



Chester County Law Reporter

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Chester County Law Reporter

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The Bank of New York Mellon vs. Ruffenach

Petition for civil contempt and sanctions – Sheriff sale

1. A plaintiff's postponement of a Sheriff's sale to a new sale date is not a violation of the automatic bankruptcy stay since it merely maintains the status quo between the creditor and debtor.
2. To be punished for contempt, a party must not only have violated a court order, but that order must have been definite, clear, and specific, leaving no doubt or uncertainty in the mind of the contemnor of the prohibited conduct.
3. An order forming the basis for civil contempt must be strictly construed, with any ambiguities or omissions in the order construed in favor of the defendant.
4. To sustain a finding of civil contempt, the complainant must prove certain distinct elements: (a) that the contemnor had notice of the specific order or decree which he is alleged to have disobeyed; (b) that the act constituting the contemnor's violation was volitional; and (c) that the contemnor acted with wrongful intent.
5. A person may not be held in contempt of court for failing to obey an order that is too vague or that cannot be enforced.
6. In proceedings for civil contempt of court, the general rule is that the burden of proof rests with the complaining party to demonstrate that the defendant is in noncompliance with a court order.
7. A mere showing of noncompliance with a court order, or even misconduct, is never sufficient alone to prove civil contempt.
8. In this mortgage foreclosure action, a judge ordered all Sheriff sales were postponed indefinitely and there could be no such sale until an order of court permitted same. Plaintiff caused the sale to be relisted, believing the sale would be serially postponed until further order of court. Defendant filed a Petition for Civil Contempt and Sanctions, in which he asked this court to fine Plaintiff and require Plaintiff to compensate Defendant for his counsel fees because Plaintiff scheduled a sale in direct contradiction of a court order. This Court *Held* because Plaintiff did not cause a Sheriff's sale, it did not violate the court order and denied the Petition for Contempt and Sanctions.

R.E.M.

C.C.P., Chester County, Pennsylvania, In Mortgage Foreclosure No. 2015-03579-RC; The Bank of New York Mellon f/k/a The Bank of New York, as Indenture Trustee for the Registered Holders of ABFS Mortgage Loan Trust 2002-2, Mortgage-Backed Pass-Through Certificates, Series 2002-2 vs. Henry J. Ruffenach

Michelle Badolato for Plaintiff
Daniel R. Kravets for Defendant
Binder, J., June 6, 2022:-

THE BANK OF NEW YORK MELLON f/k/a
 The Bank of New York, as Indenture Trustee
 for the Registered Holders of ABFS Mortgage
 Loan Trust 2002-2, Mortgage-Backed Pass-
 Through Certificates, Series 2002-2
 Plaintiff

vs.

HENRY J. RUFFENACH,
 Defendant

IN THE COURT OF COMMON PLEAS
 CHESTER COUNTY, PENNSYLVANIA
 NO. 2015-03579-RC
 IN MORTGAGE FORECLOSURE

ORDER and MEMORANDUM

AND NOW, this 6th day of June, 2022, upon consideration of the Petition for Civil Contempt and Sanctions filed by Defendant on December 27, 2021 and Plaintiff's Response in opposition thereto, it is hereby **ORDERED** for the reasons set forth in the accompanying Memorandum that Defendant's Petition is **DENIED**.

BY THE COURT:

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

MEMORANDUM

This is a mortgage foreclosure action where the Honorable Mark L. Tunnell presided at a non-jury trial and entered a Decision and Order on June 29, 2016 finding in favor of Plaintiff and against Defendant. Judgment was entered on January 3, 2017 in the amount of \$474,464.24.

On June 8, 2021, Defendant filed a Motion to Stay Sheriff's Sale. On July 12, 2021, Judge Tunnell entered an order directing that "the Sheriff's sale scheduled for July 15, 2021, with respect to the real property located at 224 Penn Avenue, Oxford, PA 19363 is POSTPONED pending further Order of Court." Order, 7/12/2021, p. 1 (emphasis in original). Judge Tunnell noted that his decision was the result of "the court having been notified that plaintiff does not oppose a continuation of the Sheriff's Sale to allow time [for Plaintiff] to respond to the Motion for Stay[.]" Order, 7/12/2021, p. 1.¹

Upon receipt of Judge Tunnell's order, the Sheriff cancelled the Sheriff's sale, which Plaintiff believed to be contrary to Judge Tunnell's order which Plaintiff interpreted to require serial postponement of the Sheriff's sale until further order of court. Response, 4/14/2022, ¶ 14. To correct what Plaintiff believed to be the Sheriff's error, Plaintiff caused the Sheriff's sale to be relisted for January 20, 2022. Response, 4/14/2022, ¶ 5. Plaintiff did this to return this case to its status quo by which sale of the property would be postponed serially until further order of court. Response, 4/14/2022, ¶ 5, 9. Plaintiff did this in reliance upon caselaw holding that a plaintiff's postponement of a Sheriff's sale to a new sale date is not a violation of the automatic bankruptcy stay mandated by 11 U.S.C. § 362 since it merely maintains the status quo between the creditor and debtor. Brief, 4/14/2022, p. 5 (discussing Workingmen's Savings & Loan Ass'n of Dellwood Corp. v. Kestner, 652 A.2d 327 (Pa.Super. 1994); Taylor v. Slick, 178 F.3d 698 (3d Cir. 1999)).

Presently before this court is Defendant's Petition for Civil Contempt and Sanctions filed December 27, 2021. By his Petition, Defendant asked this court to fine Plaintiff and require Plaintiff to compensate Defendant for his counsel fees. Petition, 12/27/2021, ¶ 13 (wherefore clause). In support of that request, Defendant averred that Plaintiff "scheduled a foreclosure sale for the [p]roperty to take place on January 20, 2022, in direct contradiction of the Court's Order." Petition, 12/27/2021, ¶ 5. Defendant averred that Plaintiff's conduct violated Judge Tunnell's order because there has been no subsequent order "either permitting Plaintiff to relist the sale or directing any party to dispose of the Property at issue." Petition, 12/27/2021, ¶ 4.

