



Chester County Law Reporter

(USPS 102-900)

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No. 30

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Chester County Law Reporter

(USPS 102-900)

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Jacoby vs. Hankin Enterprises, Ltd., et al.

Transfer to arbitration – Summary judgment – Remittitur – New trial

1. Pa.R.C.P. 1021(d) authorizes a court to determine the amount actually in controversy and enter an order of reference to arbitration upon a proper record.
2. When deciding a motion for summary judgment, a court views the record in the light most favorable to the non-moving party, and all doubts as to the existence of a genuine issue of material fact must be resolved against the moving party.
3. When deciding a motion for new trial/remittitur, the duty of assessing damages is within the province of the jury and should not be interfered with by the court, unless it clearly appears that the amount awarded resulted from caprice, prejudice, partiality, corruption or some other improper influence. Moreover, a court must not set aside a jury award as excessive unless it shocks the court's conscience of sense of justice.
4. Plaintiff filed a complaint seeking damages greater than \$50,000.00 upon her claim that Defendants negligently exposed her to mold, etc. Defendants by their Motion ask this court to redesignate this case compulsory arbitration arguing that the amount in controversy is not greater than \$50,000.00 because Plaintiff testified her symptoms are limited to coughing, severe congestion, itching, hair loss, and rashes, and diminished after she moved out. Plaintiff opposes Defendants' Motion, arguing Plaintiff also complained of a host of other symptoms. Defendants' Motion is a hybrid of a motion for summary judgment and a motion for new trial/remittitur. The Court Held, upon the cold record as it stands at present, this court must conclude that Defendants have not met their high burden of production and persuasion. Accordingly, this court denied Defendants' Motion to Transfer to Arbitration.

R.E.M.

C.C.P., Chester County, Pennsylvania, Civil Action No. 2020-08163-TT; Dawne Jacoby vs. Hankin Enterprises, Ltd d/b/a Claremont on the Square, LP and Hankin Enterprises, Inc. and Claremont on the Square, LP and Claremont on the Square, GP, Inc.

Jeffrey B. Solomon for Plaintiff
John A. Livingood for Defendants
Binder, May 1, 2023:-

DAWNE JACOBY,

Plaintiff

vs.

HANKIN ENTERPRISES, LTD d/b/a
CLAREMONT ON THE SQUARE, LP
and HANKIN ENTERPRISES, INC. and
CLAREMONT ON THE SQUARE, LP
and CLAREMONT ON THE SQUARE
GP, INC.,

Defendant

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2020-08163-TT

CIVIL ACTION – LAW

ORDER and MEMORANDUM

AND NOW, this 1st day of May, 2023, upon consideration of Defendants' Motion to Transfer to Arbitration¹ filed April 3, 2023 and Plaintiff's response thereto, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Motion is **DENIED**.

BY THE COURT:/s/ **BRET M. BINDER, J.**

¹ The full title is Defendants Hankin Enterprises LTD d/b/a Claremont on the Square, LP, Hankin Enterprises, Inc., Claremont on the Square, LP, and Claremont on the Square GP, Inc.'s Motion to Transfer to Arbitration.

MEMORANDUM

This is an action where Plaintiff filed a complaint on November 4, 2020 seeking damages greater than \$50,000.00 upon her claim that Defendants negligently exposed her to mold, bacteria, and/or other hazardous growths in the apartment she rented. This action was designated as Category A (pertaining to general civil matters) and not as Category C (pertaining to compulsory arbitration) for purposes of C.C.R.C.P. 200 pursuant to C.C.R.C.P. 1301.1(a) since the amount in controversy was greater than \$50,000.00. Defendants by their Motion ask this court to redesignate this case as Category C and subject to compulsory arbitration arguing that the amount in controversy is not greater than \$50,000.00. Defendants note that Plaintiff had allergies before renting the apartment, that she testified at deposition that her symptoms related to mold exposure are limited to coughing, severe congestion, itching, hair loss, and rashes, and that her symptoms have diminished since moving out. *See* Motion, 4/3/2023, ¶¶ 6-8, 10-13. Plaintiff opposes Defendants' Motion arguing that the amount in controversy is greater than \$50,000.00 noting that Plaintiff also complained of sneezing, flare-up of the skin, fatigue, the need to use an inhaler, and a host of other symptoms documented in Plaintiff's medical records and the expert report of Dr. Karin Flynn-Rodden. Response, 4/25/2023, ¶¶ 6-7, 17.

Here, this court is authorized to "determine the amount actually in controversy and enter an order of reference to arbitration[.]" Pa.R.Civ.P. 1021(d), and Defendants' Motion calls upon this court to review the record to determine whether it is sufficient to support an award of damages greater than \$50,000.00. In that regard, Defendants' Motion is a hybrid of a motion for summary judgment and a motion for new trial/remittitur. When deciding the former, a court views the record in the light most favorable to the non-moving party, and all doubts as to the existence of a genuine issue of material fact must be resolved against the moving party. Belden & Blake Corp. v. Com., Dep't of Conservation & Nat. Res., 969 A.2d 528, 531 (Pa. 2009). When deciding the latter, "[t]he duty of assessing damages is within the province of the jury and should not be interfered with by the court, unless it clearly appears that the amount awarded resulted from caprice, prejudice, partiality, corruption or some other improper influence." Tonik v. Apex Garages, Inc., 275 A.2d 296, 299 (Pa. 1971). Moreover, a court must not set aside a jury award as excessive unless it "shock[s] the court's conscience of sense of justice." Prather v. H-K Corp., 423 A.2d 385, 389 (Pa.Super. 1980) (citing 11 P.L.E. Damages § 71, Page 170). It follows that this court must deny Defendants' Motion unless this court can say with certainty that a jury award of \$50,001.00 would clearly be the result of an improper influence and/or would shock this court's sense of justice. Here, upon the cold record as it stands at present and the parties' description of the Plaintiff's symptoms, this court must conclude that Defendants have not met their high burden of production and persuasion. This court cannot conclude at present that Plaintiff is entitled to damages no greater than \$50,000.00 as a matter of law.

