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Chester County Law Reporter

(USPS 102-900)

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

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In re: I.E.

Liberty - Admission for mental health treatment

1. Individual liberty has enjoyed constitutional protection in this Commonwealth since the adoption of Pennsylvania's first constitution in 1776.
2. All men are born equally free and independent, and have certain natural, inherent and inalienable rights, amongst which are, the enjoying and defending life and liberty.
3. Recognizing the substantial curtailment of liberty inherent to an involuntary confinement, our courts must strictly interpret and adhere to the statutory requirements for commitment.
4. Legal proceedings concerning extended involuntary emergency treatment under section 303(c), court-ordered involuntary treatment under section 304 or 305 or transfer hearings under section 306, may be conducted by a judge of the court of common pleas or by a mental health review officer (MHRO) authorized by the court to conduct the proceedings.
5. Once signed by the MHRO, an "order" is enforceable subject to a 72-hour review to be conducted by a judge upon petition by the patient. The 72-hour review is an important post-deprivation procedure to protect the rights of a patient.
6. Once a final judicial order is in place, the patient is left with the choice of filing a motion for reconsideration or a notice of appeal of a final order within thirty days of the court's making the MHRO order an order of court.
7. Requiring a court to endorse a MHRO order as its own runs afoul of a patient's post deprivation due process protections.
8. The Court *Held* Chester County Department of Mental Health and Intellectual & Developmental Disabilities' Motion for Reconsideration for a Judge to Sign Petition Orders for Admissions Into Wernersville State Hospital was granted; the Order of the MHRO was adopted as an Order of this Court for the sole limited purpose of the Patient being admitted to Wernersville State Hospital, without prejudice to the Patient's right to file a petition for review of the MHRO Order as provided in the Mental Health Procedures Act.

C.C.P. Chester County, Pennsylvania, No. 377 PMT 17; In Re: I.E.

Bruce Laverty for CCMH/IDD
Colleen Frens for County of Chester
Verwey, J., February 15, 2024:-

IN RE: I.E.



IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 377 PMT 17

MEMORANDUM AND ORDER

Before the Court is the Chester County Department of MH/IDD’s Motion for Reconsideration for a Chester County Court of Common Pleas Judge to Sign Petition Orders Pursuant to 50 P.S. § 7305 of the Pennsylvania Mental Health Act, for Admissions Into Wernersville State Hospital. The Motion seeks reconsideration of the Court’s February 8, 2024, Order denying what is essentially the same motion submitted to this Court. The first motion was denied because the motion sought “relief that is neither required by, nor has any basis in the law.” 2/8/24 Order n.1. The Court also found that the first motion was “bereft of a single citation to an appellate court decision, or for that matter the text of 50 P.S. § 7305, *directing that a court of common pleas judge sign an order to allow a patient to be placed in a state hospital for treatment.*” *Id.* (emphasis in original). For the reasons set forth below, the Motion for Reconsideration is granted and an order will issue to allow the Patient to be admitted for mental health treatment.

DISCUSSION

This matter involves a request by the Chester County Department of Mental Health and Intellectual & Developmental Disabilities (MM/IDD), seeking a judicial signature on an order for the admission of the above Patient to Wernersville State Hospital (WeSH). That motion is apparently necessitated by WeSH’s refusal to admit I.E. (Patient) for treatment pursuant to 50 P.S. § 7305 unless a judge signs the commitment order on form MH 785-4/2019. At the hearing on the Motion, it was represented to the Court that WeSH was willing to “compromise” and have this Court sign a modified order. As acknowledged by counsel for MM/IDD, the request for a judicial signature is not required by law. The demand by WeSH is legally baseless and the form used by WeSH poses a significant threat to the constitutionally protected liberty interests of Patient and others similarly situated.

Individual liberty has enjoyed constitutional protection in this Commonwealth since the adoption of Pennsylvania’s first constitution in 1776. Pa. Const. chap. I, § I (1776) (“All men are born equally free and independent, and have certain natural, inherent and inalienable rights, amongst which are, the enjoying and defending life and liberty ...”); Pa. Const. chap. I, § IX (1776) (“... nor can any man be justly deprived of his liberty except by the laws of the land, or the judgment of his peers.”). This protection predates that set forth in the Fifth Amendment to the

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United States Constitution, which was not ratified until 1791. U.S. Const. amend. V (“no person shall . . . be deprived of life, liberty, or property, without due process of law.”). These individual liberty interests continue to enjoy constitutional protection. See Pa. Const. art. I, § 1 (right to enjoy and defend individual liberty).