The applicable law is as follows:

¹ The docket reflects that Plaintiff never filed a Response to Defendant's Motion to Stay Sheriff's Sale filed June 8, 2021.

To be punished for contempt, a party must not only have violated a court order, but that order must have been “definite, clear, and specific—leaving no doubt or uncertainty in the mind of the contemnor of the prohibited conduct.” Because the order forming the basis for civil contempt must be strictly construed, any ambiguities or omissions in the order must be construed in favor of the defendant. In such cases, a contradictory order or an order whose specific terms have not been violated will not serve as the basis for a finding of contempt. To sustain a finding of civil contempt, the complainant must prove certain distinct elements: (1) that the contemnor had notice of the specific order or decree which he is alleged to have disobeyed; (2) that the act constituting the contemnor's violation was volitional; and (3) that the contemnor acted with wrongful intent. A person may not be held in contempt of court for failing to obey an order that is too vague or that cannot be enforced.

In re Contempt of Cullen, 849 A.2d 1207, 1210–1211 (Pa.Super. 2004), *appeal denied*, 868 A.2d 1201 (Pa. 2005) (quoting Lachat v. Hinchliffe, 769 A.2d 481, 488-89 (Pa.Super. 2001)).

“In proceedings for civil contempt of court, the general rule is that the burden of proof rests with the complaining party to demonstrate that the defendant is in noncompliance with a court order.” MacDougall v. MacDougall, 49 A.3d 890, 892 (Pa.Super. 2012), *appeal denied*, 75 A.3d 1282 (Pa. 2013). “However, a mere showing of noncompliance with a court order, or even misconduct, is never sufficient alone to prove civil contempt.” Habjan v. Habjan, 73 A.3d 630, 637 (Pa.Super. 2013).

Here, it is clear that Judge Tunnell postponed the Sheriff's sale scheduled for July 15, 2021 until further order of court. He did not postpone the Sheriff's sale scheduled for July 15, 2021 until the next Sheriff's sale, or any Sheriff's sale. It is clear that Judge Tunnell ordered that all Sheriff's sales are postponed indefinitely and that there can be no Sheriff's sale until an order of court directs otherwise. Judge Tunnell entered a stay of Sheriff's sale and his order is amenable to no other reasonable interpretation.

However, Judge Tunnell did not forbid Plaintiff from taking action in preparation for or anticipation of a Sheriff's sale. So long as Plaintiff did not cause a Sheriff's sale, Plaintiff did not violate Judge Tunnell's order. Nothing before this court supports the finding that the property has been sold at Sheriff's sale and it follows that Plaintiff did not expressly disobey Judge Tunnell's order. Defendant's Petition for Civil Contempt and Sanctions depends on prohibitions which may or may not be fairly implied by Judge Tunnell's order but Plaintiff's violation of an implied prohibition is not enough. Although it may have been advisable for Plaintiff not to take any action unilaterally that may risk the property going to sheriff sale in

violation of Judge Tunnell's order, as noted above, the law obliges this court to strictly construed Judge Tunnell's order and there can be no finding of contempt without a violation of its specific terms.

Accordingly, for the reasons set forth above, this court will enter an order denying the Petition for Civil Contempt and Sanctions filed by Defendant on December 27, 2021.

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NOTICES

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DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the members of the limited liability company known as Upper Gulph Investments LLC, a Pennsylvania limited liability company with an address of 1008 Upper Gulph Road, Wayne, PA 19087, have unanimously consented to voluntarily dissolve the company and is now engaged in winding up and settling the affairs of the company under the provisions of the Pennsylvania Business Corporation Law.

Adam Krafczek, JD
PO Box 8330
Wayne, PA 19087

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

BAIN, Carole D., late of East Vincent Township. Daniel B. Bain, 401 Kirsten Ave, Spring City, PA 19475 & Robert D. Bain, 5219 El Cemonte Ave, Davis, CA 95618, Executors. **GARY P. LEWIS**, Esquire, Lewis + McIntosh, LLC, 372 N. Lewis Rd., P.O. Box 575, Royersford, PA 19468, atty.

BREEN, Mary Jane, late of West Goshen Township. Kimberly A. Breen, care of WILLIAM P. CULP, JR., Esquire, 614 Darby Rd., Havertown, PA 19083, Executrix. WILLIAM P. CULP, JR., Esquire,

614 Darby Rd., Havertown, PA 19083, atty.

BULLOCK, Ann Catherine, late of East Coventry Township. Mary Ann Warburton, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

COSTANTINI, Gina, late of Avondale. Anna Maria Madonna & Lucio R. Costantini, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Co-Executors. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

LEWIS JR., John Lee, late of Chadds Ford. Tami Faruq, care of 771 Montclair Drive, Apt 10, Claymont, DE 19703, Administrator.

MAKOWSKI, Jo Dulcine, a/k/a Mary Jo Makowski, late of Exton. Jerome J. Makowski & Robert R. Makowski, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executors. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

MARSH, Ralph W., late of East Goshen Township. Suzanne M. Cox, care of SUSAN W. O'DONNELL, Esquire, 985 Old Eagle School Rd., #516, Wayne, PA 19087, Executrix. SUSAN W. O'DONNELL, Esquire, Reardon & Associates, LLC, 985 Old Eagle School Rd., #516, Wayne, PA 19087, atty.