Accordingly, for the reasons set forth above this court will enter an order denying Defendants' Motion to Transfer to Arbitration filed April 3, 2023

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Chester County Court of Common Pleas

Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE BRET M. BINDER COURTROOM 12

WEDNESDAY, AUGUST 02, 2023 09:00 AM

HELEN M. MELCHIORRE

1506-0291

CALL OF THE AUDIT LIST

SECOND AND FINAL ACCOUNT

TRUST UNDER WILL FBO MATTHEW MELCHIORRE

SAMUEL J. TRUEBLOOD

SAMUEL J. TRUEBLOOD, TRUSTEE

JOSEPH SIM

1563-0055

CALL OF THE AUDIT LIST

FORMAL FULL AND FINAL ACCOUNTING

KENNETH N. BRODSKY

MARGARET M. HOLLERAN, ADMINISTRATOR
DBN-CTA

ALARIK W. MYRIN

1579-0128

CALL OF THE AUDIT LIST

FIFTH ACCOUNT

PRO SE

WALDORF EDUCATIONAL FOUNDATION, OTHER
INTERESTED PARTY

JUSTIN C. ESPOSITO

THE GLENMEDE TRUST COMPANY, TRUSTEE

MARK S BLASKEY

EDWARD M. WATTERS, III

KATHLEEN STEPHENSON

KARIN ELLEN MYRIN, TRUSTEE

JUSTIN C. ESPOSITO

MARK S BLASKEY

KATHLEEN ANN STEPHENSON

EDWARD M. WATTERS, III

JUSTIN C. ESPOSITO

CLEMENS PEITZNER, TRUSTEE

MARK S BLASKEY

CLEMENS PEITZNER, TRUSTEE

KATHLEEN ANN STEPHENSON

EDWARD M. WATTERS, III

JUSTIN C. ESPOSITO

MARK FINSER, TRUSTEE

MARK S BLASKEY

EDWARD M. WATTERS, III

KATHLEEN ANN STEPHENSON

JUSTIN C. ESPOSITO

DAVID ALSOP, TRUSTEE

MARK S BLASKEY

KATHLEEN ANN STEPHENSON

EDWARD M. WATTERS, III

Chester County Court of Common Pleas

Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE BRET M. BINDER COURTROOM 12

WEDNESDAY, AUGUST 02, 2023 09:00 AM

RICHARD H. HAUSKNECHT **1519-0032**
CALL OF THE AUDIT LIST
AMENDED FIRST AND FINAL ACCOUNT

GREGORY W. PHILIPS JAMIE SEGNERE, ADMINISTRATOR

MICHAEL JOSEPH GODFREY **1520-0042**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

ANDREW H. DOHAN ANN C. GODFREY, EXECUTOR

SCOTT E. YAW

HELEN P. MORGAN **1520-1364**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNTING ESTATE
FIRST AND FINAL ACCOUNTING OF JOINT ESTATE ACCOUNT

LEE R. ALLMAN WSFS BANK, PLENARY GUARDIAN OF ESTATE

THEODORE S. MORGAN **1520-1365**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNTING ESTATE
FIRST AND FINAL ACCOUNTING IRA GUARDIANSHIP
FIRST AND FINAL ACCOUNTING OF JOINT ESTATE ACCOUNT

LEE R. ALLMAN WSFS BANK, PLENARY GUARDIAN OF ESTATE

PATRICK J. FASANO **1521-1357**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

JOHN ALEXANDER GAGLIARDI ANGELA MARJA NORMAN, EXECUTOR

**THOMAS C. KLEINZ
CALL OF THE AUDIT LIST**

15-23-1117

FIRST ACCOUNT FOR SHAINAH BRAINARD TRUST

PRO SE

THOMAS C. KLEINZ, SETTLOR

DAVID R. WHITE, JR.

DAVID R. WHITE, JR., TRUSTEE

**MILES VALENTINE
CALL OF THE AUDIT LIST**

1578-0807

**THIRD ACCOUNT FOR TRUST FBO JOY SLATER AND PETITION FOR
RESIGNATION OF TRUSTEE
THIRD ACCOUNT FOR TRUST FBO SAMUEL SLATER AND PETITION FOR
RESIGNATION OF TRUSTEE**

M. ELIZABETH CLOVES

MARILYN C. SANBORNE, TRUSTEE

ALICIA H. BERENSON

M. ELIZABETH CLOVES

LOUIS N. TETI, TRUSTEE

ALICIA H. BERENSON

M. ELIZABETH CLOVES

MARK M. COLLINS. TRUSTEE

ALICIA H. BERENSON

M. ELIZABETH CLOUES

GLENMEDE TRUST COMPANY, N.A., TRUSTEE

ALICIA H. BERENSON

**MILES VALENTINE
CALL OF THE AUDIT LIST**

1588-0997

**THIRD ACCOUNT FOR TRUST FBO SAMUEL SLATER AND PETITION FOR
RESIGNATION OF TRUSTEE
THIRD ACCOUNT FOR TRUST FBO JOY SLATER AND PETITION FOR
RESIGNATION OF TRUSTEE**

M. ELIZABETH CLOUES

MARK M. COLLINS. TRUSTEE

ALICIA H. BERENSON

M. ELIZABETH CLOUES

MARILYN C. SANBORNE, TRUSTEE

ALICIA H. BERENSON

M. ELIZABETH CLOUES

LOUIS N. TETI, TRUSTEE

ALICIA H. BERENSON

M. ELIZABETH CLOUES

GLENMEDE TRUST COMPANY, N.A., TRUSTEE

ALICIA H. BERENSON

MILES VALENTINE

1588-0998

CALL OF THE AUDIT LIST

**FIFTH ACCOUNT FOR TRUST FBO SAMUEL SLATER & PETITION TO APPROVE
RESIGNATION OF TRUSTEE**

**FIFTH ACCOUNT FOR TRUST FBO JOY SLATER & PETITION TO APPROVE
RESIGNATION OF TRUSTEE**

M. ELIZABETH CLOUES

MARK M. COLLINS, TRUSTEE

ALICIA H. BERENSON

M. ELIZABETH CLOUES

LOUIS N. TETI, TRUSTEE

ALICIA H. BERENSON

M. ELIZABETH CLOUES

MARILYN C. SANBORNE, TRUSTEE

ALICIA H. BERENSON

M. ELIZABETH CLOUES

GLENMEDE TRUST COMPANY, N.A., TRUSTEE

ALICIA H. BERENSON

NOTICES

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CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 7/12/2023 under the Domestic Business Corporation Law, for Hemlock Road Holdings, Inc., and the addr. of the registered office is 7 Wetherill Ln., Chester Springs, PA 19425-2918, Chester County.

DISSOLUTION NOTICE

NOTICE OF DISSOLUTION. Notice is hereby given by GunSenseUs, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in accordance with the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

DISSOLUTION NOTICE

NOTICE OF DISSOLUTION. Notice is hereby given by GunSenseUs Education Fund, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in accordance with the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

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

BARDON, Lois D., late of West Whiteland Township. Joseph D. Bardon, III, care of HEIKE K. SULLIVAN, Esquire, 1735 Market St., Philadelphia, PA 19103, Executor. HEIKE K. SULLIVAN, Esquire, Ballard Spahr LLP, 1735 Market St., Philadelphia, PA 19103, atty.

