



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 72

WEST CHESTER, PENNSYLVANIA, MAY 02, 2024

No. 18

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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

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION
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Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCBA
Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to
Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

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In re: Peachtree Settlement Funding and Speakman

Structured Settlement Protection Act - Best interests of the payee

1. The Pennsylvania Structured Settlement Protection Act exists to ensure an injured individual will not be taken advantage of by a third party.
2. Structured settlements have a plethora of public policy advantages including ensuring that a settlement is properly invested to take a person's future needs into account and lessening the chance of having to turn to state or federal assistance in the future.
3. The Act sets forth certain requirements when a recipient of a structured settlement desires to sell their rights to future payments to a third party including but not limited to: (a) the amounts and due dates of payments to be transferred; (b) the aggregate amount of payments, discounted to present value; (c) the gross amount payable; (d) the fees being deducted; (e) the net payable; and (f) the quotient of payment to discounted present value. The Court must review all of the above and determine that the transfer is in the best interests of the payee or his dependents.
4. Two main factors in considering the best interests of a payee pursuant to the Act are the need for funds in light of both the strength and immediacy of that need and the discount being given to receive funds now along with the possibility of other available and less costly options.
5. A court may deny a petition for transfer of settlement funds which fails to list facts regarding the transfer being in the payee's best interest.
6. The Petition for Partial Transfer of Structured Settlement proposed a transfer for an 87.3% discount on the present-day value of the amount being sold. The court deemed the discount exorbitant and unconscionable. The payee had already done two transfers previously, costing himself a significant percentage of his monthly income. The court deemed this petitioned-for transfer as only exacerbating his current financial difficulties and leaving him without the financial security that is a goal of the Act. Further, payee's alleged needs for the transfer, to obtain a truck and make a trip to Disneyworld, etc. were insufficient to grant the petition. Accordingly, the court Held the Petition was denied.

R.E.M.

C.C.P., Chester County, Pennsylvania, No. 2023-05499-PS; In re: Joint Petition of Peachtree Settlement Funding, LLC and Michael Speakman

Peachtree Settlement Funding, LLC by Robert A. Maro

Michael Speakman, *pro se*

Binder, J., December 20, 2023:-

In re: Joint Petition of PEACHTREE
SETTLEMENT FUNDING, LLC and
MICHAEL SPEAKMAN

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2023-05499-PS

ORDER and MEMORANDUM

AND NOW, this 20th day of December, 2023, upon consideration of the Amended Petition for Partial Transfer of Structured Settlement Pursuant to Structured Settlement Protection Act, 40 P.S. 4000, *et Seq.* filed August 21, 2023, and after a hearing held on December 7, 2023, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Petition is **DENIED**.

BY THE COURT:

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

MEMORANDUM

This matter arises out of a Petition to Transfer Structured Settlement Payment Rights (the “Petition”), filed by Peachtree Settlement Funding, LLC (“Peachtree” or “Transferee”), and Michael Speakman (“Mr. Speakman” or “Payee”). Based upon the evidence and testimony presented at a hearing on December 7, 2023, this Court determines that a transfer is not in the best interests of Mr. Speakman pursuant to 40 P.S. § 4003.

BACKGROUND

Mr. Speakman is the beneficiary of an annuity owned by Allstate Assignment Company and issued by Allstate Life Insurance Company n/k/a Everlake Life Insurance Company (the “Allstate Annuity”). This annuity stems from a personal injury settlement dating to 1991 from Mr. Speakman’s mother being involved in a fatal vehicle accident. The structured settlement provides for payments to Mr. Speakman of: (a) \$500 per month from March 7, 1991 through February 7, 1998; (b) \$1,150 per month starting March 7, 1998 until February 7, 2023; and (c) from March 7, 2023, so long as Mr. Speakman is alive, with continued payments increasing 3% annually every March 7.

Previously, Mr. Speakman filed two petitions for transfers with this court – docket numbers: 2020-04933-PS and 2014-03105-MJ. Both were approved with transfers to 824 TrueBlue, LLC and Allstate Settlement Corporation respectively. Collectively, Mr. Speakman transferred monthly payments of \$523.87 per month from May 7, 2014 through February 7, 2023 with annual 3% increases and 180 monthly payments of \$607.89 beginning March 7, 2023 through February 7, 2038 increasing 3% annually. Allegedly the funds were used in 2014 for a custody dispute involving Mr. Speakman’s daughter and in 2020 for legal fees and a vehicle purchase.

Currently, Mr. Speakman’s affidavit provides that he wishes to use the proposed money “to purchase a reliable vehicle so I can get a job to save up and buy a new place to live.” Petition, 8/21/2023, Exhibit 1 (Affidavit), ¶ 6. Despite not being listed in his affidavit in the appropriate sections required by 40 P.S. § 4003, Mr. Speakman testified in court: (1) that he has credit card debt; (2) that he owes \$6k on his 2013 Honda Accord that needs unknown repairs; (3) that he owes back rent of \$2,500; (4) that he owes AT&T \$854; and (5) that he wants to travel to Disneyworld with his daughters. He further testified that he recently fell off a roof and injured himself and is not working currently or planning to work until the Spring of 2024. He is not collecting unemployment, disability, or seeking other employment. His work is in a family business and he testified he does not need a truck for that business but would like one. Lastly, he stated that his daughter has a disability for which she receives \$400 per month.

The Petition did not contain any facts regarding the transfer being in Mr. Speakman’s best interest and this court could have denied the Petition without hearing

on that ground alone. In re Jacobs, 936 A.2d 1156 (Pa.Super. 2007) (holding that there is no due process violation in denying a petition on its face pursuant to the Structured Settlement Protection Act, 40 P.S. §§ 4001-09, for failure to comply with Section 4003(a)(3) and allege facts sufficient to support a finding of a transfer being in the petitioner’s best interests). Additionally, no evidence was presented that the transfer would not contravene the terms of the structured settlement or, if so, that “the transfer has been expressly approved in writing by . . . the structured settlement obligor and the annuity issuer[.]” 40 P.S. § 4003(a)(5)(i)(A). Rather, only notice of the proposed transfer was provided to Allstate. Petition, 8/21/2023, Exhibit 5. However, this court held a hearing to allow the record to be developed.

Mr. Speakman and Peachtree propose to transfer (all contingent upon Mr. Speakman’s life): (a) 96 monthly payments of \$713.77, increasing 3% annually, beginning March 7, 2030 and ending February 7, 2038; (b) 72 monthly payments of \$1,851.41, increasing 3% annually, from March 7, 2038 and ending February 7, 2044. In exchange, Peachtree would pay Mr. Speakman a net amount of \$25,500.00. The total aggregate amount of payments is \$219,873.24 with a present value (using a federal interest rate of 4.6%) of \$112,335.42. Accordingly, Peachtree would be paying 22.7% of the present-day value to Mr. Speakman. Such an amount is facially unconscionable and the lowest amount yet seen by the undersigned.

DISCUSSION

The Pennsylvania Structured Settlement Protection Act (the “Act”), 40 P.S. §§ 4001-09, exists to ensure an injured individual will not be taken advantage of by a third party. Structured settlements have a plethora of public policy advantages including ensuring that a settlement is properly invested to take a person’s future needs into account and lessening the chance of having to turn to state or federal assistance in the future. See In re: Petition of Brie HILTON, 76 Pa. D. & C. 4th 378 (C.P. Mercer Cty 2005) (citing *Paul J. Lesti, Structured Settlements § 19:9* and ultimately holding that a transfer was not in the best interests of the payee due to the lack of current needs dire and urgent enough to turn over 54% of the present value of the payment at issue); In re Fee, 2006 WL 3478944 (C.P. Lackawanna Cty 2006) (unreported) (denying a requested fourth and final transfer of all future payments and discussing in great detail the dangers of individuals squandering large lump sum personal injury settlements leading to the adoption of the Act).