MITCHELL, June M., late of West Caln Township. MARK E. COOPER, SR., P.O. Box 120, Wagontown, PA 19376, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MOORE, Roger K., late of East Coventry Township. Jamie Moore, care of JUDITH L. WATTS, Esquire, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464, Executor. JUDITH L. WATTS, Esquire, Yergey Daylor Allebach Scheffey Picardi, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464, atty.

NELSON, Naomi Elizabeth, late of West Vincent Township. Bruce Boylston, CPA, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

PANTALONE, Antoinette F., late of Willistown. Theresa K. Naccarelli, 1600 Nottingham Drive, Hummelstown, PA 17036, Executor. KEITH D. WAGNER, Esquire, Brinser Wagner, P.O. Box 323, Palmyra, PA 17078, atty.

PECKHAM, Virginia C., late of West Brandywine Township. Christina Lambdin and Laura O'Brien, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrices. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

PETERSON, Daniel T., late of Elverson. Vanessa Peterson, 163 Bollinger Road, Elverson, PA 19520, Executor. LINDSAY A. CASADEL, Esquire, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601, atty.

PILOTTI, Mary Ann, late of West Brandywine Township. Albert A. Masciangelo, Jr. and Lisa P. Campbell, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executors. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

SNYDER, Mary Lou, late of Downingtown. Eve E Redmond, 930 Stargazers Road, Coatesville, PA 19320, Executrix.

TAGGART, G. Bruce, a/k/a George Bruce Taggart, late of Penn Township. David L. Taggart, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

2nd Publication

BECK, Norma Lee, late of West Chester. John T. Beck, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

BRANDT, Andrea K., late of Brandywine Township. Cynthia Donaldson, care of LEWIS W. WETZEL, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704, Executor. LEWIS W. WETZEL, Esquire, 900 Rutter Avenue, Box 24, Forty Fort, PA 18704, atty.

BREILING, Anne M., a/k/a Anne Breiling, late of East Pikeland Township. Grace B. Merryman & Leila B. Page, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. ANYLISE C. CROUTHAMEL, Esquire, Firm Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

BROWN, Carolyn M., late of West Chester. John S. Gengarella, care of W. PETER BARNES, Esquire,

218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

BROWN, Thomas R., late of East Caln Township. Shannon Kaye, care of LEE M. HERMAN, Esquire, 280 N. Providence Rd., Ste. 4, Media, PA 19063, Administratrix. LEE M. HERMAN, Esquire, 280 N. Providence Rd., Ste. 4, Media, PA 19063, atty.

CALABRESE, Marilyn E., late of Tredyffrin Township. David Calabrese, 907 Madison Ln., Falls Church, VA 22046, Executor. GARTH G. HOYT, Esquire, McNees Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

COALE, II, James S., a/k/a James S. Coale, Jr., James S. Coale, James Coale, late of Spring City Borough. Charles Manfredonia, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

CRAVEN, SR., Robert H., a/k/a Robert H. Craven, late of Tredyffrin Township. Robert H. Craven, Jr., care of ROY S. ROSS, Esquire, 1600 Market St., Ste. 3600, Philadelphia, PA 19103, Executor. ROY S. ROSS, Esquire, Schnader Harrison Segal & Lewis LLP, 1600 Market St., Ste. 3600, Philadelphia, PA 19103, atty.

D'ANGELO, Mario, late of Bensalem. Patricia Keenan, 3300 Neshaminy Blvd #114, Bensalem, PA 19020, Executor.

DiFILIPPO, Dominick, late of London Grove Township. Norma R. DiFilippo, 523 E. Baltimore Pike, West Grove, PA 19390, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

DiROCCO, JR., Anthony F., late of Kennett Square Borough. Richard A. DiRocco, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

GEORGE, Tobias, late of Tredyffrin Township. Robin George, 8299 S. 48th Street #3, Phoenix, AZ 85044, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

GODLEWSKI, Joseph, late of West Goshen Township. Karen Ricciardi and Annmarie Collins, care of SUZANNE M. HECHT, Esquire, 795 E. Lan-

caster Ave., #280, Villanova, PA 19085, Executrices. SUZANNE M. HECHT, Esquire, Haney & Hecht, 795 E. Lancaster Ave., #280, Villanova, PA 19085, atty.

HASH, Walter Franklin, a/k/a Walter F. Hash, late of West Bradford Township. Donald Bowman, 95 Bear Gap, Milroy, PA 17063, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HOLMES, Larry Wayne, late of Elk Township. Kathleen Holmes, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

HUNTER, Serena Mae, late of West Whiteland Township. Solomon Hunter, Jr., 3000 Two Logan Square, Philadelphia, PA 19103-2799, Executor. SOLOMON HUNTER, JR., Esquire, Troutman Pepper, 3000 Two Logan Square, Philadelphia, PA 19103-2799, atty.

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KENNY, Perpetua M., a/k/a Pet Kenny, late of West Chester. Diane Kenny, 500 Price Street, West Chester, PA 19382, Executrix.

MARKEY, Wayne F., late of Avondale Borough. Gale C. Markey, care of KRISTEN L. BEHRENS, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Executrix. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

MCARDLE, Theresa, late of Phoenixville. Christopher Mcardle, care of BRIAN MCDEVITT, Esquire, 940 West Valley Road Suite 1601, Wayne, PA 19087, Executor. BRIAN MCDEVITT, Esquire, MCDEVITT LAW OFFICE LLC, 940 West Valley Road Suite 1601, Wayne, PA 19087, atty.

MILLS, JR., Harry Sinclair, a/k/a H. Sinclair Mills, Jr., late of West Grove Borough. Stephen J. Mills, 1042 Water Beech Road, Midlothian, VA 23114, Executor. DOLORES M. TROIANI, Esquire,

TROIANI & GIBNEY, L.L.P., 1273 Lancaster Avenue, 1273 Lancaster Avenue, Berwyn, PA 19312, atty.