BROSCHARD JR., Charles R., late of East Bradford Township. Thomas C. Lichtner, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

CARTER, Linda Gay, a/k/a Linda G. Carter and Lin Carter, late of Kennett Township. Richard Hardesty, 6623 Hoods Creek Rd., Franksville, WI 53126, care of ANITA D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

CASEY JR., John A., late of Honey Brook Township. Thomas P. Mahoney, III, 455 Glassboro Cross Keys Road, Apt 116, Sewell, NJ 08080, care of KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

CULLEN, M Georgann, a/k/a Georgann Cullen, late of West Goshen Township. David von Hemert, care of James S. Tupitza, Esquire, 212 W. Gay Street, West Chester, PA 19380, Executor. James S. Tupitza, Esquire, Tupitza & Associates, P.C., 212 W. Gay Street, West Chester, PA 19380, atty.

CURRY, Virginia Lee, a/k/a Ginny, late of West Brandywine Township. William A. Curry, 952 Burdette Dr., Downingtown, PA 19335, Executor.

DEENEY, Linda M., late of East Bradford Township. William Doyle, 312 Longwood Drive, Chadds Ford, PA 19317, 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.

FERRARI, Michael, late of Kennett Square. Karen Marie Ferrari, 111 Twin Creek Lane, Kennett Square, PA 19348, Executor.

GAGLIARDI, Eugene D., a/k/a Eugene D. Gagliardi, Jr., late of London Britain Township. Susan J. Battaglia, care of DAVID T. SCOTT, Esquire, Westtown Business Center, 1528 McDaniel Dr., West Chester, PA 19380, Executrix. DAVID T. SCOTT, Esquire, Delaney & Scott, P.C., Westtown Business Center, 1528 McDaniel Dr., West Chester, PA 19380, atty.

GASKILL, William T., late of West Chester. Cathy Gaskill, care of DAVID W. CROSSON, Esquire, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, Administratrix. DAVID W. CROSSON, Esquire, Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, atty.

GIUNTA, Louise R., late of West Chester Borough. Donald G. Giunta, 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.

GRAY, Alice May, late of Willistown Township. William Nicholas Corfee, IV, care of DANIELLA A. HORN, Esquire, 2202 Delancey Place, Philadelphia, PA 19103, Executor. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103, atty.

HUBER, Ruth M., late of Honey Brook. Raymond E. Huber, 475 Hamilton Road, Cochranville, PA 19330, Executor.

KLEIN, Michael A., a/k/a Michael Andrew Klein and Michael Klein, late of East Pikeland Township. Rachael Ann Johnson, care of JAMES R. FREEMAN, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. JAMES R. FREEMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

LANE, Brian Keith, late of West Goshen Township. Diane E. DeSieno, 858 S. High Street, West Chester, PA 19382, Administrator.

LITTLETON, Carole Ann, late of Wayne Borough. James Scott Littleton, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire,

Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

MAULE, Jennie Elisabeth, late of Kennett Township. Mary Teresa Maule Alfnt and James Edward Maule, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executors. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

McGILLIAN, Sarah J., late of Chester Springs, Upper Uwchlan Township. Elaine VanBlunk, 417 Hemlock Lane, Chester Springs, PA 19425, Executrix.

MILLER, Helen M., late of E. Nantmeal Twp.. Howard Miller, 449 Fieldstone Rd., Honey Brook, PA 19344, care of JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Ste. 10, Montgomeryville, PA 18936, Administrator. JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Ste. 10, Montgomeryville, PA 18936, atty.

MILLER, Ronald E., late of Easttown Township. Camille Miller Pedraza, 1656 Hidden Way, Malvern, PA 19355, Executrix.

MONVILLE, Margaretta M., a/k/a Jill Monville, late of East Goshen Township. KARYN L. SEACE, CELA, 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.

MOORE, Jane Z., late of East Marlborough Township. Wells Fargo Bank, N.A., Andrew Moore and Leslie Moore, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MORGAN, Helen P., a/k/a Helen Louise Black, Helen Louise Powell and Helen Powell Morgan, late of East Pikeland Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator DBN-CTA. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MORGAN, Theodore S., late of East Pikeland Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator CTA. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384,

Kennett Square, PA 19348, atty.

OBERHOLSER, Edward Ralph, late of West Caln Township. John A. Oberholser, 716 W. Kings Highway, Coatesville, PA 19320, care of JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkersburg, PA 19365, Executor. JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkersburg, PA 19365, atty.

PATRICK, Raymond Austin, late of Oxford Borough. Vernon J. Patrick, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Administrator. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

PEDRICK, Edward W, late of North Coventry Township. Faye E. Pedrick, 981 Scholl Road, Pottstown, PA 19465, care of KENNETH E. PICARDI, Esq., Esquire, 1129 E. High Street, PO Box 776, Pottstown, PA 19464-0776, Executrix. KENNETH E. PICARDI, Esq., Esquire, Yergey.Daylor.Allebach. Scheffey.Picardi, 1129 E. High Street, PO Box 776, Pottstown, PA 19464-0776, atty.

RICHEY, James Edward, late of West Fallowfield Township. Debra Marie Richey, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Administrator. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

ROSE, Ellen M., late of Tredyffrin Township. Melissa R. Schorr, care of MAYLEE M. MARSANO, Esquire, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, Executrix. MAYLEE M. MARSANO, Esquire, Flaster Greenberg PC, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, atty.

SAMUELS, Julia K., late of Downingtown Borough. Steven B. Samuels, care of JOHN A. TERRILL, II, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

SCHNEIDER, Marian C, late of Devon. Sandra Schneider, care of STACEY WILLITS McCONNELL, Esquire, 24 East Market Street, West Chester, PA 19381, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McLerlane PC, 24 East Market Street, West Chester, PA 19381, atty.

SLAUCH, Jacqueline Farra, late of West Grove.

John F. Slauch and Peter W. Slauch, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executors. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

SMYTH, Maxine Jane, late of Easttown Township. Rebecca M. Smyth, 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.

STEPHENS, Richard W., late of East Caln Township. Andrew E. Stephens, 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.

STEWART, Jeanne R., late of West Goshen Township. Roger A. Stewart, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

SURRICK, Craig S., late of West Goshen Township. Laura L. Surrick and Robert B. Surrick, Jr., care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Administrators. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

TOWILL, Diane E., late of Tredyffrin Township. Edward T. Towill, 1732 East Vesper Trail, Queen Creek, AZ 85140, care of DOLORES M. TROIANI, Esquire, 1273 Lancaster Avenue, Berwyn, PA 19312, Executor. DOLORES M. TROIANI, Esquire, Troiani & Gibney, L.L.P., 1273 Lancaster Avenue, Berwyn, PA 19312, atty.