The Act sets forth certain requirements when a recipient of a structured settlement desires to sell their rights to future payments to a third party including but not limited to: (1) the amounts and due dates of payments to be transferred; (2) the aggregate amount of payments, discounted to present value; (3) the gross amount payable; (4) the fees being deducted; (5) the net payable; and (6) the quotient of payment to discounted present value. 40 P.S. §4003(a)(2).

The Court must review all of the above and determine that “the transfer is in the best interests of the payee or his dependents.” 40 P.S. § 4003(a)(3). As persuasively

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noted by the Court of Common Pleas in Philadelphia County:

When placed between the financial interests of an unsophisticated, injured lawsuit plaintiff and a concern that specializes in purchasing, for a discount, plaintiff's annuities, this court does not take lightly its statutory mandate to determine whether the person selling the annuity will reap the full benefit of the bargain—*i.e.*, whether the transfer is truly in his “best interests” based upon the facts.

In re Petition to Transfer Structured Settlement Payment Rights of Curto, 67 Pa. D. & C. 4th 65 (C.P. Phila. Cty 2004) (denying a petition to transfer settlement funds due to, *inter alia*, the high risk of dissipating all proceeds from the sale).

The Structured Settlement Protection Act defines “best interests” as “[t]he standard applicable to transfers of structured settlement payment rights based on judicial findings regarding the payee and his dependents, as required by section 3(a)(3), unless if at the time the payee and the transferee enter into the transfer agreement a different standard is contained in the Internal Revenue Code of 1986 (Public Law 99-514, 26 U.S.C. § 1 *et seq.*) or in a United States Treasury regulation adopted pursuant thereto, then such different standard.” 40 P.S. § 4002.

In reviewing decisions by various trial courts in the Commonwealth regarding Section 4003 and analyzing the “best interests” of the petitioner, there appears to be a consensus on two main factors in considering the best interests of a payee pursuant to the Act. One is the need for funds in light of both the strength and immediacy of that need. The second is the discount being given to receive funds now along with the possibility of other available and less costly options. See Hilton, *supra*; Curto, *supra*; In re Marshall, 2006 WL 1682793 (C.P. Lackawanna Cty 2006) (unreported) (holding that an annuity transfer for 62 cents on the dollar of an entire annuity would be denied but the strong need to reduce monthly living expenses through the purchase of residence justified the discount for a portion of the annuity); In re Macumber, 66 D. & C. 4th 249 (C.P. Monroe Cty 2003) (finding that a discounted present value of fifty-five cents on the dollar was not in the best interests of the petitioner when no valid need existed to justify the discount); In Re Johnny Bush, 152 Pitts.Leg.J. 207 (C.P. Allegheny Cty 2004) (opining that an effective interest rate of 16.32% annually is exorbitant when payment is virtually guaranteed); In re Bendowski, 2006 WL 2988465 (unreported) (stating that a lack of exigency existed for immediate cash and paying 12.73% rendered the proposed assignment not in the best interests of the petitioner); In Re: Joint Petition of Blue Claw, LLC and Javier Rosa, Docket # 2020-01657-PS (C.P. Chester Cty. 2020) (denying a transfer at 43.5% of the present-day value and noting that petitioner previously sold 60% of his monthly income from the structured settlement leading to worsened financial condition); In re: Wagstaff, LLC v. The Prudential Insurance Company of America, Docket # 2023-01860-MJ (C.P. Chester Cty. 2020) (denying a transfer at a 33.31% discount given the virtual guarantee of payments, lesser interest rate loans for a vehicle purchase being available, and a lack of

best interests being demonstrated).

Presently, this Court finds that the Petition fails on both fronts. The need expressed in the Petition was at odds with the need expressed in court. Moreover, a trip to Disneyworld and further reducing monthly income when Mr. Speakman is not currently making an effort to obtain employment, unemployment benefits, or anything of the sort is a short-term solution that will leave Mr. Speakman in significantly worse long-term financial health.

Secondly, the proposed transfer is for an **87.3%** discount on the present-day value of the amounts being sold. This is a truly exorbitant and unconscionable discount on virtually guaranteed money. This court can accept Peachtree's dubious calculation of an imputed 16.58% per year interest rate on the amount as a loan, and still the amount offered is extraordinarily low and the need questionable. No evidence exists beyond Mr. Speakman's bald statements that he has some debt and has borrowed money against his car. Importantly, it is unlikely that materially better terms could not be obtained for a vehicle loan or used vehicle purchase. Moreover, this court is aware that significant monies exist currently to help those struggling to pay rent but Mr. Speakman provided no evidence of pursuing such funds (or proof of any debts alleged including rent, credit cards, vehicle, or the like). Nor did Mr. Speakman provide any evidence of other offers received or attempts to obtain alternate financing beyond a simple statement that he sought other lenders – a statement this court did not find credible.

Lastly, Mr. Speakman has sold a significant percentage of his monthly income from his structured settlement. That lost income has contributed to his further need for cash. Approval of another transfer would only exacerbate that problem. Further reduction could leave Mr. Speakman without the financial security that is in large measure the goal of structured settlement payments and the Act.

Accordingly, the Petition is **Denied** as the proposed transfer is not in the best interests of Mr. Speakman pursuant to 40 P.S. § 4003(3).

BY THE COURT:

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

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NOTICES

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CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Tuesday, March 19, 2024, effective Tuesday, March 19, 2024 for MainLine Insulation Business, Inc in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: engage in any lawful business. GEORGE M. PAINTER, III, Esquire
1196 Macpherson Drive
West Chester, PA 19380

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected that THE THEOLOGY OF THE BODY FOUNDATION, a Penna. nonprofit corporation ("Company") with registered offices at 30 Horseshoe Pointe Dr., Phoenixville, PA 19460, that the Company will file Articles of Dissolution with the Commonwealth Dept. of State and that the Directors are now winding up and settling its affairs so that its corporate existence can be terminated under Section 5975 of the Pa. Nonprofit Corp. Law of 1988, as amended. The address to which process or notice may be sent regarding any liability incurred before the filing of the Articles of Dissolution is: Weir Greenblatt Pierce LLP, Suite 500, 1339 Chestnut St., Phila., PA 19107; Attn. M. Broadhurst, Esq.

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

BEHLER, Helen C., late of Malvern Borough. John A. Behler, care of ANDREW H. DOHAN, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstone, LLP, 460 E. King Rd., Malvern, PA 19355-3049, atty.

BOWSER, Christopher D., late of Sadsbury Township. Kathleen W. Bowser, 12 Thorndale Place, Thorndale, PA 19372, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Road, Exton, PA 19341, Administratrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Road, Exton, PA 19341, atty.

BUCK, Elise Caroline, late of West Goshen Township. William Henry Buck, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

CHANNELL, Elizabeth T., late of Upper Uwchlan Township. Richard J. Channell, 203 Red Tail Circle Downingtown, PA 19335, Executor.

FRANZ, Florence Kahmar, late of Pennsbury Township. Wendy E. Fox, 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.

HARTMAN, William Thomas, late of Westtown Township. Rita Ann Essaf, care of RAYMOND J. FALZONE, JR., Esquire, 22 East Third Street, Media, PA 19063, Executrix. RAYMOND J. FALZONE, JR., Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

JONES, Robert Brodis, late of Valley Township. Frank Jones and Isha Lucas, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executors. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

JONES, JR., Joseph Louis, a/k/a Joseph L. Jones, Jr., late of West Goshen Township. Jacqueline E. Butcher-Jones, 504 E. Miner St., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Road, Exton, PA 19341, Administratrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Road, Exton, PA 19341, atty.

KENT, SR., Paul James, a/k/a Paul J. Kent, Sr., late of New London Township. Donna K. Marchand, 29 N. Fourth St., Oxford, PA 19363, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

KIRK, Lawrence, late of Phoenixville. Monica Kirk, 237 Church Street, Phoenixville, PA 19460, Executrix.