PAPA, Randolph, late of West Chester. Cindy Brillman, 409 Wyntre Lea Drive, Bryn Mawr, PA 19010, Executrix. STEPHEN A. DANASTORG, Esquire, Stephen A. Danastorg, P.C., 1200 Veterans Highway, Suite C-7, Bristol, PA 19007, atty.

PFEIFFER, Virginia S., late of East Caln Township. Christine Taylor, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

SHREINER, Thomas Neal, late of Upper Uwchlan Township. Michelle T. Mento, 214 W. Uwchlan Avenue, Downingtown, PA 19335, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

SHRUM, Susan Lee, late of East Caln Township. Jody Clark Shrum, care of JEREMY A. WECHSLER, Esquire, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, Executrix. JEREMY A. WECHSLER, Esquire, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, atty.

SWARTZENTRUBER, Calvin L., late of Parkersburg. Katy Swartzentruber, 2 Featherwood Drive, Parkersburg, PA 19365, Executrix.

TAYLOR, Terena Kay, a/k/a Terena Taylor, Terena K. Taylor, late of Downingtown. Scott M. Taylor & James R. Taylor, Jr., 712 S Glenwood Ave, Clearwater, FL 33756, Executors. Kelly Jamison, Esquire, P.O. Box 2257, Albrightsville, PA 18210, atty.

THOMAS, Margaret Susan, a/k/a M. Susan Thomas, Susan Thomas, Susan M. Thomas and M.S. Thomas, late of Penn Township. Ryan M. Stephenson, 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.

VINCENT, Carole W., late of West Chester Borough. Glen David Vincent, 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.

WALTON, Shirley M., late of Honey Brook Township. Juanita Lysle, 323 Armagast Road, P.O. Box 57, Bellefonte, PA 16823, Executor. JESSICA L. FISHER, Esquire, McQuaide Blasko, Inc., 811 University Drive, State College, PA 16801, atty.

WILLIS, George, late of Lower Oxford Township. Jennifer Hoffert, 9 McCormick Way, Lincoln University, PA 19352, Executrix. **MICHAEL J. HAWLEY**, Esquire, Lyons Dougherty LLC, 6 Ponds Edge Dr., Chadds Ford, PA 19317, atty.

WRIGHT, Robert Phillip, late of Wallace Township. Jody M. Wright, care of **RYAN J. GRIFFIN**, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. **RYAN J. GRIFFIN**, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

WRIGHT, Lois Arlene, a/k/a Lois A. Wright, late of Westtown Township. Jill M. Farmer, 307 Addison Place, West Chester, PA 19382, Executrix.

3rd Publication

BONE, Robert J., late of Charlestown Township. Robert J. Bone, II, care of **KENNETH R. WERNER**, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. **KENNETH R. WERNER**, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

BRUCH, Rosemarie, late of North Coventry Township. Rose Ward, 929 Katie Circle, Royersford, PA 19468, Executrix. **MISTY A. TOOTHMAN**, Esquire, OWM Law, 41 E. High St, Pottstown, PA 19464, atty.

CELENTANO, Norma Teresa, late of West Chester. John Celentano, 136 North Main Street, Yardley, PA 19067, Personal Representative.

LEARY, Virginia M., late of West Chester. Karen Leary, 404 Beechwood Road, West Chester, PA 19382, Executor.

MESKO, Matthew, late of Westtown Township. Alexander Stephen Mesko, 908 Stony Lane, Gladwyne, PA 19035, Administrator. **DONALD F. KOHLER, JR.**, Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

SMITH, Andrew E., late of Lower Oxford Township. David W. Smith, Jr., care of **WINIFRED MORAN SEBASTIAN**, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. **WINIFRED MORAN SEBASTIAN**, Esquire, Lamb McErlane, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

SMITH, Steven Vance, late of Nottingham. Ms. Maranda Johnson, 138 Waterway Road, Oxford, PA 19363, Nottingham. **JESSICA O. SOCIESNKI**, Esquire, Fink & Buchanan Law Offices, LLC, 158 W. Gay Street, Suite 204, West Chester, PA 19380, atty.

WILLS, John T., late of Uwchlan Township.

Marianne M. Wills, 110 Glamorgan Court, Exton, PA 19341, Executor. **DONALD F. KOHLER, JR.**, Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

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 Troops of St. George, Troop 41.

Articles of Incorporation were filed on Thursday, October 13, 2022

The purpose or purposes for which it was organized are: The corporation is organized for charitable, religious, and educational purposes.

NOTICE

Chester County

Court of Common Pleas

Number: 2022-07359-RC

Notice of Action in Mortgage Foreclosure

Reverse Mortgage Funding LLC, Plaintiff v. Daniel Cosenzo, Known Surviving Heir of Daniel E.

Cosenzo Jr., Christopher Cosenzo, Known Surviving Heir of Daniel E. Cosenzo Jr., and Unknown Surviving Heirs of Daniel E. Cosenzo Jr., Defendants

TO: Unknown Surviving Heirs of Daniel E.

Cosenzo Jr.. Premises subject to foreclosure: 122 W. Sherwood Drive, Oxford, Pennsylvania 19363.

NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once.

If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Lawyer Referral Service, Chester County Bar Association, 15 W. Gay Street,

West Chester, Pennsylvania 19380, (610) 429-1500.
McCabe, Weisberg & Conway, LLC, Attorneys for
Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA
19109, 215-790-1010

1st Publication of 3

TRUST NOTICE

THE AGNES W. SPEER ADMINISTRATIVE
TRUST
AGNES W. SPEER, Deceased
Late of East Goshen Township, Chester County, PA
This Trust is in existence and all persons having
claims or demands against said Trust or decedent
are requested to make known the same and all
persons indebted to the decedent to make payment
without delay to JOHN A. SPEER, 5104 Winding
Way, Centreville, VA 20120 and EDGAR F. SPEER,
JR., 1600 Ulster Lane, West Chester, PA 19381,
TRUSTEES,
Or to their Attorney:
JOSEPH A. BELLINGHERI
MacELREE HARVEY, LTD.
17 W. Miner St.
West Chester, PA 19382

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, 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 20th, 2022 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 21st, 2022.** 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.