TRACY, James A., late of Kennett Square Borough. Jonathan M. Tracy, 803 S. Mill Rd., Kennett Square, PA 19348, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executor. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

TREDINNICK, Thomas C., late of West Goshen Township. Catherine M. Norris, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

WARREN, Walter R, a/k/a Walter Robert Warren, late of Westtown Township. Brenda W. Gibbore, 238 Sweet Birch Lane, Womelsdorf, PA 19567, and Robert B. Warren, 12 Ardrossan Avenue, West Chester, PA 19382, care of SANDRA E. MALKIN, Esquire, 450 Plaza Drive, Vestal, NY 13850, Executors. SANDRA E. MALKIN, Esquire, Levene Gouldin & Thompson, LLP, 450 Plaza Drive, Vestal, NY 13850, atty.

WEBBERKING, Larry A., late of Penn Township. Laura Masterstefone, 5661 Old Highway, Gap, PA 17527, care of JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, Executrix. JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, atty.

2nd Publication

BECHTEL, Michael, late of Downingtown Borough. Sharon Gaus, care of GARY E. THOMPSON, Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administratrix. GARY E. THOMPSON, Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

BOGUTSKI, Lee A., a/k/a Lee A. Bogutskie, late of Spring City, East Vincent Township. Christine Clark, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

DENEST, Doris C., a/k/a Doris Denest, late of East Brandywine Township. Mark P. Denest, care of NANCY W. PINE, Esquire, 104 S. Church Street., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church Street., West Chester, PA 19382, atty.

DEVONSHIRE, Sherry Ann, late of Kennett Square. Donna Soders, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administrator. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

EISSLER, R. Elaine, late of Tredyffrin Township. John C. Eissler, Jr., 11 Highfield Ln., Wayne, PA 19087, care of GARTH G. HOYT, Esquire, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, Executor. GARTH G. HOYT, Esquire, McNeas Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

FISHER, John David, late of West Cain Township. Mary Lou Fisher, care of LINDA KLING, Esquire, 131 W. Main Street, New Holland, PA 17557,

Administrator. LINDA KLING, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

GREER, Harold B., late of Warwick Township. Kathleen A. Greaves, care of MARC L. DAVIDSON, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executrix. MARC L. DAVIDSON, Esquire, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

HEIDEL, Diane M., late of East Pikeland Township. Eileen A. Baker, 40 Deer Run, Etners, PA 17319, care of GILLIAN A. WOODWARD, Esquire, 1701 West Market Street, York, PA 17404, Executrix. GILLIAN A. WOODWARD, Esquire, Law Offices of Gillian A. Woodward, PC, 1701 West Market Street, York, PA 17404, atty.

HOOVER, Ruth G., a/k/a Ruth M. Hoover, late of Tredyffrin Township. Barbara A. McGinley, 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.

KENNEY, Elizabeth H., late of East Goshen Township. Anne K. Freenock, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

McFALL, Mark E., late of Valley Township. Michael G. McFall, care of JOHN J. DEL CASALE, Esquire, 300 W. State St., Ste. 207, Media, PA 19063-2639, Executor. JOHN J. DEL CASALE, Esquire, M. Mark Mendel, LTD., 300 W. State St., Ste. 207, Media, PA 19063-2639, atty.

MOORE, Richard Everett, late of Pocopson Township. DOLORES M. TROIANI, ESQUIRE, care of DOLORES M. TROIANI, Esquire, 1273 Lancaster Avenue, Berwyn, PA 19312, Executrix. DOLORES M. TROIANI, Esquire, Firm, 1273 Lancaster Avenue, Berwyn, PA 19312, atty.

NIEBERLE, Carl F., late of West Chester Borough. Gregory A. Nieberle, 443 Caswallen Dr., West Chester, PA 19380, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, P.C., 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

PINCIOTTI, Matthew, late of Pottstown. Lisa M Pinciotti, 23 Rinehart Road, Pottstown, PA 19465, care of JOHN J. COLL, JR, Esquire, 28 Richard Lee Lane, Phoenixville, PA 19460, Administratrix. JOHN J. COLL, JR, Esquire, John J. Coll, Jr., Attorney at Law, 28 Richard Lee Lane, Phoenixville, PA 19460, atty.

SHARRETT, Victor F., late of Kennett Twp., Douglas A. Singo, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. NEIL E. LAND, Esquire, Brutscher Foley Miliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

SMOLENS, Richard, late of West Grove. Michael G. Smolens, 121 Allenwood Road, Great Neck, NY, 11023, care of EMMAROSE M. STROHL, Esquire, 50 North Fifth Street, 2nd Floor, Reading, PA 19601, Executor. EMMAROSE M. STROHL, Esquire, Barley Snyder, 50 North Fifth Street, 2nd Floor, Reading, PA 19601, atty.

WHITE, William H., late of East Marlborough Township. Thomas F. Lawrie, Jr., 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.

YEAGER, John W., late of East Pikeland Township. Zoanne Yeager, 1117 Western Road, Phoenixville, PA 19460, care of BRIAN R. OTT, Esquire, 50 North Fifth Street, 2nd Floor, Reading, PA 19601, Executrix. BRIAN R. OTT, Esquire, Barley Snyder, 50 North Fifth Street, 2nd Floor, Reading, PA 19601, atty.

3rd Publication

ARCHAMBAULT SR., Eugene W., late of West Goshen Township. Michelle M. Logue, 1125 Nottingham Drive, West Chester, PA 19380, care of THERESE L. MONEY, Esquire, 1022 Old Wilmington Pike, West Chester, PA 19382, Executrix. THERESE L. MONEY, Esquire, Law Office Therese L. Money, LLC, 1022 Old Wilmington Pike, West Chester, PA 19382, atty.

ERWIN, Terry W., late of East Fallowfield Township. Elaine L. Babcock, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executrix. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

FALINI, Joanna B., a/k/a Joanna Brigitte Falini, late of Township of Tredyffrin. Patricia Garadiner Hill, care of J. MICHAEL SHERIDAN, Esquire, 45 Hunters Run, Newtown Square, PA 19073, Administratrix. J. MICHAEL SHERIDAN, Esquire, 45 Hunters Run, Newtown Square, PA 19073, atty.

KERNER, Catherine A., late of North Coventry Township. Marlene H. Hoffman, care of JAMES S. BAINBRIDGE, Esquire, 921 Penlyn Blue Bell Pike, Ste. A2, Blue Bell, PA 19422, Administratrix. JAMES S. BAINBRIDGE, Esquire, The Bainbridge Law Firm, LLC, 921 Penlyn Blue Bell Pike, Ste. A2, Blue Bell, PA 19422, atty.

KOZISKY, Irene S., late of East Marborough Township. Sharon Patron, 256 Cherry Lane, Kennett Square, PA, 19348, care of KERRY KALMBACH, Esquire, 109 West Linden Street, Kennett Square, PA 19348, Executrix. KERRY KALMBACH, Esquire, 109 West Linden Street, Kennett Square, PA 19348, atty.