LINDSAY, George T., late of Tredyffrin Township. Michael J. Gress, care of STEPHEN D. POTTS, Esquire, Stafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executor. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Stafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

MAPA, Jean C., late of Birmingham Township. Stephen J. Mapa, Jr., 1188 Hampshire Place, West Chester, PA 19382, care of GARTH G. HOYT, Esquire, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, Executor. GARTH G. HOYT, Esquire, McNees, Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

PEHL, Christine E., late of Kennett Township. Gregory M. Cimino, 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.

PETERSEN, James L., late of Pennsbury Township. Pamela W. Slaninko, 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.

PODKOWKA, Beverly, a/k/a Beverly Ann Podkowka, late of Westtown Township. Angela Darlington, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher, Foley, Milliner, Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

PYLE, Gregg A., late of Kennett Township. Timothy Reinhart, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

ROWLANDS, Muriel E., late of East Coventry Township. Muriel R. Bickhart, 1652 Ellis Woods Rd., Phoenixville, PA 19460, Executor.

SEARS, Peter A., a/k/a Peter Albert Sears, late of East Goshen Township. Kevin Sears, care of MARC H. JAFFE, Esquire, 795 E. Lancaster Ave., Ste. 260, Villanova, PA 19085, Executor. MARC H. JAFFE, Esquire, Fromhold Jaffe Adams & Jun, 795 E. Lancaster Ave., Ste. 260, Villanova, PA 19085, atty.

SHEARER, JR., Charles William, a/k/a C. William Shearer, late of Willistown Township. Linda Pulli, care of LINDA F. BERMAN, Esquire, 630 Freedom Business Center Dr., 3rd Fl., King of Prussia, PA 19406, Executrix. LINDA F. BERMAN, Esquire, 630 Freedom Business Center Dr., 3rd Fl., King of Prussia, PA 19406, atty.

SMITH, Vickie L., late of Oxford. Francis C. Miller, Esquire, 21 W. Washington St, Suite D, West Chester, PA 19380, care of FRANCIS C. MILLER, Esquire, 21 W. Washington St, Suite D, West Chester, PA 19380, Administrator. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W. Washington St, Suite D, West Chester, PA 19380, atty.

SPIESS, JR., Kenneth E., late of New London Township. Sasha KS Reimann-Spiess, 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.

STEVENSON, Nadine Carol, late of East Vincent Township. Donald R. McCleary, 3115 Main Street, Birdsboro, PA 19508, care of MICHAEL J. RIGHI, Esquire, 3115 Main Street, Birdsboro, PA 19508, Administrator. MICHAEL J. RIGHI, Esquire, Bitler Law, PC, 3115 Main Street, Birdsboro, PA 19508, atty.

WARD, Rina M., late of East Pikeland Township. Mariangela B. Ward, care of DAVID P. BROWN, III, Esquire, 1944 Kimberton Rd., P.O. Box 729, Kimberton, PA 19442, Executrix. DAVID P. BROWN, III, Esquire, 1944 Kimberton Rd., P.O. Box 729, Kimberton, PA 19442, atty.

2nd Publication

CARVER-BOOZ, Jean Bernadette, a/k/a Jean

Carver, late of Phoenixville. Steven T. Castleman, 1116 Gay St., Phoenixville, PA 19460, Personal Representative.

COMFORT, Mary J., a/k/a Mary Jessica Comfort, late of East Pikeland Township. John Philip Crampton, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, care of JOHN PHILIP CRAMPTON, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Executor. JOHN PHILIP CRAMPTON, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

DARPINO, Martha M., late of East Whiteland Township. Dianne L. Dennis, 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.

DIXON, Edwin Saunders, late of East Goshen Township. Sallie F. Dixon, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

ESTEP, Lawrence Elder, a/k/a Lawrence E. Estep, late of Caln Township. Barbara J. Walton, 11299 Meadfield Drive, Bealeton, VA 22712, 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.

FORSYTHE, Mary Ellen, late of West Vincent Township. Jason Forsythe and Brett Forsythe, care of LINDSEY HOELZLE, Esquire, P.O. Box 98, Birchrunville, PA 19421, Executors. LINDSEY HOELZLE, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19421, atty.

FRIEDMAN, Thomas B., late of Tredyffrin Township. Joseph Friedman, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

GIRONELLI, Thomas Columbus, a/k/a Thomas C. Gironelli, late of Phoenixville Borough. James Guardino, 120 Foxgayte Lane, Pottstown, PA 19465, Executor.

HALTER, James J., late of Parkesburg Borough. Richard Halter, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Ex-

ecutor. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

HEMING, Linda G., late of Phoenixville Borough. Sharon H. McConaghy, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, Executrix. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, atty.

JAMES, Kathleen R., late of Phoenixville. Phyllis James, 222 2nd Ave., Phoenixville, PA 19460, Executrix.

JENNINGS, Rodney L., late of West Nottingham Township. Tracy J. Duvall, Sr., care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY T. ABELS, Esquire, Larimore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

JURY, Linda A., a/k/a Linda Ann Jury, late of West Goshen Township. Gail A. Manni, 2069 Schoff Rd., Atglen, PA 19310, care of DAVID A. MEGAY, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

KIPP, Jeffrey William, a/k/a Jeff Kipp and Jeff W. Kipp, late of East Fallowfield Township. Zedra Ann Kipp, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

KONCHEK, Eric Jason, late of Uwchlan Township. Jennifer Konchek, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Administratrix. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

KOSOWSKI, Bernard Marvin, late of Valley Forge. Brian M. Kosowski, 1119 S Sanatoga Rd, Pottstown, PA 19465, Administrator.

MONTAGUE, James, a/k/a James L. Montague and James L. Montague, Jr., late of East Bradford Township. Kathleen M. Montague, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

SAGNOR, Margaret Louise, late of Sadsbury Township. Bruce William Sagnor, 454 Octorara Trail, Parkesburg, PA 19385, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257

W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

SCHAEFFER, William Ross, a/k/a William R. Schaeffer, late of Uwchlan Township. Joshua W. Schaeffer, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

SLIFER, Catherine M., late of West Chester Borough. Eric Slifer, care of CYNTHIA LOVE DENGLER, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Executor. CYNTHIA LOVE DENGLER, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

WATTS, Florence M., late of Spring City Borough. Kathleen Darlington, care of CYNTHIA LOVE DENGLER, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Executrix. CYNTHIA LOVE DENGLER, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

WISE, Joan C., late of East Goshen Township. Karen W. Baker, 140 E. Township Line Rd., Exton, PA 19341, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

3rd Publication

BROWN, Jean W., late of Uwchlan Township. Joni Brown-Irons, 304 Bishop Morgan Ct., Downingtown, PA 19335, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law P.C., 65 S. Third St., Oxford, PA 19363, atty.

BURNETTE, Douglas Lee, a/k/a Douglas L. Burnette, late of Elk Township. James Burnette, 581 Cullen Rd., Lincoln University, PA 19352, 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.

COUGHLIN, William D., late of Uwchlan Township. Maureen E. Kennedy, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

DESMOND, Rebecca C., a/k/a Rebecca Casner Desmond and Rebecca J. Desmond, late of Borough of Downingtown. Jeanne Elizabeth Franklin, care

of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

FLISOCK, Carol D., late of London Grove Township. Nicole O'Rourke, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FROST, Elaine P., late of Pennsbury Township. Thomas Earle Frost, 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.

GALLAGHER, SR., John F., a/k/a John F. Gallagher, late of Honey Brook Township. Richard E. Meanix, 213 W. Miner St., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Administrator C.T.A.. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

GARBER, Gloria, late of North Coventry Township. Richard K. Poley, 2437 Manzano Loop NE, Rio Rancho, NM 87144, care of NICOLAS F. METER, Esquire, 1401 E. High St., Pottstown, PA 19464, Executor. NICOLAS F. METER, Esquire, Meter Law Offices, LLC, 1401 E. High St., Pottstown, PA 19464, atty.