The appellate courts have stated that “[r]ecognizing the substantial curtailment of liberty inherent to an involuntary confinement, our Supreme Court has cautioned that *the courts must strictly interpret and adhere to the statutory requirements for commitment.*” *In re J.N.*, 241 A.3d 425 *3 (Pa. Super. 2020) (unpublished) (emphasis added). *In J.N.* the Superior Court reversed and remanded where the trial court did not conduct a hearing and create a record, the county failed to prove the commitment certification was supported by clear and convincing evidence, and the trial court’s order “in effect, denied J.N.’s Petition for review.” *Id.* at *5.

“Legal proceedings concerning extended involuntary emergency treatment under section 303(c), court-ordered involuntary treatment under *section 304 or 305* or transfer hearings under section 306, may be conducted by a judge of the court of common pleas *or by a mental health review officer authorized by the court to conduct the proceedings.*” 50 P.S. § 7109(a) (emphasis added). Once signed by the MHRO, an “order” is enforceable subject to a 72-hour review to be conducted by a judge upon petition by the patient. 50 P.S. § 7109(b). The provisions of section 7109 must be read *in pari materia* with those of, *inter alia*, sections 7304 and 7305. 1 Pa.C.S. § 1932. The 72-hour review is an important post-deprivation procedure to protect the rights of a patient. If the court adopts and signs the MHRO order as suggested, the court effectively forecloses the ability of the patient to obtain a *de novo* review of the MHRO’s decision, because the order is final.

In those instances where an MHRO issues an order and it is accepted, a review is required to take place within 72-hours of the filing of the petition. While a petition for review of a MHRO order may be filed at any time for submission to a court, that is not the case when the court enters the MHRO order as its own. Once a final judicial order is in place, the patient is left with the choice of filing a motion for reconsideration or a notice of appeal of a final order. Unlike the petition for review, either a motion for reconsideration or appeal must be filed within thirty days of the court’s making the MHRO order an order of court. Both of the motion and appeal would extend the patient’s involuntary commitment well beyond the 72-hour timeframe for review envisioned by 50 P.S. § 7109(b). Moreover, should the patient fail to file either a motion for reconsideration or appeal prior to the expiration of thirty days, their ability to seek judicial review may be foreclosed.

Based on the Court’s concerns over the due process rights of patients subject to involuntary commitment, and because patients have counsel to protect their rights, a policy was put in place in Chester County to require judicial review and signature *only* in those instances where a petition for review was filed. Despite the foregoing, the Commonwealth generally and WeSH more particularly require that a common pleas judge endorse an order of a mental health review officer as set forth on a copy of the MHRO Order, which was submitted with the Motion and

reads as follows:

AND NOW, this ___ day of _____, 20___, effective on the date of the above, after hearing on the Patient's Petition for Review, the Court finds that the Patient is severely mentally disabled and in need of treatment and, after full consideration of the less restrictive alternatives, it is hereby Ordered that the Order of the Mental Health Review Officer is adopted as an order of this Court.

Form MH 785-4/2019 (Motion Exh. C). In the present matter, the Patient did not file a petition for review, so this form of order is improper. Requiring a court to endorse a MHRO order as its own also runs afoul of a patient's post deprivation due process protections.

This Court finds that the procedure generally demanded by WeSH for admission for treatment fails to protect the constitutional rights of patients subject to involuntary commitment by foreclosing a review within 72-hours if a petition is filed, or possibly a denying appellate review. Therefore, the demand of WeSH for a judicial signature is, at the outset, legally baseless and otherwise poses a threat to the constitutionally protected liberty rights of patients.

While the Court understands the MM/IDD's concerns, it is unfortunate that it did not bring an action to compel WeSH to accept I.E. as a patient on the order of the MHRO. This would have forestalled future conflicts between WeSH's blind devotion to its policies and the need to provide patients with healthcare. However, WeSH has generously offered to allow this Court to enter a "compromise" order, to ensure that I.E. is admitted to its facility.

After consideration of the foregoing, and for all of the reasons stated, we enter this

ORDER

AND NOW, this 15th day of February, 2024, upon consideration of Chester County Department of MH/IDD's Motion for Reconsideration for a Chester County Court of Common Pleas Judge to Sign Petition Orders Pursuant to 50 P.S. § 7305 of the Pennsylvania Mental Health Act, for Admissions Into Wernersville State Hospital, and after hearing, it is ORDERED that:

1. The Motion for Reconsideration is GRANTED and the Court's Order of February 8, 2024 is VACATED;
2. The December 21, 2023, Order of Mental Health Review Officer McDonald is adopted as an Order of this Court for the sole limited purpose of the Patient being admitted to Wernersville State Hospital; and
3. This Order is issued without prejudice to the Patient's right to file a

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petition for review of the Mental Health Review Officer's December 21, 2023, Order as provided in the Mental Health Procedures Act of 1976, as amended.

BY THE COURT:

/s/ Anthony T. Verwey, J.