LANDENBERG, Robert L.M., a/k/a Robert L.M. Landenberg, Sr., late of Uwchlan. Danielle M. Landenberg, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executrix. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

LAWREY, David M.G., late of East Goshen Township. Steven T. Lawrey, 1449 Maryland Ave., Havertown, PA 19083 and Bruce D. Lawrey, 3104 Western Ave., Unit 606, Seattle, WA 98121, Executors.

MALONE, Bernhardine, late of Phoenixville Borough. Patricia Henning, care of JACQUELYN S. GOFFNEY, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, Executrix. JACQUELYN S. GOFFNEY, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

McGINNIS JR., Alfred J., a/k/a Alfred Joseph McGinnis, Jr., late of East Fallowfield Township. Donald J. McGinnis, 143 Watch Hill Road, Coatesville, PA 19320, 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.

MOORE JR., William T., late of Oxford. Douglas B. Moore, 6 Red Hawk Lane, West Chester, PA 19382, Executor.

ZOOK, Dunwoody, late of East Nantmeal. Susanna C. Zook, care of JAMES R. CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executrix.

JAMES R. CLARK, Esquire, Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603, atty.

The Disciplinary Board of the Supreme Court of Pennsylvania

NOTICE

Chester County
Court of Common Pleas
Number: 2023-03803-RC
Notice of Action in Mortgage Foreclosure

The Bank of New York Mellon, the successor to JPMorgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-1, Plaintiff v. James Demetris Johnson, Known Surviving Heir of Esther R. Johnson and Unknown Surviving Heirs of Esther R. Johnson, Defendants

TO: Unknown Surviving Heirs of Esther R. Johnson. Premises subject to foreclosure: 809 East Chestnut Street, Coatesville, Pennsylvania 19320. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Lawyer Referral Service, Chester County Bar Association, 15 W. Gay Street, West Chester, Pennsylvania 19380, (610) 429-1500. McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010

NOTICE OF SUSPENSION

Notice is hereby given that on July 14, 2023, the Supreme Court of Pennsylvania ordered that Chester County attorney Yale Darran Weinstein (#89678) be placed on Temporary Suspension pursuant to Pa.R.D.E. 208, to be effective August 13, 2023.
Marcee D. Sloan
Board Prothonotary

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, August 17th, 2023 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 September 18th, 2023.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

1st Publication of 3

SALE NO. 23-8-228

Writ of Execution No. 2020-05614

DEBT \$2,304.30

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

TAX PARCEL NO. 16-5-52

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Douglas Ricketts**

SALE ADDRESS: 254 Fleetwood Street, Coatesville, PA 19320

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

SALE NO. 23-8-229

Writ of Execution No. 2022-03446

DEBT \$8,738.57

West Whiteland Township, Chester County, Pennsylvania

Tax Parcel # 41-5Q-195

PLAINTIFF: Indian King Residents' Association

VS

DEFENDANT: **Ruth Y. Yang**

SALE ADDRESS: 343 W. Bala Terrace, West Chester, PA 19380

PLAINTIFF ATTORNEY: **BRADY & CISSNE LAW 267-415-6625**

SALE NO. 23-8-230

Writ of Execution No. 2022-01644

DEBT \$328,599.44

PROPERTY SITUATE IN TOWNSHIP OF LONDON BRITAIN

TAX PARCEL #73-4.17.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: BANK OF AMERICA, N.A. c/o CARRINGTON MORTGAGE SERVICES, LLC

VS

DEFENDANT: **GLENN C. PHILLIPS**

SALE ADDRESS: 184 Good Hope Road,

Landenberg, PA 19352

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

SALE NO. 23-8-231

Writ of Execution No. 2018-13132

DEBT \$512,698.01

PROPERTY SITUATE IN TREDYFFRIN TOWNSHIP

TAX PARCEL # 43-09D-0016/43-9D-16

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST c/o RUSHMORE LOAN MANAGEMENT SERVICES

VS

DEFENDANT: **MATTHEW B. FORGIE & MEGAN B. FORGIE**

SALE ADDRESS: 1626 Valley Green Road, Paoli, PA 19301

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

SALE NO. 23-8-233

Writ of Execution No. 2022-04209

DEBT \$138,398.77

PROPERTY SITUATE IN TOWNSHIP OF EAST BRANDYWINE

TAX PARCEL # 3002N01240000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLE-

LY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

VS

DEFENDANT: **SHARON A. ALEXANDER & RICHARD E. ALEXANDER JR.**

SALE ADDRESS: 99 Gloucester Court, Downingtown, PA 19335

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

SALE NO. 23-8-234

Writ of Execution No. 2022-06790

DEBT \$380,836.72

PROPERTY SITUATE IN WEST VINCENT TOWNSHIP

TAX PARCEL # 25-5-34.4

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1

VS

DEFENDANT: **CHRISTINE RITTENBAUGH & EDWIN RITTENBAUGH**

SALE ADDRESS: 1891 Kimberton Road, Phoenixville, PA 19460

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

SALE NO. 23-8-235

Writ of Execution No. 2017-01576

DEBT \$258,719.65

PROPERTY SITUATE IN NEW LONDON TOWNSHIP

TAX PARCEL # 71-03-0024.03G
 IMPROVEMENTS thereon: a residential dwelling
 PLAINTIFF: PENNYMAC LOAN SERVICES, LLC
 VS
 DEFENDANT: **BARRY BOLT**
 SALE ADDRESS: 479 Kirks Mill Road, Lincoln University, PA 19352
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 23-8-236

Writ of Execution No. 2022-07946

DEBT \$321,029.15

Property situate in the BOROUGH OF PHOENIXVILLE, CHESTER County, Pennsylvania, being
 BLR# 15-5-359

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **CHARLES SNOOK & KIMBERLY A. SNOOK**

SALE ADDRESS: 21 East Grant Street, Phoenixville, PA 19460

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

SALE NO. 23-8-237

Writ of Execution No. 2023-0091

DEBT \$198,318.70

ALL THAT CERTAIN lot or parcel of land situated in the West Nantmeal Township, County of Chester, Commonwealth of

Pennsylvania, being more fully described in Deed dated April 29, 2004 and recorded in the Office of the Chester County Recorder of Deeds on May 5, 2004, in Deed Book Volume 6143 at Page 2144, as Instrument No. 200410408203.