GRIFFITH, John R., late of Borough of Phoenixville. Sarah Strzelecki, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Administratrix C.T.A.. ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

HALLMAN, Lori A., late of East Coventry Township. Jarred Hallman, care of CAROLYN MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. CAROLYN MARCHESANI, Esquire, Wolf, Baldwin & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

HARSHAW, Robert R., a/k/a Robert R. Harshaw, III and Robert Harshaw, late of Pocopson Township. Linda De Haven, care of ROBERT P. SNYDER, Esquire, 121 Ivy Ln., King of Prussia, PA 19406, Executrix. ROBERT P. SNYDER, Esquire, Snyder Law Group, P.C., 121 Ivy Ln., King of Prussia, PA 19406, atty.

HUGHES, Ruth L., late of Tredyffrin Township. Bryn H. Cushman, care of STACEY WILLITS Mc-

CONNELL, 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.

KARMILOWICZ, Marie, a/k/a Marie A. Karmilowicz, late of Tredyffrin Township. Michael John Karmilowicz, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

KINGSLEY, Robert G., a/k/a Robert George Kingsley, late of West Goshen Township. Sarah J. Ruch, 823 Little Shiloh Rd., West Chester, PA 19380, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, Executrix. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, atty.

LEINBACH, Carol A., late of East Coventry. C. Randall Leinbach, P.O. Box 534, Pottstown, PA 19464, care of KEVIN F. HENNESSEY, Esquire, P.O. Box 534, Pottstown, PA 19464, Executor. KEVIN F. HENNESSEY, Esquire, P.O. Box 534, Pottstown, PA 19464, atty.

MacDONALD, Cynthia M., late of West Brandywine. John F. MacDonald, 21 Brandywine Drive, Glenmoore, PA 19343, care of MICHAELANGELO L DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Administrator. MICHAELANGELO L DIPPOLITO, Esquire, ThePeoplesLawFirm.com,LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

MEIKLE, June, a/k/a June A. Meikle, late of Penn Township. Paul T. Meikle, Jr., 2754 Newark Rd., West Grove, PA 19390, 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.

MOORE, Robert Francis, a/k/a R Frank Moore and Frank Moore, late of Downingtown, Uwchlan Township. Kevin J Moore, 612 Whiteland Hunt Road, Downingtown, PA 19335, Executor.

MORRIS, Elizabeth A., late of Oxford Borough. Frank Morris, Jr., care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

MOURAR, Lewis Davis, a/k/a Lewis D. Mourar, late of East Brandywine Township. Michael Lewis Mourar, 134 Randolph Dr., Downingtown, PA 19335, 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.

OWENS, Owen D., late of Kennett 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.

POPIEL, Phyllis L., late of Uwchlan Township. Janet Kozarsky, P.O. Box 151, Chester Springs, PA 19425, care of SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, Administrator. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

ROBINSON, Helen Rife, a/k/a Helen Elner Rife and Helen Elner Robinson, late of Kennett Township. Mark E. Robinson, 801 Yale Avenue Apt. 919, Swarthmore, PA 19081, Executor.

SHUMATE, Pearl E., a/k/a Pearl Elizabeth Shumate, late of Pottstown, South Coventry Township. Sharon D. Smith, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executrix. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

STEPHENS, Deanna F., late of New London Twp.. Douglas A. Stephens and Dawn M. Stephens, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executors. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

TROST, Robert E., late of Borough of Downingtown. Kelly J. Trost, 383 Jefferson Avenue, Downingtown, PA 19335, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

WATERBURY JR., Leslie G., late of Uwchlan Township. Cheryl L. Rhoades, 830 South Ridge Road, Denver, PA 17517, care of DOUGLAS A. SMITH, Esquire, PO Box 5349, Lancaster, PA 17606, Executrix. DOUGLAS A. SMITH, Esquire, Gibbel Kraybill & Hess LLP, PO Box 5349, Lancaster, PA 17606, atty.

WHITE, Michael J., late of Caln Township. Michelle L. Limper, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN

L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

WOOD, Paul R., late of Phoenixville. Jill A. Shanahan, 93 Seward Lane, Aston, PA 19014, care of MICHAELANGELO DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Executrix. MICHAELANGELO DIPPOLITO, Esquire, ThePeoplesLawFirm.com,LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

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TRUST NOTICE

ELSIE M. UPCHURCH REVOCABLE LIVING TRUST AGREEMENT DATED 08/23/2006, AS AMENDED AND RESTATED

ELSIE M. UPCHURCH, Deceased

Late of West Brandywine 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 AMY B. SIDDAL, TRUSTEE, c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602,

Or to her Attorney:

JEFFREY C. GOSS

Brubaker Connaughton Goss & Lucarelli LLC

480 New Holland Avenue, Suite 6205

Lancaster, PA 17602

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 admission of the Last Will and Testament of the Decedent dated March 18, 2008, with two charities named as the sole beneficiaries of the Will. A return date has been set for April 29, 2024. Any objections to the admission of the March 18, 2008, Will should be made by

Roger A. Hartz in writing to the Register of Wills, Chester County, within twenty days of the date of this Notice. 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

FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

Dos Coffee, with its principal place of business at 2545 Veronica Drive, Chester Springs, PA 19425. The application has been (or will be) filed on: Wednesday, March 13, 2024. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Evan Wickersham, 121 Titan St., Philadelphia, PA 19147.

FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 15, 2024, for **LifeWork Photo** with a principal place of business located at 335 W Miner St, #1, West Chester, PA 19382 in Chester County. The individual interested in this business is David F. Lakatos, also

located at 335 W Miner St, #1, West Chester, PA 19382. This is filed in compliance with 54 Pa.C.S. 311.

FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 28, 2024, for **NARBO Wearables** with a principal place of business located at 378 McMull Dr, Wayne, PA 19087 in Chester County. The individual interested in this business is Mark McGovern, also located at 378 McMull Dr, Wayne, PA 19087. This is filed in compliance with 54 Pa.C.S. 311.

**CORPORATION NOTICE
LIMITED LIABILITY COMPANY**

NOTICE is hereby given that the Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913. The name of the corporation is: **MarCarm, LLC** and the Certificate of Organization was filed on: **April 9, 2024.**

The purpose or purposes for which it was organized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

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 March 20, 2024, pursuant to Rule III(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 April 19, 2024, for Compliance Group 2.

Richenderfer, Linda
Rodichok, Danielle Renee

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

**BEFORE THE REGISTER OF WILLS
COUNTY OF CHESTER
COMMONWEALTH OF PENNSYLVANIA**

**IN THE MATTER OF: ESTATE OF VICTORIA
M. SMITH, DECEASED
FILE NUMBER: 15-24-0750**

**IN RE: PETITION FOR CITATION: TO SHOW
CAUSE WHY RICHARD JULASON
SHOULD NOT BE APPOINTED
ADMINISTRATOR
CITATION
TO: JAMES FACENDA
GREETINGS:**

WHEREAS a petition has been filed as above captioned, a copy whereof is hereto attached. AND WHEREAS on said petition a citation has been awarded.

NOW THEREFORE WE DIRECT YOU, that, laying aside all business and excuses, whatsoever, you file a complete answer under oath to the averments of said petition on or before **the 25TH day of APRIL, 2024**

WITNESS the Honorable Michele Vaughn, Register of Wills and the seal of this office, in and for the County of Chester, West Chester, Pennsylvania, this 3RD day of APRIL, 2024.

/s/ Brooke London
Deputy for the Register of Wills, Chester County,
Pennsylvania

**BEFORE THE REGISTER OF WILLS
COUNTY OF CHESTER
COMMONWEALTH OF PENNSYLVANIA**

PHOENIXVILLE, PA 19460

**IN THE MATTER OF: ESTATE OF VICTORIA
M. SMITH, DECEASED
FILE NUMBER: 15-24-0750**

**IN RE: PETITION FOR CITATION: TO SHOW
CAUSE WHY RICHARD JULASON SHOULD
NOT BE APPOINTED ADMINISTRATOR
CITATION
TO: ROBERT M. JULASON
GREETINGS:**

WHEREAS a petition has been filed as above captioned, a copy whereof is hereto attached. AND WHEREAS on said petition a citation has been awarded.