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NOTICES

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CORPORATION NOTICE

Greenview Property Management II Co., Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Harvey, Ballard & Bornstein
800 Lancaster Avenue
Suite T-2
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CORPORATION NOTICE

Patelmos Pizzeria Franchise Systems, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

CORPORATION NOTICE

Patelmos Pizzeria IP Holdings, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that J. T. SEELEY & CO., INC. is currently in the process of voluntarily dissolving.

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

BARONE, Nina, late of East Bradford Township. David K. Brown, care of STANLEY E. LUONGO, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

BERKES, Sally Ann, late of East Goshen Township. Andrew D. Berkes, and Jeffrey J. Berkes, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executors. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

BREThERICK, Sharon, late of Borough of West Chester. Jennifer Bretherick, care of JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, Executrix. JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

BUSCH, William Patrick, late of Downingtown. Kathryn Busch, 509 Thomas Road, Downingtown, PA 19335, Executrix.

CAPASSO, Dolores, late of South Coventry Township. Doreen Jordan, 126 Trinley St., Pottstown, PA 19465, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

D'ORSANEO, Anthony L., a/k/a Anthony D'Orsaneo, late of Coatesville City. Mario D. D'Orsaneo, care of STEPHANIE A. HENRICK, Esquire, 1001 Conshohocken State Rd., Ste. 1-210, West Conshohocken, PA 19428, Executor. STEPHANIE A. HENRICK, Esquire, Obermayer Rebmann Maxwell & Hippel, LLP, 1001 Conshohocken State Rd., Ste. 1-210, West Conshohocken, PA 19428, atty.

ESSIG, Joan V., late of Township of East Goshen. Donna A. Yascko, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, Executrix. KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, atty.

FOSTER, Nancy E., late of West Goshen Township. Susan F. Aaldenberg, care of RUDOLPH L. CELLI, JR., Esquire, 125 Stafford Ave., Ste. 115, Wayne, PA 19087, Executrix. RUDOLPH L. CELLI, JR., Esquire, Celli & Associates, 125 Stafford Ave., Ste. 115, Wayne, PA 19087, atty.

HARTLOVE, SR., Andrew L., late of Uwchlan Township. Andrew L. Hartlove, Jr., 102 Worthington Dr., Exton, PA 19341, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

IMBIEROWICZ, Harriett H., late of Kennett Twp.. Carol I. Sheron, 2 Giana Way, Glen Mills, PA 19342-1377, care of DOROTHY K. WEIK-HANGE, Esquire, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964, Executrix. DOROTHY K. WEIK-HANGE, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964, atty.

KOT, Jeffrey Alton, a/k/a Jeffrey A. Kot, late of East Nottingham Township. Jamie Kot, care of LISA M. NENTWIG, Esquire, 1500 Market St., 3500E, Philadelphia, PA 19102, Administratrix. LISA M. NENTWIG, Esquire, Dilworth Paxson LLP, 1500 Market St., 3500E, Philadelphia, PA 19102, atty.

LEVENITE, Joan L., late of West Brandywine Township. Jeanne Forese, 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.

LUDWICK, Dorothy Eleanor, late of Downingtown. Robert H Ludwick Jr., 351 Quarry Lane, Exton, Pa., 19341, and Randy H. Ludwick, 4823 Horsehoe Pike, Downingtown, Pa., 19335, Executor.

MANNES, JR., David Scott, late of Honey Brook Township. Deborah S. Jackson, 1019 Welsh Rd., Honey Brook, PA 19344, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Administratrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

McQUEEN, William Frank, a/k/a William F. McQueen, late of East Brandywine Township. Todd W. McQueen, 126 Longtail Dr., St. Augustine, FL 32092, and Tara M. Sandora, 774 Southwind Ln., Downingtown, PA 19335, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19381-0562, Executors. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19381-0562, atty.

MONNIG, Joan Q., late of East Whiteland Township. Danielle Clark and Justin Monnig, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster

Ave., Wayne, PA 19087-0191, Executors. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., Wayne, PA 19087-0191, atty.

MURPHY, Nancy Teel, a/k/a Nancy T. Murphy, late of Honey Brook Township. Harry A. Zucchini, 6 N. Colts Neck Way, Hockessin, DE 19707, care of SCUDDER G. STEVENS, Esquire, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, Executor. SCUDDER G. STEVENS, Esquire, M. Lyons Law Group LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

OLSON, Paul R., late of West Goshen Township. Patricia A. Olson, 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.

ORTEGA, Juan A., late of Penn Township. Jazmin Ortega, 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.

QUAINTANCE, David M., late of Lower Oxford Township. Bruce H. Vosburgh, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. PATRICK A. DEIBLER, Esquire, Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

RICE, JR., Samuel W., late of West Chester Borough. Dwayne Logie, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Administrator. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

SAUERS, John Vincent, late of West Goshen Township. Gayle Litwiniec-Sauers, 1213 Manley Avenue, West Chester, PA 19380, Administrator.

