES K. TUEL AND KAREN S. TUEL, HIS WIFE, DATED MARCH 9, 1977, RECORDED MARCH 9, 1977, AT DOCUMENT ID 16014, AND RECORDED IN BOOK P50, PAGE 328, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 31-01-0131

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Unknown Heirs and /or Administrators of the Estate of Karen S. Tuel (if any)**

SALE ADDRESS: 680 Marshall Road, Glenmoore, PA 19343

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

SALE NO. 24-9-267

Writ of Execution No. 2022-09657

DEBT \$61,073.37

All that certain piece or parcel or Tract of land situate in Valley Township, Chester County, Pennsylvania, and being known as 974 West Chestnut Street, Coatesville, Pennsylvania 19320-1853.

Tax Parcel # 38-2Q-27 & 38-2Q-28

PLAINTIFF: Truist Bank formerly known as Branch Banking and Trust Company

VS

DEFENDANT: **Shaun L. Rutherford a/k/a Shaun Rutherford**

SALE ADDRESS: 974 West Chestnut Street, Coatesville, Pa 19320-1853

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

SALE NO. 24-9-269**Writ of Execution No. 2021-08247****DEBT \$26,737.19**

ALL THAT CERTAIN unit or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of East Brandywine, County of Chester and Commonwealth of Pennsylvania, designated and shown on Plan of "Timberlake", made by Medveczky Associates Ltd., Exton, PA, dated 2/8/1988 and last revised 3/14/1988, recorded 6/8/1988 at West Chester in the Office for the Recording of Deeds, in and for the County of Chester, in Plan File No. 8274-8279, designated as Unit No. 49, Building No. 3.

UNDER AND SUBJECT to Master Declaration of Covenants, Conditions and Restrictions as set forth in Deed recorded 5/4/1988 in Record Book 1128 page 457; and Addendum One thereto, recorded 5/25/1988 in Record Book 1153 page 523; and Addendum Two thereto, recorded 6/8/1988 in Record Book 1171 page 290.

UNDER AND SUBJECT to Declaration of Covenants, Easements and Restrictions as set forth in Deed recorded 5/4/1988 in Record Book 1128 page 504. TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas, recreational facilities and streets or avenues as shown on Plan of "Timberlake" dated 2/8/1988 and last revised 3/14/1988 recorded 6/8/1988 in Plan File No. 8274-8279, as a means of ingress, egress and regress from the property herein described to the said recreational facilities, parking areas, streets or avenues in common with the other owners, tenants and occupiers of other lots or tract of ground in the said plan of Timberlake.

BEING THE SAME PREMISES which Charles Douglas Hill and Denise M. Hill, husband and wife, and Dennis M. Whitely, by Deed dated June 14, 2006 and recorded

June 20, 2006 in the Chester County Recorder of Deeds Office in Book 6875, Page 48, et seq., granted and conveyed unto Mark Edward McFadden, in fee.

UPI # 30-2J-112

PLAINTIFF: Lakeview Village Homeowners Association, Inc.

VS

DEFENDANT: **Mark Edward McFadden**

SALE ADDRESS: 49 Lakeview Court, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JAMES D. DOYLE, ESQUIRE 610-696-8225****SALE NO. 24-9-270****Writ of Execution No. 2023-02995****DEBT \$261,104.34**

ALL THAT CERTAIN unit in the property known, named and identified as Charlestown Hunt located in Charlestown Township, Commonwealth of Pa., which has hereto fore been submitted to the provisions of the Uniform Condominium Act, 68 PAC.S. 301 et seq. by the recording in the County of Chester Department of Records of a Declaration dated 3/14/1995 and recorded 3/21/1995 in Record Book 3872 page 1774,3978 page 1170; First Amendment as in Record Book 4023 page 1621; Second Amendment as in Record Book 4039 page 2158; Third Amendment as in Record Book 4077 page 2056; Fourth Amendment as in Record Book 4107 page 1951; Fifth Amendment as in Record Book 4120 page 2327; Sixth Amendment as in Record Book 4133 page 1818; Seventh Amendment as in Record Book 4144 page 1769; Eighth Amendment as in Record Book 4161 page 2053; Ninth Amendment as in Record Book 4191 page 167; Tenth Amendment as in Record Book 4210 page 2362; Eleventh Amendment as in Record Book 4231 page 462; Twelfth Amendment

as in Record Book 4267 page 1176; Thirteenth Amendment as in Record Book 4312 page 1247 and Fourteenth Amendment as in Record Book 4378 page 63, Fifteenth Amendment as in Record Book 4401 page 1267 and Sixteenth Amendment as in Record Book 4445 page 2247; Seventeenth Amendment as in Record Book 4445 page 2247, Eighteenth Amendment as in Record Book 4557 page 1346, Nineteenth Amendment as in Record Book 4620 page 913, Twentieth Amendment as in Record Book 4646 page 148, Twenty-first Amendment as in Record Book 4678 page 229, Twenty second Amendment as in Record Book 4708 page 1303, Twenty-third Amendment as in Record Book 4752 page 506, Twenty-fourth Amendment as in Record Book 4764 page 794, Twenty-fifth Amendment as in Record Book 4778 page 2306, Twenty-fifth Amendment as in Record Book 4778 page 2306.