Tax Parcel No. 2306 00120800

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: **Alan R. Shingle & Lisa Shingle**

SALE ADDRESS: 277 Killian Road, Honey Brook, PA 19344

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

SALE NO. 23-8-238

Writ of Execution No. 2022-08862

DEBT \$35,177.08

Property situate in the BOROUGH OF PHOENIXVILLE, CHESTER County, Pennsylvania, being

BLR # 15-12-360

IMPROVEMENTS thereon: a residential dwelling PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **KATHLEEN ERWIN, IN HER CAPACITY AS HEIR OF RAYMOND ERWIN A/K/A RAYMOND F. ERWIN A/K/A RAYMOND FRANCIS ERWIN, DECEASED; UNKNOWN HEIRS, SUCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND ERWIN A/K/A RAY-**

MOND F. ERWIN A/K/A RAYMOND FRANCIS ERWIN, DECEASED

SALE ADDRESS: 1223 Harrison Avenue, Phoenixville, PA 19460

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

SALE NO. 23-8-239

Writ of Execution No. 2023-00269

DEBT \$12,651.76

ALL THAT CERTAIN lot or parcel of land situated in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated February 27, 2020 and recorded in the Office of the Chester County Recorder of Deeds on March 3, 2020, as Instrument No. 202011720397.

Tax Parcel No. 2806 00740300

PLAINTIFF: Park Tree Investments 24, LLC

VS

DEFENDANT: **William N. Kehoe and Christa Long**

SALE ADDRESS: 697 West Kings Highway, Coatesville, PA 19320

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

SALE NO. 23-8-240

Writ of Execution No. 2022-09616

DEBT \$138,113.27

ALL THAT CERTAIN lot or parcel of land situated in the Borough of West Chester, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated June 22, 2004 and recorded in the Office of the Chester County Re-

order of Deeds on June 22, 2004, in Deed Book Volume 6197 at Page 814, as Instrument No. 200410427423.

Tax Parcel No. 1-4-200

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: **Ronald H. Hawkins**

SALE ADDRESS: 208 W. Lafayette Street, West Chester, PA 19380

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

SALE NO. 23-8-241

Writ of Execution No. 2019-11435

DEBT \$207,427.57

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 No. 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: **HLADLIK, ONORATO & FEDERMAN, LLP 215-855-9521**

SALE NO. 23-8-243

Writ of Execution No. 2018-04207

DEBT \$212,125.94

TAX PARCEL NO. 53-4L-104

PLAINTIFF: PARTNERS FOR PAYMENT RELIEF DE IV, LLC

VS

DEFENDANT: **JOHN P. MCMULLEN and LORRAINE E. MCMULLEN**

SALE ADDRESS: 604 Milleson Lane a/k/a 604 Milleson Drive, West Chester, PA 19380

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan of Subdivision of "Bow Tree" made for Bernard Hankin by Chester Valley Engineers, Inc., of Paoli, Pa., dated 9-10-85 and last revised 11-18- 85 as follows, to wit:

BEGINNING at a point on the North side of Milleson Drive, culde-sac, said point being the Southeast corner of Lot #302 of said Plan and the Southwest corner of this about to be described Lot; thence from said beginning point and along said Lot #302, North 3 degrees .27 minutes 3 second West 200.00 feet to a point a corner of Open Space; thence along the same South 66 degrees 17 minutes 37 second East 245.38 feet to a point a corner of Lot #304 of said Plan; thence along the same and along the bed of a 20 feet wide sanitary sewer easement, South 52 degrees .51 minutes 48 seconds West 200.00 feet to a point of curve on the Northeast side of said Milleson Drive; thence along the same leaving the bed of said sanitary sewer easement on the arc of a circle curving to the left .having a radius of 60.00 feet the arc distance of 58.97 feet to the first mentioned point and place of beginning.

BEING Lot #303 of the above mentioned Plan.

BEING THE SAME PREMISES AS Barbara B. Egoville, by Deed dated November 9, 2006, and recorded on November 16, 2006, by the Chester County Recorder of Deeds in.Book 7009, at Page 183, as Instrument No. 10704750, granted and conveyed unto John P. McMullen and Lorraine E. McMullen, as Tenants by the Entireties.

SALE NO. 23-8-245

Writ of Execution No. 2019-08856

DEBT \$311,536.34

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

All that certain lot or piece of ground, hereditaments and appurtenances, Situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Charlestown Oaks, made by Pennoni Associates, Philadelphia, PA, dated 2/3/1992, last revised 4/1999 and recorded 12/21/1999 in plan File No. 15204 as follows, to wit;

Beginning at a point on the North side of Tudor Court cul-de-sac, said point being a corner of Lot No. 139 as shown on said Plan; thence extending from said beginning point along Lot No. 139, North 49 degrees 20 minutes, 10 seconds West, 1,30 feet to a point in Line of Lot "C"; thence extending along same North 40 degrees 39 minutes 50 seconds East, 24 feet to a point, a corner of Lot No. 137; thence extending along same South 49 degrees 20 minutes 10 seconds East, 136.51 feet to a point of

curve on the North side of Tudor Court; thence extending along same on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 25.13 feet to the first mentioned point and place of beginning.

Being Lot No. 138 as shown on said Plan. BEING THE SAME PROPERTY CONVEYED TO VIKRAM CHANDRAKANT PUROIDT AND POOJA VIKRAM PUROIDT WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM NARAYANAN RAJAMANI AND LAKSHMI GIRIDHARAN, DATED SEPTEMBER 19, 2014, RECORDED SEPTEMBER 22, 2014, AT DOCUMENT ID 11366945, AND RECORDED IN BOOK 8988, PAGE 1356, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel No. 35-03-0271
PLAINTIFF: MCLP Asset Company, Inc.
VS

DEFENDANT: **Vikram Purohit & Pooja Vikram Purohit**

SALE ADDRESS: 121 Tudor Court, Malvern, PA 19355

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

SALE NO. 23-8-246

Writ of Execution No. 2019-01236

DEBT \$404,958.99

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF UWCHLAN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA

Parcel Number: 33-051-0324

PLAINTIFF: NEWREZ LLC. F/K/A NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
VS

DEFENDANT: **JEFFREY R. LARISON**
SALE ADDRESS: 383 Devon Drive, Exton, PA 19341

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

SALE NO. 23-8-247

Writ of Execution No. 2022-07693

DEBT \$242,311.46

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE, CHESTER COUNTY, PENNSYLVANIA: BEING PARCEL NUMBER: 29-04-134.100

PLAINTIFF: HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-HE3
VS

DEFENDANT: **RICHARD I. WHITEMAN, JR. A/K/A RICHARD I. WHITEMAN; E. MARIE WHITEMAN A/K/A EVELLA M. WHITEMAN A/K/A EVELLA M. WHITMAN; THE UNITED STATES OF AMERICA**

SALE ADDRESS: 301 Swinehart Road, Glenmoore, PA 19343

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

SALE NO. 23-8-248

Writ of Execution No. 2022-10180

DEBT \$191,667.98

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Parcel Number: 390201610000

PLAINTIFF: SPECIALIZED LOAN SERVICING LLC

VS

DEFENDANT: **GREGORY J. LEE**

SALE ADDRESS: 2205 Potters Mill Circle, Downingtown, PA 19335

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

SALE NO. 23-8-249

Writ of Execution No. 2202-09743

DEBT \$118,516.74

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

Parcel Number: 440700080100

PLAINTIFF: SPECIALIZED LOAN SERVICING LLC

VS

DEFENDANT: **RONALD S. POOLE**

SALE ADDRESS: 650 Center Hall Road, Cochranville, PA 19330

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

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. 23-8-251

Writ of Execution No. 2019-10538

DEBT \$352,637.46

ALL THOSE CERTAIN LOT OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF LONDONDERRY, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA:

Parcel Number: 46-02-0204

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC.