NOW THEREFORE WE DIRECT YOU, that, laying aside all business and excuses, whatsoever, you file a complete answer under oath to the averments of said petition on or before **the 25TH day of APRIL, 2024**

WITNESS the Honorable Michele Vaughn, Register of Wills and the seal of this office, in and for the County of Chester, West Chester, Pennsylvania, this 3RD day of APRIL, 2024.

/s/ Brooke London
Deputy for the Register of Wills, Chester County, Pennsylvania

CIVIL ACTION

COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW
NO. 2019-06641-RC
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

MORTGAGE ASSETS MANAGEMENT, LLC ,
Plaintiff

v.
ERIC VANDERSLICE, IN HIS CAPACITY AS
HEIR OF LINDA GRADY, DECEASED HEIR OF
ROBERT F. GRADY; ET AL., Defendants
To: UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER ROBERT F.
GRADY, Defendant, 235 MORGAN STREET,

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, MORTGAGE ASSETS MANAGEMENT, LLC , has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County, PA docketed to No. 2019-06641-RC, seeking to foreclose the mortgage secured on your property located, 235 MORGAN STREET, PHOENIXVILLE, PA 19460.
NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Chester County Bar Association Lawyer Referral and Information Service
15 West Gay Street
West Chester PA, 19380
610-429-1500
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

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, May 16th, 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, June 17th, 2024.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

2nd Publication of 3

SALE NO. 23-8-250

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:

Parcel Number: 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 205-WHQ2

VS

DEFENDANT: **MARGARET LOMBARTINO & MICHAEL LOMBARTINO**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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

SALE NO. 24-5-142

Writ of Execution No. 2023-07718

DEBT \$177,471.09

ALL THAT CERTAIN lot or piece of land, situate in the Fourth Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the East side of South Street, 160 feet North of the Northeast corner of Emmett and South Streets, which point of beginning is 20-1/2 feet from the centerline of South Street; thence along the East side of South Street North 13 degrees 30 minutes West 90 feet; thence North 76 degrees 30 minutes East 195.8 feet to a point on the West side of North Street and 12 feet from the centerline thereof; thence along the West side of North Street, South 13 degrees 30 minutes East 90 feet; thence along the North side of a 10 feet wide alley or driveway in the rear of lands of Dennis Gainor Estate et al South 76 degrees 30 minutes West, 195.8 feet to the point and place of beginning.

BEING THE SAME PREMISES AS Erich Zimmerman and Jodi R. Zimmerman, by Deed dated May 17, 1999, and recorded on May 20, 1999, by the Chester County Recorder of Deeds in Deed Book 4566, at Page 2037, granted and conveyed unto

Shane M. Fineran, now deceased, and Eleanor D. Fineran, as Tenants by the Entireties.

TAX PARCEL NO. 15-5-158

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust Company, National Association, as Trust Administrator and as Indenture Trustee for Citigroup Mortgage Loan Trust 2023-RP1

VS

DEFENDANT: **Eleanor D. Fineran**

SALE ADDRESS: 323 South Street, Phoenixville, PA 19460

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

SALE NO. 24-5-143

Writ of Execution No. 2023-08642

DEBT \$310,466.48

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

BEGINNING at a point on the Easterly side of Quill Court (50 feet wide), said point being a corner of Lot No. 82 on said Plan; thence extending from said point of Beginning along the Easterly side of Quill Court the 2 following courses and distances: (1) Northwardly along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 19.67 feet to a point of tangent; and (2) North 06 degrees 35 minutes 55 seconds East, 71.54 feet to a point of curve; thence leaving Quill Court along the arc of a circle curving to the right having a radius of 25.00

feet the arc distance of 24.06 feet to a point of reverse curve on the Southeasterly side of the cul-de-sac (of irregular width) at the terminus of Quill Court; thence extending Northeastwardly along same along the arc of a circle curving to the left having a radius of 62.50 feet the arc distanced of 44.32 feet to a point, a corner of lands marked "Open Space"; thence extending along said lands the 2 following courses and distances: (1) South 68 degrees 53 minutes 03 seconds East, 89.63 feet to a point, a corner; and (2) South 06 degrees 35 minutes 55 seconds West, 138.77 feet to a point, a corner of Lot No. 82 on said Plan; thence extending along same, North 76 degrees 57 minutes 40 seconds West, 124.16 feet to the first mentioned point and place of BEGINNING. CONTAINING 16,901 square feet of land.

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

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

PARCEL NO. 69-3-64.19

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

VS

DEFENDANT: **Robert Kearney and Jennifer Kearney**

SALE ADDRESS: 611 Quill Court, Oxford, PA 19363

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

SALE NO. 24-5-144

Writ of Execution No. 2023-05100

DEBT \$473,981.18

ALL THAT CERTAIN TRACT OR PAR-

CEL OF LAND WITH THE BUILDINGS ARE IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF TREDYFFRIN, COUNTY OF CHESTER STATE OF PENNSYLVANIA

Parcel Number: 4311E00750100

PLAINTIFF: CASCADE FUNDING MORTGAGE TRUST HB4

VS

DEFENDANT: CLEO L. SMITH A/K/A CLEO LAMONT SMITH, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF JUANITA R. SMITH A/K/A JUANITA R. CHILDS A/K/A JUANITA REBECCA SMITH A/K/A JUANITA SMITH; DENISE SMITH A/K/A DENISE JUANITA SMITH, IN HER CAPACITY AS HEIR OF JUANITA R. SMITH A/K/A JUANITA R. CHILDS A/K/A; JUANITA REBECCA SMITH A/K/A JUANITA SMITH; MERYL GWENDOLYN SMITH, IN HER CAPACITY AS HEIR OF JUANITA R. SMITH A/K/A JUANITA R. CHILDS A/K/A; JUANITA REBECCA SMITH A/K/A JUANITA SMITH; RENEE YVONNE BAYLIS, IN HER CAPACITY AS HEIR OF JUANITA R. SMITH A/K/A JUANITA R. CHILDS A/K/A; JUANITA REBECCA SMITH A/K/A JUANITA SMITH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST, FROM OR UNDER JUANITA R. SMITH A/K/A JUANITA R. CHILDS A/K/A; JUANI TA REBECCA SMITH A/K/A JUANI TA SMITH

SALE ADDRESS: 48 Old Lancaster Road, A/K/A 48 Old Lancaster Road #50, Devon, PA 19333

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

SALE NO. 24-5-145

Writ of Execution No. 2019-12740

DEBT \$656,364.35

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF PENN, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF ELK CREEK FARMS, MADE BY KELLY & ASSOCIATES, INC., GLEN MILLS, PA DATED OCTOBER 9,1998, LAST REVISED NOVEMBER 3, 1999 AND RECORDED AS PLAN FILE NO. 15972 AS FOLLOWS, TO WIT:

BLR# 58-3-33.67

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-4, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4

VS

DEFENDANT: KAREN L. KLEMASZEWSKI; MICHAEL P. KLEMASZEWSKI

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19390

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

SALE NO. 24-5-146

Writ of Execution No. 2023-07038

DEBT \$97,155.89

ALL THAT CERTAIN UNIT, DESIGNATED AS BUILDING NO. 8, UNIT NO. B-357 BEING A UNIT IN THE RIDINGS AT CHESTERBROOK, A CONDOMINIUM, SITUATE IN THE TOWNSHIP OF TREDYFFRIN, COUNTY OF CHESTER

AND STATE OF PENNSYLVANIA.