BEING and designated as Unit No. 1601 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.92%

BEING the same premises which SEDE-LIA L. MADAY by Deed dated September 30, 2005, and recorded in the Office of Recorder of Deeds of Chester County on October 19, 2005, at Book 6655, Page 1293 granted and conveyed unto MICHAEL J. KENNEDY AND AMY KENNEDY, HUSBAND AND WIFE.

Tax Parcel # 35-2-334

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT1, Mortgage-Pass-Through Certificates, Series 2006-OPT1

VS

DEFENDANT: **Amy Kennedy and Michael J. Kennedy**

SALE ADDRESS: 112 Jeffords Court 1601, Phoenixville, PA 19460-2841

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

SALE NO. 24-9-271

Writ of Execution No. 2023-01589

DEBT \$663,583.82

ALL THAT CERTAIN, LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF WEST WHITELAND, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA

Tax Parcel # 41-2-253

PLAINTIFF: WELLS FARGO BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST SERIES MLCC 2004-1 MORTGAGE PASS-THROUGH CERTIFICATES

VS

DEFENDANT: **DAVID G. LUCAS A/K/A DAVID GEORGE LUCAS A/K/A DAVID LUCAS**

SALE ADDRESS: 916 Grand View Drive a/k/a 916 Grandview Drive, Exton, PA 19341

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

SALE NO. 24-9-272

Writ of Execution No. 2022-06790

DEBT \$380,836.72

PROPERTY SITUATE IN WEST VINCENT TOWNSHIP

Tax Parcel # 25-5-34.4

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE

FREDDIE MAC SEASONED LOANS
STRUCTURED TRANSACTION
TRUST, SERIES 2020-1
VS

DEFENDANT: **CHRISTINE RITTEN-
BAUGH & EDWIN RITTENBAUGH**
SALE ADDRESS: 1891 Kimberton Road,
Phoenixville, PA 19460

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

SALE NO. 24-9-273

Writ of Execution No. 2022-09694

DEBT \$96,176.69

PROPERTY SITUATE IN TOWNSHIP
OF EAST BRANDYWINE

Tax Parcel # 30-2N-129

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: WEICHERT FINANCIAL
SERVICES

VS

DEFENDANT: **STACY L. SCHULZE
AKA STACYSCHULZE & DAVID M.
SCHULZE AKA DAVIDSCHULZE**

SALE ADDRESS: 105 Gloucester Court
aka 105 Gloucester Ct., Downingtown,
PA 19335

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

SALE NO. 24-9-274

Writ of Execution No. 2022-08988

DEBT \$332,699.75

ALL THAT CERTAIN LOT OR PIECE
OF GROUND SITUATE IN TREDYF-
FRIN TOWNSHIP, CHESTER COUNTY,
PENNSYLVANIA

Tax Parcel # 43-7N-9.8

PLAINTIFF: U.S. BANK TRUST NA-

TIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLE-
LY AS OWNER TRUSTEE FOR VRMTG
ASSET TRUST

VS

DEFENDANT: **ROBERT L. WITCH-
ER; HADLEY ROBBINS HARPER
WITCHER**

SALE ADDRESS: 1106 King of Prussia
Road, Radnor, PA 19087

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

SALE NO. 24-9-275

Writ of Execution No. 2023-06792

DEBT \$67,026.16

ALL THAT CERTAIN lot or parcel of land
situated in the Township of West Goshen,
County of Chester, Commonwealth of
Pennsylvania, being more fully described
in Deed dated November 16, 2006 and re-
corded in the Office of the Chester County
Recorder of Deeds on December 4, 2006,
in Deed Book Volume 7022 at Page 2314,
as Instrument No. 200610709232.

Tax Parcel # 5202 0030000

PLAINTIFF: Citibank, N.A., not in its
individual capacity but solely as Own-
er Trustee of New Residential Mortgage
Loan Trust 2019-RPL3

VS

DEFENDANT: **Joel D. Mazur and
Mieke A. Mazur SALE ADDRESS: 554
Grubbs Mill Road, West Chester, PA
19380**

SALE ADDRESS: 554 Grubbs Mill Road,
West Chester, PA 19380

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

SALE NO. 24-9-277

**Writ of Execution No. 2023-03717
DEBT \$537,811.72**

PROPERTY SITUATE IN TOWNSHIP OF EAST BRANDYWINE

Tax Parcel # 30-3-295

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

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

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

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

SALE NO. 24-9-278

**Writ of Execution No. 2023-09691
DEBT \$482,188.95**

Property to be sold is situated in the borough/township of East Vincent, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 21-07C-0031.0000

IMPROVEMENTS thereon: a residential dwelling or lot (if applicable)