VS

DEFENDANT: **KYLE HIHN & AMANDA DAVIS**

SALE ADDRESS: 222 Columba Street, Cochranville, PA 19330

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

SALE NO. 23-8-252

Writ of Execution No. 2022-09839

DEBT \$310,167.82

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF CHESTER, TOWNSHIP OF WEST GOSHEN, AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR TRACT OF LAND WITH THE MESSUAGE THEREON ERECTED BEING LOT NO. 106 ON A PLAN OF LOTS DATED OCTOBER 1951 ENTITLED SUPPLEMENTAL PLAN OF VERONICA PARK LAID OUT BY ALFRED JAMES ANDRIEN IN WEST GOSHEN, CHESTER COUNTY, PENNSYLVANIA AND ACCORDING TO SAID PLAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH LINE OF ISABEL LANE AS THE SAME IS LAID OUT AND OPENED 40 FEET WIDE AT ITS INTERSECTION WITH THE WEST LINE OF ST. JAMES ROAD AS IT IS LAID OUT AND OPENED 40 FEET WIDE; THENCE EXTENDING ALONG THE WEST LINE OF ST. JAMES ROAD, NORTH 26 DEGREES 44 MINUTES 30 SECONDS WEST, 115.73 FEET; THENCE LEAVING ST. JAMES ROAD AND EXTENDING ALONG LOT NO. 107, SOUTH 63 DEGREES 15 MINUTES 30 SECONDS WEST, 100 FEET; THENCE EXTENDING ALONG LAND OF PAUL ADRIEN, SOUTH 26

DEGREES 44 MINUTES 30 SECONDS EAST, 101.07 FEET TO THE NORTH LINE OF ISABEL LANE; THENCE EXTENDING ALONG THE NORTH LINE OF ISABEL LANE, NORTH 71 DEGREES 36 MINUTES EAST 101.07 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING .. CONTAINING 10,839 SQUARE FEET TO LAND BE THE SAME MORE OR LESS.

BEING the same premises, which Henry L. Dixon and Wanda J. Roeser by Deed dated September 2, 2008, and recorded in the Office of Recorder of Deeds of Chester County on September 12, 2008, at Book 7515, Page 342 granted and conveyed unto Henry L. Dixon. Henry L. Dixon departed this life on December 21, 2021.

PARCEL NO.: 52-5C-54

PLAINTIFF: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust VS

DEFENDANT: **Shelen Smith, Solely in her capacity as known heir of Henry L. Dixon a/k/a Henry L. Dixon, Sr., deceased and The Unknown Heirs of Henry L. Dixon a/k/a Henry L. Dixon, Sr., deceased**

SALE ADDRESS: 320 Saint James Road, West Chester, PA 19380

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

SALE NO. 23-8-253

Writ of Execution No. 2019-10716

DEBT \$186,891.93

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan prepared by Pennoni Associates, Inc., dat-

ed 2/3/1990, last revised 10/11/1990 and recorded as Plan No. 10800, as follows, to wit:

BEGINNING at a point on the Northwest-erly side of Coventry Pointe Lane, a corner of Lot No. 2-1 on said Plan; thence from said beginning point, leaving Coventry Pointe Lane and extending along Lot 2-1, North 27 degrees 00 minutes 00 seconds West, 179.26 feet to a point in line of lands now or late of Albert A. and Genevieve E. Stewart and said plan; thence extending along same, North 28 degrees 35 minutes 25 seconds East, 19.06 feet to a point, a corner of Lot No. 3-1 on said plan; thence extending along Lot 3-1, South 74 degrees 56 minutes 28 seconds East, 5.76 feet to a point, a corner of Lot No. 2-3 on said plan; thence extending along Lot 2-3, South 27 degrees 00 minutes 00 seconds East 188.55 feet to a point on the Northwesterly side of Coventry Pointe Lane aforesaid; thence extending along Coventry Pointe Lane on the arc of a circle curving to the right having a radius of 139.00 feet the arc distance of 20.16 feet to the first mentioned point and place of beginning.

BEING LOT NO. 2-2 on said plan.

CONTAINING 3,736 square feet more or less

BEING KNOWN AS (for information-al purposes only): 202 Coventry Pointe Lane, Pottstown, PA 19465

BEING THE SAME PREMISES which Jean Marie Risney by Deed dated March 28, 2002 and recorded April 12, 2002. at Instrument 10072651 in Book 5254, Page 1557 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania granted and conveyed unto William C. Darlington and Mary M. Darlington, husband and wife, in fee.

PARCEL ID# 17-03G-0100

PLAINTIFF: US Bank Trust National As-sociation, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG

Asset Trust

VS

DEFENDANT: **Mary M. Darlington and William C. Darlington**

SALE ADDRESS: 202 Coventry Pointe Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **LOGS LE-GAL GROUP LLP 610-278-6800**

SALE NO. 23-8-254

Writ of Execution No. 2012-02741

DEBT \$460,521.03

ALL THAT CERTAIN tract of unimproved land, hereditaments and appurtenances, situate on the South side of Miner Street, PA No 842 (L.R.A-30) in East Bradford Township, Chester County, State of Penn-sylvania, as the same appears as Lots No, 1 and No. 2 on a Final Plan No. 3811 pre-pared by N.M. Lake and Associates, Inc., Civil Engineers and Land Surveyors, Wil-low Street, Pennsylvania, recorded in the Office of tile Recorder of Deeds in and for Chester County, Pennsylvania in Subdivi-sion Plan Book as No. 8649, bounded and described as follows, to wit

BEGINNING at a point 0.83 feet South of the center line of Miner Street PA 842 (L.H A-30 at the Northwest corner of Lot No. 2; thence along Lot No. 2; South 35 degrees 42 minutes, 12 seconds East 440,35 feet to a 3/4 inch iron pipe set in line of Lot No. 3, having passed over a 3/4 inch iron pipe set 25 feet South of the center line of Miner Street, PA 842 (L.H A-30); thence along Lot No. 3 the following 3 courses and distances (1) South 63 degrees 00 min-utes 00 seconds West, 350,00 feet to a 3/4 inch iron pipe set; thence (2) North 43 de-grees 33 minutes 28 seconds West, 104.21 feet to a 3/4 inch iron pipe set, thence (3) North 40 degrees 06 minutes 25 seconds West, 285 feet to a point 2.41 feet North of the center line of Miner Street, PA 842

(LR A-30) having passed over a 3/4 inch iron pipe set, 20 feet South of the center line of Minor Street, PA 842 (L.R. A-30) thence along and in Miner Street, PA 842 (L.R. A-30), North 54 degrees 17 minutes 48 seconds, East, 382.10 feet to the point of beginning,

BEING Lot No. 1 on said Plan.