FREDDA L. MADDOX, SHERIFF

2nd Publication of 3

SALE NO. 22-11-303

Writ of Execution No. 2020-08252

DEBT \$11,206.33

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situated in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-6-165

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Emmett G. Hunt and Carrie A. Hunt**

SALE ADDRESS: 427 E. Lincoln Highway, Coatesville, PA 19320

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

SALE NO. 22-11-304

Writ of Execution No. 2020-05947

DEBT \$5,254.44

ALL THAT CERTAIN tract of land situated in Valley Township, Chester County, Pennsylvania.

TAX PARCEL NO. 38-2-78

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Rodney Senter & Mereda Senter**

SALE ADDRESS: 25 Country Club Road, Valley Township, PA 19320

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

SALE NO. 22-11-305

Writ of Execution No. 2021-04761

DEBT \$4,562.09

ALL THAT CERTAIN Lot of land with the buildings and improvements thereon erected. Situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 35-4-45.1

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **David M. Allen**

SALE ADDRESS: 4066 Hollow Road, Charlestown Township, PA 19355

PLAINTIFF ATTORNEY: **PORTNOFF**

LAW ASSOCIATES, LTD. 484-690-9300

SALE NO. 22-11-306

Writ of Execution No. 2021-05849

DEBT \$7,327.64

ALL THAT CERTAIN lot or piece of ground Situate in Sadsbury Township, Chester County, Pennsylvania.

TAX PARCEL NO. 37-2-7

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Pauline Teresa Lera**

SALE ADDRESS: 253 Old Mill Road, Sadsbury Township, PA 19365

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

SALE NO. 22-11-307

Writ of Execution No. 2020-02705

DEBT \$660,408.65

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

Tax Parcel Number: 43-10F-155.1

PLAINTIFF: PHH MORTGAGE CORPORATION

VS

DEFENDANT: **KARYN ZINSER, IN HER CAPACITY AS HEIR OF EUGENE RIGDON; SHAUN RIGDON, IN HIS CAPACITY AS HEIR OF EUGENE RIGDON; ADRIANA HOGGE, IN HER CAPACITY AS HEIR OF EUGENE RIGDON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL**

PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EUGENE RIGDON

SALE ADDRESS: 896 Conestoga Road, Berywn, PA 19312

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

SALE NO. 22-11-308

Writ of Execution No. 2022-02505

DEBT \$62,312.53

ALL the right, title and interest and claim of: Melvin P. Dutton Jr. of in and to: MUNICIPALITY: Caln Township, Chester County

TAX PARCEL # 39-5E-57

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: New Residential Mortgage Loan Trust 2019-4 c/o Citibank, N.A. as Owner Trustee of NRMLT 2019-4

VS

DEFENDANT: **Melvin P. Dutton, Jr.**

SALE ADDRESS: 147 Ascot Court, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROBERT P. WENDT, ESQ. 914-219-5787 x490**

SALE NO. 22-11-309

Writ of Execution No. 2021-04601

DEBT \$249,950.78

Owner(s) of the property situate in the Township of Uwchlan, Chester County, Pennsylvania

Being parcel number and pin number 33-05F-0066

IMPROVEMENTS thereon: a residential

dwelling

PLAINTIFF: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Trustee for Legacy Mortgage Asset Trust 2020-GS2

VS

DEFENDANT: **Jaheen E. Beckett and Jacqueline Jones-Beckett**

SALE ADDRESS: 313 Gwynedd Court, Exton, PA 19341

PLAINTIFF ATTORNEY: **PINCUS LAW GROUP, PLLC 484-575-2201**

SALE NO. 22-11-310

Writ of Execution No. 2022-03268

DEBT \$91,460.70

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

Tax Parcel Number: 36-05-0124.040

PLAINTIFF: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association

VS

DEFENDANT: **Rhonda M. Ham & Jerry L. Ham**

SALE ADDRESS: 3626 Upper Valley Road, Parkesburg, PA 19365

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

SALE NO. 22-11-311

Writ of Execution No. 2022-00411

DEBT \$143,979.69

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 the certain Condominium Unit situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, being known and designated as follows:

All that certain unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley Condominium One, in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, which has been heretofore been submitted to the provision of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L., 196 by the recording in the Office of the Recorder of Deeds in and for the County of Chester of a Declaration dated October 18, 1973 and recorded on October 23, 1973 in Misc. Deed Book 215, Page 258, a Declaration Plan dated November 10, 1972 land last revised October 19, 1973 and recorded on October 23, 1973 in Plan Book 53, Page 14 and Code of Regulations dated October 18, 1973 and recorded on October 23, 1973 in Misc. Deed Book 215, page 284, being and designated on said Declaration Plan as Unit No. 1206 as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .722%.

BEING THE SAME PROPERTY CONVEYED TO MARGARET A. MAGUIRE AND JOHN A. MAGUIRE, HUSBAND AND WIFE WHO ACQUIRED TITLE AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM MAR-

GARET A. GRIFFITH N/K/A MARGARET A. MAGUIRE, MARRIED, DATED JANUARY 29, 1998, AT INSTRUMENT NUMBER 7841, AND RECORDED IN BOOK 4297, PAGE 1612, OFFICE OF RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: JOHN A. MAGUIRE DIED JUNE 15, 2019, AND PURSUANT TO THE TENANCY BY THE ENTIRETY ON THE ABOVE DEED ALL OF HIS INTEREST PASSED TO MARGARET A. MAGUIRE.