SMITH, David Henry, late of West Nottingham Township. Janet L. Scaruzzi, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

SPOTTS, Betty Lou, late of Upper Oxford Township. Kelvin L. Spotts, Ronald E. Spotts and Melanie S. Murray, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, atty.

WADDINGTON, Ellen, late of Phoenixville. Ja-

cob Lee Grodanz, 11 Fox Hollow Drive, Cherry Hill, NJ 08003, care of CHARLES W. PROCTOR, III, Esquire, 1450 E. Boot Rd., Building 400D, West Chester, Pa 19380, Executor. CHARLES W. PROCTOR, III, Esquire, PLA Associates PC, 1450 E. Boot Rd., Building 400D, West Chester, Pa 19380, atty.

WATT, David E., late of Willistown Township. Robert L. Watt, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executor. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

ZACHARY, Kim J., late of East Whiteland Township. Richard K. Washington, Jr., 1650 Market St., Ste. 3600, Philadelphia, PA 19103, care of RICHARD K. WASHINGTON, JR., Esquire, 1650 Market St., Ste. 3600, Philadelphia, PA 19103, Administrator. RICHARD K. WASHINGTON, JR., Esquire, Washington & Washington, P.C., 1650 Market St., Ste. 3600, Philadelphia, PA 19103, atty.

2nd Publication

BARE, Marguerite S., late of New London. Stephen J. Bare and Kimra G. Snyder, care of TIMOTHY E. SHAWARYN, Esquire, 147 W. Airport Road, Lititz, PA 17543, Executors. TIMOTHY E. SHAWARYN, Esquire, Legacy Law, 147 W. Airport Road, Lititz, PA 17543, atty.

FILOROMO, SR., Michael Angelo, a/k/a Michael A. Filoromo, Sr., late of East Fallowfield Township. H. Annette Filoromo-Beck, 2347 Camp Road, Petersburg, PA 16669, 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.

FITZGERALD, Dorothea, late of East Vincent Township. Matthew Fitzgerald, 99 Hearstone Circle, Phoenixville, PA 19460, care of GORDON R. OTT, Esquire, 2755 Century Blvd., Wyomissing, PA 19610, Executor. BRIAN R. OTT, Esquire, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610, atty.

FOLTZ, Jack L., a/k/a Jack Lloyd Foltz, late of Malvern Borough. Tracey E. Foltz, care of PAUL C. HEINTZ, Esquire, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, Executrix. PAUL C. HEINTZ, Esquire, Obermayer, Rebmann, Maxwell & Hippel, LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, atty.

GRIFFIN, Peter Henry, late of West Chester. Alexander Griffin, 336 S 17th Street, Philadelphia, PA 19103, Administrator.

HANKS, Judith L., late of East Marlborough Township. Steven R. Skibo, 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.

HARVEY, Kathryn A., late of West Chester. Christopher Harvey, 571 Linfield Rd, Royersford, PA 19468, Executor.

HERDEG, Judith C., late of Pennsbury Township. Judith L.H. Wilson, 701 Hillendale Rd., Chadds Ford, PA 19317, Fell C. Herdeg, 241 White Oak Shade Road, New Canaan, CT 06840, and Andrew C. Herdeg, 801 Patterson Avenue, San Antonio, TX, 78209, care of MARK M. DALLE PAZZE, Esquire, 15 Center Meeting Road, Wilmington, DE 19807, Co-Executors. MARK M. DALLE PAZZE, Esquire, Herdeg du Pont & Dalle Pazzе, LLP, 15 Center Meeting Road, Wilmington, DE 19807, atty.

HERRING, Walter R., late of East Marlborough Township. Ruth Russell, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square PA 19348, Executrix. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square PA 19348, atty.

HILL, Edwin Roland, late of West Bradford Township. Kevin Hill, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Executor. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, atty.

HOFFNAGLE, III, John Herman, late of Coatesville City. Edward Lee Wolf, Jr., 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.

HOSPODAR, JR., John, late of Tredyffrin Township. Thomas Paul Hospodar, care of RODNEY S. FLUCK, Esquire, 630 Freedom Business Center, Ste. 108, King of Prussia, PA 19406, Executor. RODNEY S. FLUCK, Esquire, Butera, Beausang, Cohen & Brennan, 630 Freedom Business Center, Ste. 108, King of Prussia, PA 19406, atty.

KEELER, Betty J., late of East Coventry. Barbara Jean Hunsberger, 51 Kauffman Road, Oley, PA 19547, care of ROBERT R. KREITZ, Esquire, 1210 Broadcasting Rd., Ste. 103, Wyomissing, PA 19610,

Executor. **ROBERT R. KREITZ**, Esquire, Kreitz Gallen-Schutt, 1210 Broadcasting Rd., Ste. 103, Wyomissing, PA 19610, atty.