Parcel Number: 43-05-1056

PLAINTIFF: USAA FEDERAL SAVINGS BANK

VS

DEFENDANT: **JOHN G. MEANEY**

SALE ADDRESS: 357 New Market Court, Wayne, PA 19087

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

SALE NO. 24-5-147

Writ of Execution No. 2023-04472

DEBT \$113,087.61

ALL THAT CERTAIN tract of ground, situate in Lower Oxford Township, Chester County, Commonwealth of Pennsylvania described according to a Plan of "University Heights" prepared for Cheyney Homesteads, Inc., by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, April 23, 1959 and revised May 4, 1959 and being more fully described as follows:

BEGINNING at a point in the Southeast line of Township Route No. 329 (proposed 50 feet wide) said point being South 53 degrees 3 minutes West, 25.05 feet from a point in the center line of Township Route 329 being a corner of lands now or late of Robert Bidwell and land of the Grantor; thence from said point of beginning and continuing along the Southwest line of Township Route No. 329; South 40 degrees 40 minutes 10 seconds East, 76.63 feet to a point, the radial corner at the intersection of a proposed 50 feet wide street; thence along said radial corner on a line curving to the right having a radius of 25 feet an arc distance of 39.27 feet and a chord bearing South 6 degrees 19 minutes 50 seconds West, 35.36 feet to a point in

the Northwest line of and proposed 50 feet wide Street; thence along said Northwest line South 49 degrees 19 minutes 50 seconds West, 175 feet to a point; thence along and through land of the Grantor North 30 degrees 41 minutes West, 141.43 feet to a point in the South line of lands now or late of Robert Bidwell; thence along said lands the following two courses: (1) North 84 degrees 39 minutes East, 30 feet to a point; (2) North 53 degrees 3 minutes East, 134.95 feet to the point of BEGINNING.

BEING Lot No. 1 as shown on the above-mentioned Plan.

BEING the same premises which William E. Gaymon and Estelle S. Gaymon, his wife by Deed dated October 3, 1972 and recorded October 12, 1972 in Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Book Y40, Page 193 conveyed unto Emery Wimbish, Jr., single man.

PARCEL NO. 56-4-67

PLAINTIFF: Fulton Bank, N.A., Successor by Merger to Fulton Bank

VS

DEFENDANT: **Emery Wimbish, Jr.**

SALE ADDRESS: 148 Elkdale Road, Lincoln University, PA 19352

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

SALE NO. 24-5-148

Writ of Execution No. 2023-05438

DEBT \$517,329.87

Property to be sold is situated in the borough/township of KENNETT, County of Chester and State of Pennsylvania.

Parcel Number: 62-05-0067.350

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: **Marie B. Dellinger**

SALE ADDRESS: 15 Walnut Valley Road, Chadds Ford, PA 19317

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

SALE NO. 24-5-149

Writ of Execution No. 2023-00282

DEBT \$390,517.13

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF WEST CALN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN FOR JOHN L. BEILER, ET UX, DATED FEBRUARY 6, 1992 AND LAST REVISED MAY 18, 1992, PREPARED BY JOHN D. STAPLETON, III, REGISTERED LAND SURVEYOR AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COMMON CORNER OF LAND OF LOT 1 AND LANDS OF EUGENE C. AND ELIZABETH KUCH LOCATED IN EXISTING PENNSYLVANIA ROUTE 10 (S.R. 0010); THENCE ALONG LANDS OF EUGENE C. AND ELIZABETH KUCH AND CROSSING OVER THE EXISTING RIGHT OF WAY LINE AND THE ULTIMATE RIGHT OF WAY LINE OF PENNSYLVANIA ROUTE 10 (S.R. 0010) SOUTH 54 DEGREES 04 MINUTES 02 SECONDS EAST A DISTANCE OF 613.7 FEET TO A POINT AT A COMMON CORNER OF LANDS OF EUGENE C. AND ELIZABETH KUCH AND GIDEON E. AND ELSIE B. SMUCKER; THENCE ALONG LANDS OF GIDEON E. AND ELSIE B. SMUCKER SOUTH 20 DEGREES 13 MINUTES 48 SECONDS EAST A DISTANCE OF 199.81 FEET TO A POINT

IN THE EXISTING RIGHT OF WAY OF TELEGRAPH ROAD (T-435); THENCE IN THE EXISTING RIGHT OF WAY LINE OF TELEGRAPH ROAD (T-435) SOUTH 48 DEGREES 18 MINUTES 18 SECONDS WEST, A DISTANCE OF 424.69 FEET TO A POINT AT A COMMON CORNER OF LOT 1 AND LOT 2 LOCATED IN THE EXISTING RIGHT OF WAY OF TELEGRAPH ROAD (T-435); THENCE CROSSING THE EXISTING RIGHT OF WAY LINE AND THE ULTIMATE RIGHT OF WAY LINE OF TELEGRAPH ROAD (T-435) NORTH 42 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 744.38 FEET TO A POINT AT A COMMON CORNER LOT 1 AND LOT 2 LOCATED IN THE EXISTING RIGHT OF WAY OF PENNSYLVANIA ROUTE 10 (S.R. 0010); THENCE IN THE EXISTING RIGHT OF WAY OF PENNSYLVANIA ROUTE 10 (S.R. 0010) NORTH 42 DEGREES 01 MINUTE 58 SECONDS EAST 375.77 FEET TO THE POINT AND PLACE OF BEGINNING

BEING the same premises which MARLIN R. BEILER AND NAOMI L. BEILER, HUSBAND AND WIFE by Deed dated 03/15/2002 and recorded in the Office of Recorder of Deeds of Chester County on 06/19/2002 at Book 5309, Page 1559 granted and conveyed unto BENJAMIN K. BEILER AND RACHEL E. BEILER, HUSBAND AND WIFE.

PARCEL NO.: 28-04-0027.060

PLAINTIFF: Deutsche Bank National Trust Company, as trustee, on behalf of the holders of the Washington Mutual Mortgage Securities Corp. WaMu Mortgage Pass-Through Certificates, Series 2005-AR6

VS

DEFENDANT: **Benjamin K. Beiler and Rachel E. Beiler and United States of America**

SALE ADDRESS: 3144 Compass Road,
Honeybrook, PA 19344

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

SALE NO. 24-5-150

Writ of Execution No. 2019-07976

DEBT \$190,713.19

All that certain tract of land situate in the Township of West Sadsbury, Chester County, Commonwealth of Pennsylvania, compiled from surrounding deed and set forth as follows, to wit:

BEGINNING at a point in the center of Upper Valley Road (L.R. 15063) said point being the Northwest corner of lands of Pearl B. Cantler, thence passing over a spike on the South side of said road, South eleven degrees twenty minutes East (S 11 20' E), one hundred twenty-five (125) feet to an iron pin, thence continuing along land of Pearl G. Cantler, South seventy-nine degrees ten minutes West (S 79 10' W), one hundred ninety-two and nine tenths (192.9) feet to an iron pin in line of land of Pearl B. Cantler and being a corner of land of Timothy B. Kennedy, et ux; thence along Kennedy's land, South ten degrees fifty minutes East (S 10 50' E), two hundred eighteen and twenty-six hundredths (218.26) feet to an iron pin on the North line of the Penn Central Railroad Company, thence along said last mentioned line one hundred twenty-five (125) feet from a parallel to center line of said Railroad, South eighty-two degrees seven minutes thirty seconds West (S 82' 07' 30" W), two hundred twenty-eight and forty-three hundredths (228.43) feet to a point being the Southeast corner of land of Harold D. Hall, et ux; thence along Halls land North one degrees forty-eight minutes West (N 01 48' W), one hundred sixty-four and thirty-four hundredths (164.34) feet to a point in line of land of Earl C. Skiles, et ux; thence along Skiles land, North eighty

degrees East (N 80' E), forty-seven (47) feet to a pin, thence continuing along land of Skiles North ten degrees West (N 10 W), one hundred twentyfive (125) feet to a point in the center of Upper Valley Road (L.R. 15063); thence along said center line North seventy-nine degrees ten minutes East (N 79 10' E), twenty (20) feet to a point being the point and place of BEGINNING.