TAX PARCEL NO.: 53-06-0340

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **David Griffith, as Believed Heir and/or Administrator to the Estate of Margaret A. Maguire, AKA Margaret Griffith; Jeff Griffith, as Believed Heir and/or Administrator to the Estate of Margaret A. Maguire, AKA Margaret Griffith; Susan Griffith Grossman, as Believed Heir and/or Administrator to the Estate of Margaret A. Maguire, AKA Margaret Griffith; Unknown Heirs and/or Administrators to the Estate of Margaret A. Maguire, AKA Margaret A. Griffith (if any)**

SALE ADDRESS: 1206 Valley Drive, West Chester, PA 19382

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

SALE NO. 22-11-312

Writ of Execution No. 2020-01729

DEBT \$251,375.60

West Caln Township, County of Chester, Pennsylvania

UPI No. 28-5-140.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-BC4

VS

DEFENDANT: **Geoffrey E. Freeman**

SALE ADDRESS: 1046 West Kings Highway, Coatesville, PA 19320

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

SALE NO. 22-11-314

Writ of Execution No. 2020-05614

DEBT \$2,304.30

ALL THAT CERTAIN lot of land on which is located the West house of a block of two frame dwelling houses, designated as No. 254 Fleetwood Street, formerly Railroad Street situate in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-5-52

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Douglas Ricketts**

SALE ADDRESS: 254 Fleetwood Street, Coatesville, PA 19320

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

SALE NO. 22-11-315

Writ of Execution No. 2014-08287

DEBT \$3,954.26

ALL THAT CERTAIN lot or piece of ground Situate in the Township of Caln, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 39-4-99.7

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Susan L. McClain**

SALE ADDRESS: 112 Larson Drive, Caln Township, PA 19335

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

SALE NO. 22-11-317

Writ of Execution No. 2022-02416

DEBT \$289,407.27

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN WILLISTOWN TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO AN AS-BUILT PLAN FOR THE HANKIN GROUP MADE BY HENRY S. CONREY, INC. DIVISION OF CHESTER VALLEY ENGINEERS, INC., PAOLI, PENNSYLVANIA, DATED 12/21/1984 AND RECORDED AS PLAN NO. 5404.

BEGINNING AT AN INTERIOR POINT OF UNIT 402 ON SAID PLAN; THENCE EXTENDING SOUTH 83 DEGREES, 08 MINUTES, 17 SECONDS WEST 24.43 FEET TO A POINT; THENCE EXTENDING NORTH 06 DEGREES, 51 MINUTES, 43 SECONDS WEST 40.86 FEET TO A POINT; THENCE EXTENDING NORTH 83 DEGREES, 08 MINUTES,

17 SECONDS EAST 24.43 FEET TO A POINT A CORNER OF UNIT 402; THENCE EXTENDING ALONG SAME SOUTH 06 DEGREES, 51 MINUTES, 43 SECONDS EAST 40.86 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES which Matthew B. Ferguson, by Deed dated 9/25/2015 and recorded in the Office of the Recorder of Deeds of Chester County on 09/28/2015 in Deed Book Volume 9188, Page 2237, Document No. 11433812 granted and conveyed unto James Lobiondo, Jr..

UPI # 54-3B-256

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **James Lobiondo Jr.**

SALE ADDRESS: 401 Rustmont Drive, Malvern, PA 19355

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

SALE NO. 22-11-318

Writ of Execution No. 2018-13001

DEBT \$190,962.66

PROPERTY SITUATE IN TOWNSHIP OF VALLEY

SOLD AS THE PROPERTY OF: CRYSTAL G. BROWN A/K/A CRYSTAL BROWN

TAX PARCEL # 38-05C-0006.0000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear

Stearns Asset Backed Securities I Trust
2006-HE10, Asset-Backed Certificates Se-
ries 2006-HE10

VS

DEFENDANT: **Crystal G. Brown A/K/A
Crystal Brown**

SALE ADDRESS: 967 West Main Street,
Coatesville, PA 19320

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

SALE NO. 22-11-319

Writ of Execution No. 2021-02040

DEBT \$188,487.64

ALL THAT CERTAIN lot or piece of
ground with the buildings and improve-
ments thereon erected, SITUATE in the
Township of East Fallowfield, County of
Chester, Commonwealth of Pennsylvania,
described according to a survey thereof
made by J.W. Harry, Civil Engineer on Jan-
uary 28, 1954, to wit:

BEGINNING in the South side of Valmont
Drive (formerly called Valentine Street) 33
feet wide, 284.94 feet East from the South-
east corner of Seventeenth Avenue and
Valmont Drive, thence North 85 degrees
03 minutes and 30 seconds East along the
South side of Valmont Drive, 100 feet in
front or breadth; and thence South 04 de-
grees 56 minutes and 30 seconds East be-
tween parallel lines of that width or front-
age and at right angles to Valmont Drive
178 feet in length or depth.

BEING part of Lot #117, all of Lot #118
on Plan of Lots called "Valmont" made by
J.W. Harry, Civil Engineer, Coatesville, PA
on 10/27/1930 and also known as premises
#1706 Valmont Drive.

BEING UPI # 47-01R-0047

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Lauren K. Smith**

SALE ADDRESS: 1706 Valmont Drive,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **M. JACQUE-
LINE LARKIN, ESQ 215-569-2400**

SALE NO. 22-11-320

Writ of Execution No. 2022-02943

DEBT \$212,388.14

ALL THAT CERTAIN lot or parcel of land
situated in the Lower Oxford Township,
County of Chester, Commonwealth of
Pennsylvania, being more fully described in
Deed dated August 6, 1997 and recorded in
the Office of the Chester County Recorder
of Deeds on August 27, 1997, in Deed Book
Volume 4223 at Page 493.