KRYST, John J., a/k/a Jack Kryst, late of West Caln Township. Sophia F. Kryst, care of **WILLIAM T. KEEN**, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. **WILLIAM T. KEEN**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MILLER, Helen Alexis, late of West Whiteland Township. Kimberly Bocelli, 234 Ferndale Lane, Downingtown, PA, 19335 Executrix.

MORRIS, Nevin Eugene, a/k/a Nevin E. Morris, late of West Goshen Township. Patricia Lynn Morris, 1216 Caln Meeting House Rd., Coatesville, PA 19320, care of **MARITA MALLOY HUTCHINSON**, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executrix. **MARITA MALLOY HUTCHINSON**, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

MUMBER, Noreen M., a/k/a Noreen Marie Mumber and Noreen Mumber, late of North Coventry Township. Lee A. Mumber, 217 E. Race Street, Stowe, PA 19464, care of **SUPRIYA G. PHILIPS**, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. **SUPRIYA G. PHILIPS**, Esquire, P.O. Box 444, Pottstown, PA 19464, atty.

ESTATE NOTICE Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedent are requested to make payment without delay to the executors or administrators named below.

SUSAN PRICE

Late of West Whiteland Township

Administrator: Gerald Carfagno

Address: King Laird, P.C.

360 West Main Street

Trappe, PA 19426

Attorney(s): **Andrew C. Laird, Esquire**

King Laird, P.C.

Address: **360 West Main Street**

Trappe, PA 19426

RAKOWSKI, Lech, a/k/a Lech S. Rakowski, late of East Whiteland Township. Renata Rakowski, care of **NICOLE B. LaBLETTA**, Esquire, 200 Barr Harbor Dr., Ste. 400, Conshohocken, PA 19428, Administratrix. **NICOLE B. LaBLETTA**, Esquire, LaBletta

& Walters LLC, 200 Barr Harbor Dr., Ste. 400, Conshohocken, PA 19428, atty.

SHIN, Hyon Duk, late of Berwyn. Yanli Gong, care of **RICHARD H. MORTON**, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Administratrix. **RICHARD H. MORTON**, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

SOPKO, Edward J., a/k/a Edward Sopko, late of Willistown Township. Edward B. Sopko, care of **THOMAS W. FLYNN III**, Esquire, 19 Waterloo Ave, Berwyn, PA 19312, Executor. **THOMAS W. FLYNN III**, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Ave, Berwyn, PA 19312, atty.

3rd Publication

ABATE, Janet Lynn, late of Jennersville. Timothy Abate, 938 Newark Rd, Toughkenamon, PA 19374, Executor.

BAKER, June Benz, late of New London Township. Justin T Benz, care of **VINCENT CAROSELLA, JR**, Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Executor. **VINCENT CAROSELLA, JR**, Esquire, Carosella & Associates PC, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

BOWERS, Lois Trout, late of West Goshen Township. Mark E. Bowers, 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.

CIAVATTA, John B., a/k/a John Ciavatta, late of East Caln. Carol Hershey, Guardian Services of PA, P.O. Box 346, Media, PA 19063, care of **JACQUELYN S. GOFFNEY**, Esquire, 339 W. Baltimore Ave., Media, PA 19063, Administrator. **JACQUELYN S. GOFFNEY**, Esquire, 339 W. Baltimore Ave., Media, PA 19063, atty.

DISNEY, Diane M., late of East Bradford Township. David E. Disney, 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.

FILLMAN, Samuel L., a/k/a Samuel Leroy Fillman, late of East Brandywine Township. Tracy Phelan and Dale Fillman, care of **JACQUELINE MOTYL**, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executors. **JACQUELINE MOTYL**, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-

0673, atty.

FLEMING, Sydney Winn, late of Kennett Township. Linda F. Bondy, 3200 Tatting Rd., Matthews, NC 28105, care of TRAVIS G. MAURER, Esquire, Rodney Square, 1000 N. King St., Wilmington, DE 19801, Executrix. TRAVIS G. MAURER, Esquire, Young, Conaway, Stargatt & Taylor, LLP, Rodney Square, 1000 N. King St., Wilmington, DE 19801, atty.

HENRY, Donald Ward, late of Paoli. Michael Joseph Henry, 104 Pine Tree Road, Paoli, PA 19301, care of MATTHEW KONCHEL, Esquire, 13 Davenport Drive, Downingtown, PA 19335, Executor. MATTHEW KONCHEL, Esquire, Konchel & Associates, 13 Davenport Drive, Downingtown, PA 19335, atty.

HERR, Yvonne B., late of East Nottingham Township. Karen E. Feeney, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, atty.