SUBJECT to an Access Easement for Lot No. 2 as shown on Final Plan

SUBJECT to all vehicular access to Lot No. 1 shall be via the Access Driveway Easement for Lot No. 2 .

SUBJECT to no further subdivision of Lot No. 1 is permitted

APPURTENANT to use of the Driveway Access Spur, along with the owners of Lots No. 2, No. 3 and No. 4 as shown by the final plan.

Being the same premises which Arthur N. Marcellus and David B. Yarnall by Deed dated 1/5/1996 and recorded 1/10/1996 In Chester County in Record Book 3982 Page 1109 conveyed unto C. Richard Morton and Marion W. Morton, husband and wife, in fee.

BEING UPI # 51-7-46.1

PLAINTIFF: COBA, INC., assignee of TD BANK, N.A. formerly known as TD BANKNORTH, NATIONAL ASSOCIATION, successor by merger to HUDSON UNITED BANK, successor by merger to JEFFERSON BANK

VS

DEFENDANT: **John Morton, in their capacity as Heir of the Estate of Marion W. Morton, Deceased & Elizabeth Shannon Watson a/k/a Shannon Watson, in their capacity as Heir of the Estate of Marion W. Morton, Deceased**

SALE ADDRESS: 936 W. Miner Street, West Chester, PA 19382

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

SALE NO. 23-8-255

Writ of Execution No. 2022-06479

DEBT \$344,889.47

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

BEING PARCEL NUMBER: 63-03-0063.120

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC.

VS

DEFENDANT: **BENNIE PETTWAY**

SALE ADDRESS: 140 Schoolview Lane, Oxford, PA 19363

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

SALE NO. 23-8-256

Writ of Execution No. 2023-01352

DEBT \$246,542.76

ALL THAT CERTAIN Unit in the property known, named and identified as Roundhill a Condominium, located in Township of Valley, County of Chester and Commonwealth of PA, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq by the recording in the Recorder of Deeds in and for the County of Chester a Declaration recorded on March 23, 2007 in Record Book 7113 page 1016, et seq.

First Amendment to Declaration recorded in Book 7229, Page 314, Second Amendment recorded in Book 7345, Page 2155 and Third Amendment recorded in Book 7397 at Page 2310 and any and all amendments hereto. BEING designated as Unit

No. 146 as described in said Declaration and Declaration Plan, as follows:

ALL THAT CERTAIN area, located approximately 472 feet west of the intersection of Buckthorn Drive and Larose Drive situate on the southerly side of Larose Drive, located within the Round Hill Development and development being situate on the northerly side of Lincoln Highway (S.R. 3070) on the Northwest side of the intersection of Buckthorn Drive and Lincoln Highway (S.R. 3070) and shown as Unit 146 on a plan titled "ROUND HILL DEVELOPMENT", prepared by McCarthy Engineering Associates, P.C. recorded January 4, 2007, in the Township of Valley, County of Chester, Commonwealth of Pennsylvania, Said Unit as described in the Declaration of Condominium being contained within the building as follows:

COMMENCING at a point in the bed of Lincoln Highway (S.R. 3070) at the intersection of Lincoln Highway (S.R. 3070) and Buckthorn Drive, said point being the south easterly most property corner of the said Round Hill Development;

THENCE crossing the northerly right of way line of Lincoln Highway (S.R. 3070) and into lands of the Round Hill Development herein, North 68 Degrees 31 minutes 25 seconds West, a distance of 529.02 feet to a point; thence from said point the following six (6) courses:

1. South 71 degrees 24 minutes 05 seconds West, a distance of 22.07 feet to a point;
2. South 18 degrees 35 minutes 55 seconds East, a distance of 1.46 feet to a point;
3. South 71 degrees 24 minutes 05 seconds West, a distance of 22.00 feet to a point;
4. North 18 degrees 35 minutes 55 seconds West, a distance of 8.20 feet to a point;
5. South 71 degrees 00 minutes 52 seconds West a distance of 22.00 feet to a point;
6. South 18 degrees 35 minutes 55 seconds East, a distance of 8.99 feet to the POINT

OF BEGINNING.

THENCE from said place of beginning the following eight (8) courses and distances:

1. South 70 degrees 59 minutes 02 seconds West, a distance of 8.82 feet to a point;
2. South 21 degrees 26 minutes 00 seconds East, a distance of 2.00 feet to a point;
3. South 72 degrees 22 minutes 08 seconds West, a distance of 4.90 feet to a point;
4. North 19 degrees 00 minutes 58 seconds West, a distance of 1.88 feet to a point;
5. South 72 degrees 55 minutes 31 seconds West, a distance of 8.37 feet to a point;
6. North 18 degrees 35 minutes 55 seconds West, a distance of 42.32 feet to a point;
7. North 71 degrees 35 minutes 23 seconds East, a distance of 22.00 feet to a point;
8. South 18 degrees 35 minutes 55 seconds East, a distance of 42.37 feet to the POINT OF BEGINNING.

TOGETHER with a proportionate undivided interest in the Common Elements (as set forth in said Declaration of Condominium) of 2.18%.

BEING PARCEL No. 38-1-76

BEING THE SAME PREMISES which NVR, Inc., by Deed dated February 22, 2008 and recorded April 28, 2008 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 7420 Page 632 Instrument No. 10840022 granted and conveyed unto Rebecca Bones and Gregory M. DiRocco in fee.

ALSO BEING THE SAME PREMISES which Rebecca Bones and Gregory M. DiRocco, by deed dated February 24, 2018 and recorded April 13, 2018 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania, in Book 9725, Page 1843, Instrument No. 11601611 granted and conveyed unto Rebecca Bones, in fee.

PLAINTIFF: GS Mortgage-Backed Securities Trust 2020-RPL2

VS

DEFENDANT: **Rebecca Bones a/k/a Rebecca C. Bones**

SALE ADDRESS: 146 Larose Drive, Coatesville, PA 19320

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