Tax Parcel No. 56-4-34.3

PLAINTIFF: U.S. Bank Trust National As-
sociation, not in its individual capacity but
solely as owner trustee for Legacy Mort-
gage Asset Trust 2020-GS3

VS

DEFENDANT: **Jerry Gillespie**

SALE ADDRESS: 301 Dalton Road, Ox-
ford, PA 19363

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

SALE NO. 22-11-321

Writ of Execution No. 2018-13390

DEBT \$956,057.35

ALL THAT CERTAIN lot or parcel of land
situated in Township of London Grove,
County of Chester, Commonwealth of
Pennsylvania, being more fully described
in Deed dated December 29, 2006 and re-
corded in the Office of the Chester County
Recorder of Deeds on January 9, 2007, in

Deed Book Volume 7053 at Page 2304, as Instrument No, 200710719197

Tax Parcel No. 5908 01440900

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee, on behalf of the registered Holders of Bear Stearns Asset Backed Securities I Trust 2007-AC2, Asset-Backed Certificates, Series 2007-AC2 VS

DEFENDANT: **Doretta Hubbard**

SALE ADDRESS: 37 Remington Way, West Grove, PA 19390

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

SALE NO. 22-11-322

Writ of Execution No. 2019-09720

DEBT \$725,166.02

ALL THAT CERTAIN property situated in the Township of North Coventry in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI # 17-06-0057 being more fully described in a Deed dated March 26, 1993 and recorded April 6, 1993 Among the land records of the county and state set forth above, in Deed Volume 3535 and Page 0268

UPI # 17-06-0057

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR1

VS

DEFENDANT: **Allan S. Rink and Susan V. Rink**

SALE ADDRESS: 1320 Saint Peters Road, Pottstown, PA 19465

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

SALE NO. 22-11-323

Writ of Execution No. 2022-02944

DEBT \$393,960.79

ALL THAT CERTAIN property situated in the Township of Valley in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI # 38-2-274 being more fully described in a Deed dated February 28, 2006 and recorded March 02, 2006 Among the land records of the county and state set forth above, in Deed Volume 6778 and Page 408 UPI # 38-2-274

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

VS

DEFENDANT: **Evelyn Simmons**

SALE ADDRESS: 53 Lamberts Lane, Coatesville, PA19320

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

SALE NO. 22-11-324

Writ of Execution No. 2014-05272

DEBT \$836,964.84

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF THORNBURY, COUNTY OF CHESTER AND THE COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED AS LOT NO. 90, AS SHOWN AND ILLUSTRATED ON A PLAN ENTITLED "SUBDIVISION PLAN", BRIDLEWOOD FARM PHASE 3B, THORNBURY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA DATED DECEMBER 1996, LAST REVISED NOVEMBER 3, 1997" AND FILED IN

THE CHESTER COUNTY RECORDER OF DEED'S OFFICE ON NOVEMBER 25, 1997 AS PLAN NO. 14146.

TITLE TO SAID PREMISES IN VESTED IN MARIAN J. MCQUAY BY DEED FROM K. HOVNANIAN AT THORNBURY, INC., A PENNSYLVANIA CORPORATION DATED DECEMBER 14, 1998 AND RECORDED FEBRUARY 1, 1999 IN DEED BOOK 4499, PAGE 1306.

TAX PARCEL # 66-3-193

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust

VS

DEFENDANT: **Marian J. Mcquay**

SALE ADDRESS: 116 Leadline Lane, West Chester, PA 19382

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

SALE NO. 22-11-325

Writ of Execution No. 2018-03511

DEBT \$5,114.98

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, SITUATE in the Borough of Honey Brook, County of Chester, Commonwealth of Pennsylvania

Tax Parcel No.: 12-1-71

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Carol A. Harkins**

SALE ADDRESS: 25 Waynebrook Drive, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 267-334-1705**

SALE NO. 22-11-327

Writ of Execution No. 2018-00593

DEBT \$4,743.41

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, SITUATE in the Borough of Honey Brook, County of Chester, Commonwealth of Pennsylvania

Tax Parcel No.: 22-03-0061.160

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Jason Martin**

SALE ADDRESS: 137 Whitehorse Drive, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 267-334-1705**

SALE NO. 22-11-328

Writ of Execution No. 2022-03871

DEBT \$384,189.59

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

Tax Parcel Number: 5803-04390000

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Brian M. Cross A/K/A B.M. Cross**

SALE ADDRESS: 328 Winchester Lane, West Grove, PA 19390

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

SALE NO. 22-11-329

Writ of Execution No. 2022-00371

DEBT \$255,633.37

Owner(s) of the property situate in the Township of West Pikeland, Chester County, Pennsylvania

Being parcel number and pin number 3401 0081 10000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Nationstar Mortgage LLC d/b/a Champion Mortgage Company

VS

DEFENDANT: Erle W. Smith, Co-Executor and known heir, devisee, and/or distributee of the Estate of William E. Smith and Brian A. Smith, Co-Executor and known heir, devisee, and/or distributee of the Estate of William E. Smith

SALE ADDRESS: 1402 Village Lane, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: PINCUS LAW GROUP, PLLC 484-575-2201

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Is your legal administrator in this photo? If not, why?

SEATED— FRONT ROW (FROM LEFT) – Diane Burkhardt, Lewis Brisbois Bisgaard & Smith LLP; Cristin Buccigliola, Saul Ewing Arnstein & Lehr LLP; Sandy Caiazzo, Marshall Dennehey Warner Coleman & Goggin.