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for Homes Mortgage Trust

VS

DEFENDANT: **Kelus Group Holding LLC**

SALE ADDRESS: 351 Pughtown Road, Spring City, PA 19475

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

SALE NO. 24-9-279

**Writ of Execution No. 2019-04843
DEBT \$2,699.53**

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

Tax Parcel # 42-3H-57

PLAINTIFF: Great Valley School District
VS

DEFENDANT: **Nancy Stedman White**

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

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

SALE NO. 24-9-280

**Writ of Execution No. 2022-08911
DEBT \$88,480.33**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Spring City, County of Chester and Commonwealth of Pennsylvania, according to a Survey of Property of Robert R. and Luba M. Root for the Suburban Realty made by David Meixner, Surveyors, Collegeville, dated October 22, 1975, as follows, to-wit;

BEGINNING at a point in the bed of Bridge Street (57 feet) which point is located from the intersection of the Northeasterly side of said Bridge Street and the Southeasterly side of Penn Street (57 feet wide) by the two following courses and distances, to wit:

- (1) South 78 degrees 20 minutes East, 246.75 feet and
- (2) South 12 degrees 00 minutes West, 31.50 feet; thence from the point of beginning and crossing the bed of the said Bridge Street and along the lands

of the now or late Richard W. McMahon North 12 degrees 00 minutes East, 100 feet to an iron fence post; thence continuing along the lands of the now or late Richard W. McMahon North 06 degrees 22 minutes East 109.00 feet to an Iron pipe; thence along the lands of the now or late George W. Rauer, South 78 degrees 20 minutes East, 17.00 feet to a stake; thence along the lands of the now or late Robert W. Etzler and through the bed of the aforesaid Bridge Street South 05 degrees 45 minutes West, 209.00 feet to a point; thence through the bed of the aforesaid Bridge Street North 79 degrees 36 minutes East, 29.00 feet to the point and place of beginning.

BEING THE SAME PREMISES AS Guy D. Walters and Vicki L. Walters, by Deed dated August 28, 2003, and recorded on September 18, 2003, by the Chester County Recorder of Deeds as Instrument No. 10304776, granted and conveyed unto Juan Medina, now deceased.

Tax Parcel # 14-2-77

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

DEFENDANT: **Earline Medina, as Believed Heir and/or Administrator of the Estate of Juan Medina and Unknown Heirs and/or Administrators of the Estate of Juan Medina (if any)**

SALE ADDRESS: 229 Bridge Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-770**

SALE NO. 24-9-281

Writ of Execution No. 2019-03899

DEBT \$160,672.81

ALL THAT CERTAIN parcel or tract of

land with the buildings and improvements erected thereon Situate partly in the Township of Easttown Township and partly in the Township of Tredyffrin, County of Chester, State of Pennsylvania, bounded and described in accordance with a plan of St. Luke's Lutheran Church dated October 29, 1979 last revised November 15, 1979 as prepared by Yerkes Associates Inc., Bryn Mawr, Pennsylvania, and recorded 11-20-1979 in the Office of the Recorder of Deeds, West Chester being Plan No. 2738 as follows, to wit:

BEGINNING at a point within the intersection of Valley Forge Road and Old Lancaster Road; thence along the title line within the bed of Valley Forge Road said Road proposed to be widened to 25.00 feet Southeasterly from and parallel to the center line, North 27 degrees 53 minutes 20 seconds East 94.11 feet to a point and angle; thence still along the title line and within the bed of Valley Forge Road, North 06 degrees 51 minutes East 90.27 feet to a point and angle; thence still along said title line and within the bed of Valley Forge Road North 03 degrees 00 minutes East 19.02 feet to a point a corner; thence leaving said Valley Forge Road and in and through lands of St. Luke's Lutheran Church South 71 degrees 21 minutes 20 seconds East 167.39 feet to a point a corner in or near the Township line dividing the Township of Easttown to the Southwest from the Township of Tredyffrin to the Northeast; thence along or near the said township line South 22 degrees 38 minutes 34 seconds East 81.94 feet to a point a corner; thence still in and through lands of St. Luke's Lutheran Church, South 71 degrees 21 minutes 20 seconds East 145.18 feet to a point a corner; thence still along the same South 18 degrees 38 minutes 39 seconds West 138.00 feet to a point a corner in the title line within the bed of Old Lancaster Road proposed to be widened 25.00 feet Northeasterly from and parallel to the center line; thence along the said title line

in the bed of Old Lancaster Road North
71 degrees 21 minutes 20 seconds West
358.18 feet to the first mentioned point and
place of beginning.

BEING Lot No. 1 on said Plan.

Tax Parcel # 55-3E-42

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **William W. Weaver,
a/k/a William Woys Weaver**

SALE ADDRESS: 107 Old Lancaster
Road, Devon (situate partly in the Town-
ship of Easttown and partly in the Town-
ship of Tredyffrin), PA 19333

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

SALE NO. 24-6-172

Writ of Execution No. 2019-04955

DEBT \$178,098.85

All that certain piece or parcel or Tract
of land situate in the Township of Valley,
Chester County, Pennsylvania, and being
known as 1451 Valley Road, Coatesville,
Pennsylvania 19320.

Tax Parcel # 38-5-6.1B

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

DEFENDANT: **Lisa M. Collins a/k/a
Lisa Monique Collins**

SALE ADDRESS: 1451 Valley Road,
Coatesville, PA 19320

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