Said land bounded on the North by land now or late of Earl C. Skiles, and Iris V. Skiles his wife, Upper Valley (LR 15063) and Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler and Timothy B. Kennedy, Leslie A. Kennedy, his wife, bounded on the South by land of Penn Central railroad company; and bounded on the west by land of Harold M. Hall and Elizabeth A. Hall, his wife, and Earl C. Skiles and Iris V. Skiles, his wife. Title is vested in Richard E. Walker and Ethel Marie Walker, husband and wife by deed from Ethel Marie Walker, Married woman, dated 08/28/1986 and recorded 09/05/1986 in Book 431 and Page 541.

Tax ID: 36-05-0135.060

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset- Backed Certificates, Series 2005-BC5

VS

DEFENDANT: **Ethel Marie Walker and Richard E. Walker**

SALE ADDRESS: 3342 Upper Valley Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **PARKER McCAY PA 856-596-8900**

SALE NO. 24-5-151

Writ of Execution No. 2023-03803

DEBT \$64,369.81

ALL THAT EAST HALF OF A DOUBLE

FRAME DWELLING HOUSE DESIGNATED AS NO. 809 EAST CHESTNUT STREET IN THE CITY OF COATESVILLE AFORESAID BOUNDED AND DESCRIBED AS FOLLOWS:

FRONTING APPROXIMATELY NINETEEN FEET ON THE NORTH SIDE OF EAST CHESTNUT STREET AND EXTENDING BACK BETWEEN PARALLEL LINES TO OTHER LAND OF THE GRANTOR EIGHTY SIX AND SEVENTY FIVE ONEHUNDREDTHS FEET THE WESTERN LINE PASSING THROUGH THE DIVISION WALL OF THIS HOUSE AND NO. 807 EAST CHESTNUT STREET.

TITLE TO SAID PREMISES IS VESTED IN ESTHER R. JOHNSON BY DEED FROM LAWRENCE ASH YEARSLEY DATED JANUARY 7, 1998 AND RECORDED FEBRUARY 5, 1998 IN DEED BOOK 4306, PAGE 1096. THE SAID ESTHER R. JOHNSON DIED ON DECEMBER 24, 2020 WITHOUT A WILL OR APPOINTMENT OF AN ADMINISTRATOR, THEREBY VESTING TITLE IN JAMES DEMETRIS JOHNSON, KNOWN SURVIVING HEIR OF ESTHER R. JOHNSON AND UNKNOWN SURVIVING HEIRS OF ESTHER R. JOHNSON BY OPERATION OF LAW.

TAX I.D. #: 16-2-329

PLAINTIFF: The Bank of New York Mellon, the successor to JPMorgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-1

VS

DEFENDANT: **James Demetris Johnson, Known Surviving Heir of Esther R. Johnson and Unknown Surviving Heirs of Esther R. Johnson**

SALE ADDRESS: 809 East Chestnut Street, Coatesville, PA 19320

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

SALE NO. 24-5-152

Writ of Execution No. 2023-08636

DEBT \$136,206.89

ALL THAT CERTAIN tract of land situated in Valley Township, County of Chester, Commonwealth of Pennsylvania, known as 925 Madison Street, bounded and described according to a survey made December 18, 1964 by DeArmit and Hayes, Engineers and Surveyors, as follows:

BEGINNING at a point in the North Right of Way line of Madison Street (fifty -- 50 feet wide) a corner of 923 Madison Street, said point being located two hundred thirty one and fifty one hundredths (231.50) feet from the West Right of Way line of West Ninth Avenue (fifty - 50 feet wide) as measured westwardly along the North Right of Way line of Madison Street; thence along Madison Street South seventy-eight degrees eleven minutes ten seconds West (S. 78 degrees 11'10" W.) twenty four and twenty five one hundredths (24.25) feet to a point, a corner of 927 Madison Street; thence along said land passing through a party wall North eleven degrees forty eight minutes fifty seconds West (N. 11 degrees 48'50" W.) one hundred twenty five (125) feet to a point in the South Right of Way line of Concord Street (twenty -20 feet wide); thence along Concord Street North seventy eight degrees eleven minutes ten seconds East (N. 78 degrees 11'10" E.) twenty four and twenty five one hundredths (24.25) feet to a point, a corner of Madison Street; thence along said land South eleven degrees forty eight minutes , fifty seconds East (S. 11 degrees 48'50" E.) one hundred twenty five (125) feet to the first mentioned point and place of beginning.

BEING the same premises which Adrian Negron and Paula Negron by Deed dated August 20, 2015 and recorded on August 24, 2015 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 9168 at Page 2067, as Instrument

No. 11427268, granted and conveyed unto Dale Welsh, in fee.

PARCEL NO. 38-5C-88.2

PLAINTIFF: COBA, INC., assignee of TD BANK, N.A.

VS

DEFENDANT: **DALE WELSH**

SALE ADDRESS: 925 Madison Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **DUANE MORRIS LLP 215-979-1000**

SALE NO. 24-5-153

Writ of Execution No. 2023-04959

DEBT \$385,972.70

ALL THAT CERTAIN lot or parcel of land situated in the Township of Fallowfield, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated November 9, 2000 and recorded in the Office of the Chester County Recorder of Deeds on December 21, 2000, in Deed Book Volume 4871 at Page 1580 Tax Parcel No. 47-4-99.11

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMTP Trust, Series 2019-C

VS

DEFENDANT: **Richard P. Johnson a/k/a Richard Johnson, Beth Bradley Johnson a/k/a Beth Johnson and the United States of America**

SALE ADDRESS: 20 Wilmington Road, Coatesville, PA 19320

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

SALE NO. 24-5-154

Writ of Execution No. 2023-01898

DEBT \$89,149.37

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

All that certain, Unit situate in the Bradford Township, Chester County, Commonwealth of Pennsylvania, being within Building Group #17 and being designated as Condominium Unit No. 166 in Exhibit "B" of the Declaration of Condominium of Bradford Square - Phase 3, dated 8/28/1986 and recorded in the Office for the Recording of Deeds in and for Chester County at West Chester, PA., on 9/3/1986 in Deed Book 428 page 221 and Plats and Plans for Bradford Square Phase "3" Condominium dated 8/29/1986 and recorded 9/3/1986 in Condominium Plan Book. Together with all right, title and interest being 1.47% undivided interest of in and to the Common Elements as set forth in the aforesaid Declaration of Condominium. Together with all right, title and interest of in and to the Limited Common Elements designated for this unit in the Declaration of Condominium and/or Plats or Plans. Together with and subject to any and all terms, covenants, conditions, restrictions, right of ways, easements, trust and agreements of record in the aforesaid Office of the Recorder of Deeds of Chester County as contained in the aforesaid Condominium Declaration.

BEING THE SAME PROPERTY CONVEYED TO MARK HEALY WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM GERRETT H. A. CONOVER, DATED MAY 31, 2002, RECORDED JUNE 10, 2002, AT DOCUMENT ID 10093466, AND RECORDED IN BOOK 5301, PAGE 1129, OFFICE OF

THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

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

PARCEL NO.: 51-05-0565

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

VS

DEFENDANT: **Mark A. Healy, AKA Mark Healy**

SALE ADDRESS: 744 Bradford Terrace, Unit 166, West Chester, PA 19382

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

SALE NO. 24-5-155

Writ of Execution No. 2023-04150

DEBT \$455,036.68

ALL THAT CERTAIN piece of ground, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, as established by Declaration of The Townes at Malvern, a Planned Community dated April 28, 2016 and recorded April 28, 2016 in Book 9300, page 2221, as amended in Book 9589, page 1812, as amended in Book 9846, page 2244, and any and all amendments thereto, with the Office of the Recorder of Deeds for Chester County, Pennsylvania.