HOFFMAN, Doris A., late of Kennett Township. David M. Frees, III, care of DAVID M. FREES, III, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh Turner Burke & Frees P.C., 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

MANZ, Anna Y., late of East Goshen Township. Donna Bailey, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

McCULLOUGH, Doris S., late of Franklin 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.

McHUGH, Henry J., a/k/a Henry Joseph McHugh and Harry McHugh, late of West Whiteland Township. Margaret M. McHugh, care of JILL R. FOWLER, Esquire, 1001 Conshohocken, State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrix. JILL R. FOWLER, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken, State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

McKEOUGH, Charles Michael, a/k/a Charlie McKeough, Charles McKeough and Charles M. McKeough, late of Tredyffrin Township. Andrew Kirill McKeough, 11 Sullivan Rd., Wayne, PA

19087, care of DIRK M. SIMPSON, Esquire, 101 W. Elm St., #400, Conshohocken, PA 19428, Executor. DIRK M. SIMPSON, Esquire, Royer Cooper Cohen Braunfeld LLC, 101 W. Elm St., #400, Conshohocken, PA 19428, atty.

McKEOUGH, MaryLou, a/k/a Mary Louise McKeough, MaryLou Mankowski and Mary Louise Mankowski, late of Tredyffrin Township. Andrew Kirill McKeough, 11 Sullivan Rd., Wayne, PA 19087, care of DIRK M. SIMPSON, Esquire, 101 W. Elm St., #400, Conshohocken, PA 19428, Executor. DIRK M. SIMPSON, Esquire, Royer Cooper Cohen Braunfeld LLC, 101 W. Elm St., #400, Conshohocken, PA 19428, atty.

PHILIPPS, Edward J., late of Pennsbury Township. Katharine H. Philipps, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

PRICE, Eugene, late of Toughkenamon. Laura Price, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executrix. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

RICHARDS, Verna M., late of East Nantmeal Township. Michael A. Frame, 991 Elverson Rd., Morgantown, PA 19543, care of WAYNE C. BUCKWALTER, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19341-0565, Executor. WAYNE C. BUCKWALTER, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19341-0565, atty.

SALSGIVER, Robert Dale, late of Honey Brook Township. Kristin Lessick, 6360 Byerly Road, Honey Brook, PA 19344, care of JASON B. MARTIN, Esquire, 725 Skippack Pike, Suite 337, Blue Bell, PA 19422, Executrix. JASON B. MARTIN, Esquire, The Martin Law Firm, P.C., 725 Skippack Pike, Suite 337, Blue Bell, PA 19422, atty.

SANDOSKI, Susan A., late of West Caln Township. Kathryn S. Catanese, 108 Tanglesworth Road, Irmo, SC 29063, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SCHMIDT, Elizabeth W., late of Exton. Christina D. Menter, 204 Autumn Drive, Exton, PA 19341, care of MATTHEW KONCHEL, Esquire, 13 Davenport Drive, Downingtown, PA 19335, Executor. MAT-

THEW KONCHEL, Esquire, Konchel & Associates, 13 Davenport Drive, Downingtown, PA 19335, atty.

SLODY, Carol L., late of Valley Township. Christina DeLiberato, 65 N. Hawthorne Road, Coatesville, PA 19320 and Barbara Mulvaney, 109 Woodland Drive, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executors. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SNYDER, Melia D., late of West Whiteland Township. David A. Snyder, 2000 Chestnut Lane, Downingtown, PA 19335, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

STERNER, James F., late of Penn Township. A. Tamasin Sterner, 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.

WHITNEY, Patricia A., a/k/a Patricia Whitney, late of Thornbury Township. Alexander K. Harvey, care of THOMAS J. BURKE, JR., Esquire, 15 Rittenhouse Place, Ardmore, PA 19003, Executor. THOMAS J. BURKE, JR., Esquire, Haws & Burke, PC, 15 Rittenhouse Place, Ardmore, PA 19003, atty.

Amberto Mattioni, 107 Shoen Road, Exton, PA 19341, and David Mattioni, 208 Whitford Hills Road, Downingtown, PA 19335.
ANTHONY D. GIANNASCOLI, Esquire
460 Creamery Way, Suite 109
Exton, PA 19341

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 10, 2024, for Natasha Land Interiors with a principal place of business located at 138 Whispering Oaks Dr, West Chester, PA 19382 in Chester County. The individual interested in this business is Natasha Land, also located at 138 Whispering Oaks Dr, West Chester, PA 19382. This is filed in compliance with 54 Pa.C.S. 311.

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 19, 2024, for Three Purple Doves with a principal place of business located at 274 Greenwood Dr, Oxford, PA 19363 in Chester County. The individual interested in this business is Jessica Hammer, also located at 274 Greenwood Dr, Oxford, PA 19363. This is filed in compliance with 54 Pa.C.S. 311.