SECOND ROW (FROM LEFT) – Vickie Klein, Webster Law P.C.; Sharon O'Donnell, Joanne DiFrancesco, High Swartz LLP; Joan Wean, Hamburg Rubin Mullin Maxwell & Lupin; Diane Scholl, Law Offices of William L. Goldman PC; Linda Andrews, Lentz Cantor & Massey Ltd; Michele Kissling, Marshall Dennehey Warner Coleman & Goggin; Conni Sota, Heckscher Teillon Terrill & Sager.

THIRD ROW (FROM LEFT) – Maureen Austin, Blank Rome LLP; Anne Paisley, Heckscher, Teillon, Terrill & Sager; Carmela Ginsberg, Berger & Montague PC; Ellen Freedman, PA Bar Association; Adelaine Williams, Kaplin Stewart; Michele Scarpone, Wisler Pearlstone LLP; Janet Molloy, Sweet Stevens Katz & Williams LLP; Darlene Sellers, High Swartz LLP.

BACK ROW (FROM LEFT) – Amy Coral, Pepper Hamilton LLP; Janette Chamberlin, Pepper Hamilton LLP; Marlys Hickman, Fox Rothschild LLP; Donna Day, O'Donnell Weiss & Mattei PC; Lisa Blair, Burns White LLC; Suzanne Cressman, Rubin Glickman Steinberg & Gifford PC; Maureen Stankiewicz, Law Offices of Caryl Andrea Oberman; Kathleen Remetta, Blank Rome LLP; Alissa Hill, Fisher & Phillips LLP.

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A Chapter of the Association of Legal Administrators

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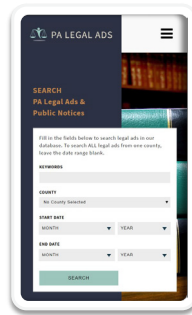
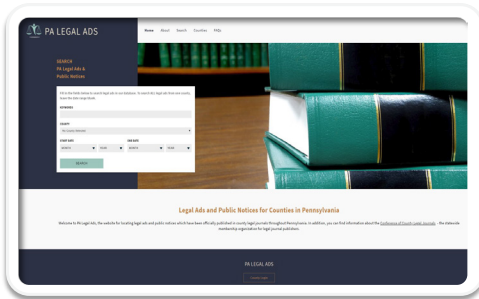
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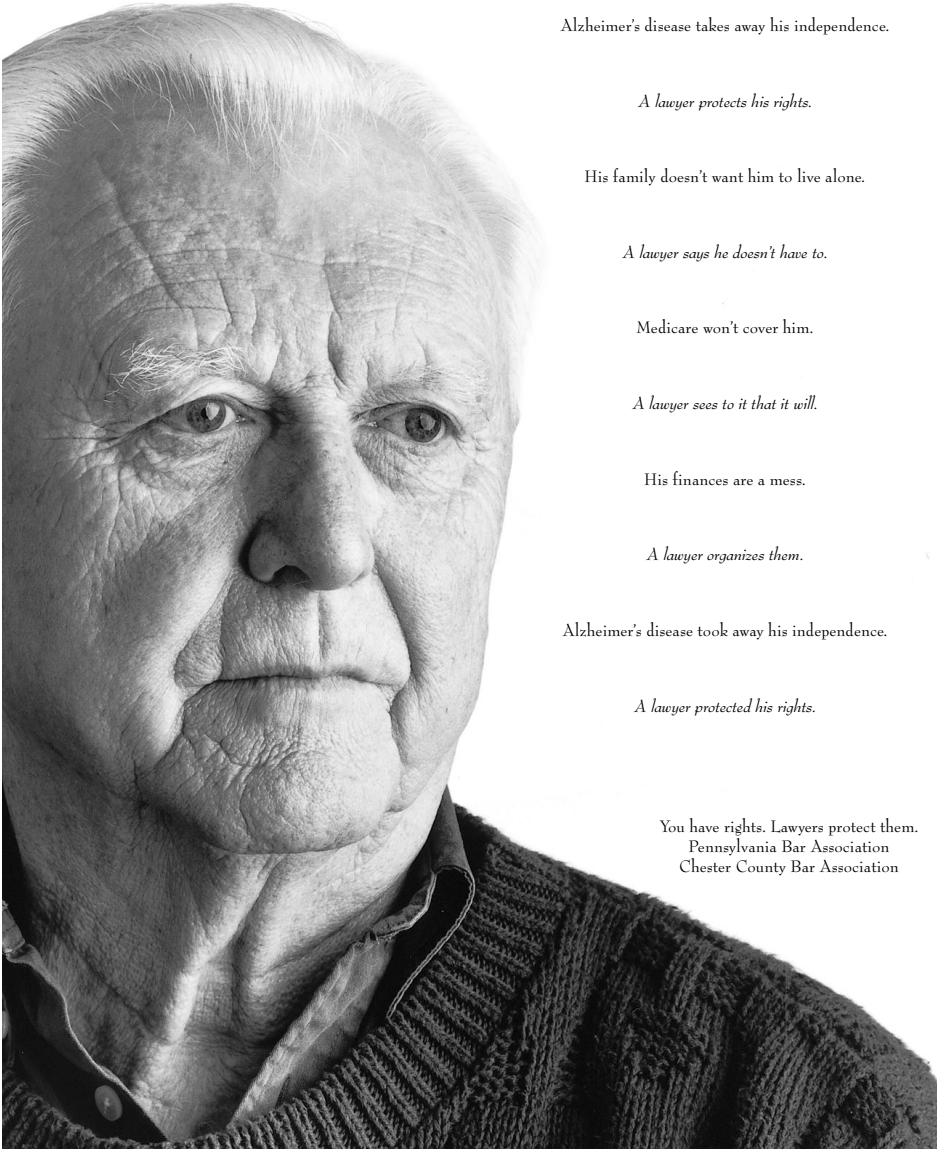


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For more information: Emily German at 610-692-1889 or egerman@chescobar.org

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