Tax Parcel(s) 42-3-652

PLAINTIFF: Aurora Financial Group, Inc. c/o Roundpoint Mortgage Servicing LLC f/k/a Roundpoint Mortgage Servicing Corporation

VS

DEFENDANT: **Walter Rodrigues De Oliveira Neto, Aline De Souza Costa**

SALE ADDRESS: 145 Mulberry Drive, Malvern, PA 19355

SALE NO. 24-5-156

Writ of Execution No. 2023-02813

DEBT \$178,854.18

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF HUNTERS GLEN MADE BY TATMAN AND LEE ASSOCIATES, INC., DATED 10/15/1991 AND REVISED 2/15/1995 RECORDED IN CHESTER COUNTY AS PLAN NO. 12467 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEAST SIDE OF HUNTER DRIVE, A CORNER OF LOT #4, AS SHOWN ON SAID PLAN, THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHEAST SIDE OF HUNTER DRIVE NORTH 19 DEGREES 03 MINUTES 50 SECONDS EAST 103.25 FEET TO A POINT A CORNER OF LOT #6; THENCE ALONG LOT #6 SOUTH 54 DEGREES 28 MINUTES 11 SECONDS 202 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF JAMES C. WAYMAN; THENCE ALONG THE LANDS NOW OR LATE OF JAMES C. WAYMAN SOUTH 19 DEGREES 03 MINUTES 50 SECONDS WEST 103.25 FEET TO A POINT, A CORNER OF LOT #4; THENCE ALONG LOT #4 NORTH 54 DEGREES 28 MINUTES 11 SECONDS WEST 202 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #5 ON SAID PLAN.

CONTAINING 20,000 SQUARE FEET

OF LAND BE THE SAME MORE OR LESS.

UNDER AND SUBJECT TO RESTRICTIONS, CONDITIONS, EASEMENTS, RIGHTS OF WAY AND COVENANTS AS IN PRIOR INSTRUMENTS OF RECORD.

TITLE TO SAID PREMISES IS VESTED IN ROBERT JARA BY DEED FROM MARK A. HILL AND HEATHER L. HILL, HUSBAND AND WIFE, DATED JULY 25, 2003 AND RECORDED SEPTEMBER 3, 2003 IN DEED BOOK 5870, PAGE 641 INSTRUMENT NUMBER 10297722.

TAX I.D. #: 29-4-364

PLAINTIFF: NewRez LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Robert Jara**

SALE ADDRESS: 20 Hunter Drive, Glenmoore, PA 19343

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

SALE NO. 24-5-157

Writ of Execution No. 2022-06711

DEBT \$235,244.84

PROPERTY SITUATE IN THE TOWNSHIP OF CHARLESTOWN

TAX PARCEL # 3502 0095 0100

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS INC.

VS

DEFENDANT: **SHARYN L. GALLAGHER**

SALE ADDRESS: 1 Hartman Run 1, Phoenixville, PA 19460

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

SALE NO. 24-5-158

Writ of Execution No. 2023-03983

DEBT \$5,812.30

Property to be sold is situated in the Borough of Phoenixville, Chester County, PA and is being sold as the property of Susan M. Koch, Deceased and the Estate of Susan M. Koch.

TAX PARCELS BEING UPI #15-7-182 and UPI #15-7-297.

IMPROVEMENTS thereon: a residential dwelling with detached garage

PLAINTIFF: Westridge Estates HOA

VS

DEFENDANT: **Karen L. Ferry, Executor of the Estate of Susan M. Koch and the Estate of Susan M. Koch**

SALE ADDRESS: 381 Westridge Circle, Phoenixville, PA 19460 with detached garage #8

PLAINTIFF ATTORNEY: **JAMIE W. GONCHAROFF, ESQ. 610-436-9700**

SALE NO. 24-5-159

Writ of Execution No. 2022-05228

DEBT \$305,141.18

ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF DOWNINGTOWN IN THE COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 12/09/2004 AND RECORDED 12/28/2004, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 6373 AND PAGE 1806.

BEING the same premises which ALAN

J. TRYENS by Deed dated 12/09/2004 and recorded in the Office of Recorder of Deeds of Chester County on 12/28/2004 at Book 6373, Page 1806 granted and conveyed unto WENDI D. TRYENS, AN UNMARRIED WOMAN.

PARCEL NO.: 11-05-0052

PLAINTIFF: DLJ Mortgage Capital, Inc.
VS

DEFENDANT: **Wendi D. Tryens a/k/a Wendi D. Fitzsimmons**

SALE ADDRESS: 17 Whiteland Avenue, Downingtown, PA 19335

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

SALE NO. 24-5-160

Writ of Execution No. 2023-08175

DEBT \$87,938.12

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Honeybrook, County of Chester and Commonwealth of Pennsylvania, which is bounded and described according to a Plan of Property made for Taylor Mills Associates, Inc., and ARA Consulting LTD, made by Berger and Mayes, Inc. dated 10/11/1977 and recorded in the Recorder of Deeds under Plan 1645. Being Lot 4 on the above mentioned survey

Tax Parcel # 12-4-44.1

PLAINTIFF: MCLP Asset Company, Inc.
VS

DEFENDANT: **Shane C. Snyder**

SALE ADDRESS: 839 Pine Street, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **JACQUELINE F. MCNALLY, ESQ. 850-422-2520**

SALE NO. 24-5-162

Writ of Execution No. 2023-01914

DEBT \$196,919.07

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Kennett Township, CHESTER County, Pennsylvania, bounded and described according to a Plan of Lots 94 - 96 Final Subdivision of Balmoral, made by Morris & Ritchie Associates, Inc., Bel Air, MD, dated 8/7/1991, last revised 10/2/1991 and recorded on 12/17/1991, as Plan #11474, as follows, to wit:

BEGINNING at an interior point from the Northwesterly side of MacDuff Court, a comer of Limited Common Area: thence extending along same, the 7 following courses and distances: (1) South 56 degrees 25 minutes 28 seconds West, 12.33 feet to a point; (2) North 33 degrees 34 minutes 32 seconds West, 2.33 feet to a point; (3) South 56 degrees 25 minutes 28 seconds West, 11.67 feet to a point; (4) North 33 degrees 34 minutes 32 seconds West. 9.67 feet to a point: (5) South 56 degrees 25 minutes 28 seconds West, 6.33 feet to a point; (6) North 33 degrees 34 minutes 32 seconds West, 4.33 feet to a point and (7) South 56 degrees 25 minutes 28 seconds West, 12.00 feet to a point: thence extending North 33 degrees 34 minutes 32 seconds West, along Lot #95. the distance of 26.00 feet to a point, a comer of Limited Common Area; thence extending along the same, the 4 following courses and distances: (1) North 56 degrees 25 minutes 28 seconds West, 30.00 feet to a point: (2) South 33 degrees 34 minutes 32 seconds East, 16.33 feet to a point: (3) North 56 degrees 25 minutes 28 seconds East, 12.00 feet to a point and (4) South 33 degrees 34 minutes 32 seconds East, 26.00 feet to the first mentioned point and place of beginning.

BEING Unit #94 as shown on said Plan.

TOGETHER with an easement for exclusive use over the respective areas shown as Limited Common Area and as driveway space on the plan made by Morris & Ritchie Associates, Inc., aforesaid.

BEING the same premises which Robert L. Duke, IV and Terri L. Graybill, by Deed dated 03/31/2003 and recorded 04/03/2003 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5636, Page 371, granted and conveyed unto John J. Danko, Jr.

UPI NO. 62-5-343

IMPROVEMENTS thereon: a single family residence

PLAINTIFF: Louviers Federal Credit Union

VS

DEFENDANT: **John J. Danko, Jr.**

SALE ADDRESS: 805 Macduff Court, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **JACK M. SEITZ, ESQ 610-530-2700**