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 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A

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

Mattioni Brothers, with its principal place of business at 200 W. Uwchlan Avenue, Downingtown, PA 19335. The application has been (or will be) filed on: Tuesday, May 21, 2024. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Gregory Mattioni, 200 W. Uwchlan Avenue, Downingtown, PA 19335,

REDUCED FEE OR NO FEE.

Chester County Bar Association
Legal Referral Services
15 W Gay St #2, West Chester, PA 19380
Phone: (610) 692-1889

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

**IN THE MATTER OF: ESTATE 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 11 day of JUNE, 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 21 day of MAY, 2024.

/s/ Christine Gilbert
Deputy for the Register of Wills, Chester County, Pennsylvania

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 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

**IN THE MATTER OF: ESTATE 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 11 day of JUNE, 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 21 day of MAY, 2024.

/s/ Christine Gilbert
Deputy for the Register of Wills, Chester County,
Pennsylvania

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, June 20th, 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, July 22nd, 2024.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

2nd Publication of 3

SALE NO. 24-6-163

Writ of Execution No. 2023-04619

DEBT \$157,663.34

PROPERTY SITUATE IN TOWNSHIP OF WEST WHITELAND

Tax Parcel # 41-8E-49

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NATIONSTAR MORTGAGE LLC

VS

DEFENDANT: **STEVEN K. FOX & DAWN M. FOX**

SALE ADDRESS: 1252 Bowman Avenue, West Chester, PA 19380

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

SALE NO. 24-6-166

Writ of Execution No. 2023-07403

DEBT \$216,330.95

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN LOWER OXFORD TOWNSHIP, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A TWO-LOT SUBDIVISION PLAN PREPARED FOR ROBERT WAGONER BY CONCORD LAND PLANNERS AND SURVEYORS, OXFORD, PA, DATED OCTOBER 12, 2000 AS LAST REVISED MARCH 7, 2002 AND WHICH PLAN IS RECORDED AS PLAN NO. 16183, TO WIT:

BEGINNING AT A POINT OF CURVE ON THE TITLE LINE IN THE BED OF CONNER ROAD (T-329) WHICH POINT MAKES A COMMON CORNER OF THIS PREMISES AND LAND NOW OR LATE OF UNITED MOBILE HOMES OF PA., INC.; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG THE SAID TITLE LINE IN THE BED OF CONNER ROAD THE TWO NEXT FOLLOWING COURSES AND DISTANCES, VIZ: (1) ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 1117.61 FEET THE ARC DISTANCE OF 145.50 FEET TO A POINT OF TANGENT AND (2) NORTH 63 DEGREES 40 MINUTES 00 SECONDS EAST 44.33

FEET TO A POINT, A CORNER OF THIS PREMISES AND LOT NO. 3 A; THENCE EXTENDING ALONG THE SAME SOUTH 22 DEGREES 11 MINUTES 04 SECONDS EAST 280.73 TO A POINT, A CORNER OF THIS PREMISES ON LINE OF LAND NOW OR LATE OF UNITED MOBILE HOMES OF PA., INC. AFORESAID; THENCE EXTENDING ALONG THE SAME THE TWO NEXT FOLLOWING COURSES AND DISTANCES, VIZ: (1) SOUTH 74 DEGREES 25 MINUTES 29 SECONDS WEST 206.60 FEET TO A POINT, A CORNER OF THIS PREMISES AND (2) NORTH 18 DEGREES 52 MINUTES 25 SECONDS WEST 253.21 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 3B ON THE ABOVE MENTIONED PLAN

BEING the same premises which WILLIAM DONALD ROBINSON AND JEANETTE R. ROBINSON, HUSBAND AND WIFE, WAGONER CUSTOM CONTRACTING, INC by Deed dated 09/22/2003 and recorded in the Office of Recorder of Deeds of Chester County on 10/02/2003 at Book 5919, Page 350 granted and conveyed unto RICHARD A. MAITRE, A SINGLE MAN.

Tax Parcel # 56-4-51.5A

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **Richard A Maitre**

SALE ADDRESS: 370 Conner Road, Oxford, PA 19363

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

SALE NO. 24-6-168

Writ of Execution No. 2019-11435

DEBT \$204,186.36

ALL THAT CERTAIN lot or parcel of land situated in the Township of Westtown, County of Chester,

Commonwealth of Pennsylvania, being more fully described in Deed dated December 9, 1998 and recorded in the Office of the Chester County Recorder of Deeds on December 18, 1998, in Deed Book Volume 4475 at Page 2087.

Tax Parcel # 67-4C-134

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1

VS

DEFENDANT: **Jacqueline A. Barker and James V. Barker**

SALE ADDRESS: 542 Coventry Lane, West Chester, PA 19382

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

SALE NO. 24-6-169

Writ of Execution No. 2022-09410

DEBT \$213,395.79

All that certain piece or parcel or Tract of land situate in the Township of Tredyffrin, Chester County, Pennsylvania, and being known as 22 Hopkinson Court #160, Wayne, Pennsylvania 19087.

Tax Parcel # 43-5-266

PLAINTIFF: Longbridge Financial, LLC

VS

DEFENDANT: **W. Michael Duncan**

SALE ADDRESS: 22 Hopkinson Court #160, Wayne, PA 19087

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

Tax Parcel # 5306 012600 00

PLAINTIFF: **NATIONSTAR MORTGAGE LLC**

VS

DEFENDANT: **ABBAS RAHBARI**

SALE ADDRESS: 1613 Manley Road, West Chester, PA 19380

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

SALE NO. 24-6-170

Writ of Execution No. 2023-00090

DEBT \$143,173.46

SALE NO. 24-6-172

Writ of Execution No. 2019-04955

DEBT \$178,098.85

PROPERTY SITUATE IN BOROUGH OF PHOENIXVILLE

Tax Parcel # 15-11-0019

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **JOHN SUTTER Solely in His Capacity as Heir of HELEN I. SUTTER AKA HELEN T. SUTTER, Deceased ROBERT SUTTER Solely in His Capacity as Heir of HELEN I. SUTTER AKA HELEN T. SUTTER, Deceased The Unknown Heirs of HELEN I SUTTER AKA HELEN T SUTTER, Deceased THOMAS P. SUTTER JR, Solely in His Capacity as Heir of HELEN I. SUTTER AKA HELEN T. SUTTER, Deceased CYNTHIA VALKO AKA CINDY VALKO, Solely in Her Capacity as Heir of HELEN I. SUTTER AKA HELEN T. SUTTER, Deceased**

SALE ADDRESS: 917 Woodlawn Avenue, Phoenixville, PA 19460

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

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

Tax Parcel # 38-5-6.1B

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

VS

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

SALE ADDRESS: 1451 Valley Road, Coatesville, PA 19320

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

SALE NO. 24-6-173

Writ of Execution No. 2022-10357

DEBT \$76,431.95

SALE NO. 24-6-171

Writ of Execution No. 2023-03018

DEBT \$237,047.22

PROPERTY SITUATE IN TOWNSHIP OF WEST MARLBOROUGH

Tax Parcel # 48-01-0012.110

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE BANK OF NEW

ALL THAT CERTAIN LOT OR LAND SITUATE IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA

YORK MELLON, AS TRUSTEE FOR THE ABFS MORTGAGE LOAN TRUST 2003- 2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-2

VS

DEFENDANT: **RONALD MCCARRAHER & JUDITH A. MCCARRAHER**

SALE ADDRESS: 14 Richard Wilson Drive, Coatesville, PA 19320

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

SALE NO. 24-6-175

Writ of Execution No. 2023-06347

DEBT \$182,756.03

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in the Township of Caln, County of Chester, BEING UPI# 39-2L-48 described as Lot 48, according to the Plan of Downing Ridge, made by G.D. Houtman and Son Land Surveyors, dated November 7, 1975, last revised February 16, 1977, and recorded as Chester County Plan No. 1315.

UPI # 39-2L-48

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **Regina L Campbell**

SALE ADDRESS: 113 Glen Ridge Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ALBERTELLI LAW 856-724-1888**

SALE NO. 24-6-176

Writ of Execution No. 2023-07585

DEBT \$127,321.51

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHESTER, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS

FOLLOWS:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, HEREDITAMENTS AND APPURTENANCES SITUATE IN THE TOWNSHIP OF EAST WHITELAND, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, AND DESIGNATED AND SHOWN ON SITE DEVELOPMENT PLAN OF "FRAZER MANOR" MADE BY YERKES ASSOCIATES, INC., CONSULTING ENGINEERS AND SURVEYORS, WEST CHESTER, PA, DATED 8/8/1980 LAST REVISED 4/21/1981 RECORDED 7/15/1981 IN PLAN FILE #3611 AND DESIGNATED AND SHOWN ON AN AS BUILT BUILDING LOCATION PLAN OF "ONE PARK PLACE" MADE BY BERGER & HAYES, INC., CONSULTING ENGINEERS & SURVEYORS THORNDALE, PA, DATED 11/16/1982 AND DESIGNATED AS LOT #16 AND 15 FEET PATIO AREA.

BEING THE SAME PREMISES which GRANTORS Gabriel D'Andrea Land Developers, Inc., by Deed dated May 6, 1983 and recorded May 9, 1983 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 61, Page 7, Instrument No: 053188 granted and conveyed unto Warren C. Denen in fee.

Tax Parcel # 42-04-0415

PLAINTIFF: Carrington Mortgage Services LLC

VS

DEFENDANT: **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Warren G. Denen, deceased**

SALE ADDRESS: 118 Josephs Way, Malvern, PA 19355

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