



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

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No. 14

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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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De Lage Landen Financial Service, Ins. vs. Law Offices of David Stoller, P.A.

Legal fees – Contingency – Hourly rate – Least expensive counsel

1. As a general rule, law firms do not defend counterclaims on a contingency basis. In fact, it would be patently unreasonable to defend a counterclaim and be forced to participate in joinder complaint discovery and preparation on a contingency basis.
2. A Plaintiff is not bound to choose the cheapest counsel one can find.
3. Pursuant to the plain language of the contract, this Court awarded counsel fees. Defendant argued specific line-item charges were unreasonable but provided no reason for such a position. This court awarded the attorney's fees as reasonable except those fees for which this Court was provided no details regarding the individuals involved, for example, the paralegals. This Court noted the actions of Defendant increased costs and time in a case it stated it knew it would likely lose at trial with respect to Plaintiff's claims. The Court Held Plaintiff was awarded \$38,485.52 in attorney's fees and costs to be paid by Defendant.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action No. 2020-02133-CT; De Lage Landen Financial Service, Inc. vs. Law Offices of David Stolller, P.A. vs. Copy Logix, LLC d/b/a Core Imaging USA

Marshall T. Kinzer for Plaintiff
Terence P. Ruf, Jr. for Defendant
Adam H. Shapiro for Additional Defendant
Binder, J., December 30, 2022:-

DE LAGE LANDEN FINANCIAL
SERVICES, INC.

Plaintiff

vs.

LAW OFFICES OF DAVID STOLLER, P.A.
Defendant

vs.

COPY LOGIX, LLC d/b/a CORE IMAGING
USA

Additional Defendant

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2020-02133-CT

CIVIL ACTION – LAW

ORDER

AND NOW, this 30th day of December, 2022, in accordance with this court’s May 2, 2022 Order and after reviewing the April 25, 2022 Affidavit, May 24, 2022 Response, and May 24, 2022 Supplemental Affidavit,¹ and for the reasons in the attached Memorandum, it is hereby **ORDERED** as follows:

Plaintiff De Lage Landen Financial Services, Inc., is awarded \$38,485.52 in attorney’s fees and costs to be paid by Defendant Law Offices of David Stoller, P.A.

BY THE COURT:

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

¹ The full title was the “Affidavit of Marshall T. Kizner in Response to Defendant’s Opposition to Plaintiff’s Attorney Fee Request.”

MEMORANDUM

On May 2, 2022, after a bench trial on April 20 and April 21, 2022, this court issued an Order finding in favor of Plaintiff on its breach of contract claims in the amount of \$49,936.40 plus contracted interest of \$24,158.27. In addition, this court found in favor of Defendant on its breach of contract claim in the amount of \$24,000.00. Lastly, pursuant to the plain language of the contract, this court awarded attorney's fees and costs to be decided by the court and granted Defendant twenty (20) days to file a response to the Affidavit of the Plaintiff's attorney (Marshall Kizner, Esq.) filed on April 25, 2022 (the "Affidavit") regarding the requested legal fees of \$51,461.02.

Defendant filed a response to the Affidavit on May 24, 2022 and Plaintiff filed a supplemental affidavit/surreply on May 24, 2022. In its response, Defendant lodges the following objections to Plaintiff's request for fees: (1) the fees are unreasonable and overinflated; (2) Plaintiff did not attach a fee agreement; (3) Mr. Kizner is known by Defendant to use a 25% contingency fee agreement when representing Plaintiff; (4) the hourly rate is excessive; and (5) the entries listed in the response for various line items are "objectively unreasonable."

In Plaintiff's supplemental affidavit, Plaintiff notes, inter alia, that: (1) Defendant has taken every chance to make the case more difficult and lengthy; (2) Defendant conceded in deposition that he knew he was likely to lose but still proceeded with a defense and third-party complaint and counterclaim; (3) this was a two (2) day trial due to Defendant's strategy and its choice to subpoena additional witnesses for evidence that should have been developed during discovery; (4) Defendant is a law firm aware of fee shifting provisions and the consequences; (5) although Plaintiff is represented by Attorney Kizner on a contingency basis sometimes they also represent on an hourly basis; (6) that once the third-party complaint and counterclaim was filed, the agreement for services was on an hourly basis as no firm will defend on a contingent fee basis; and (7) Attorney Kizner is a partner at a law firm charging market reasonable rates below his standard rate for this case.

Turning to Defendant's objections below albeit in a different order than presented by Defendant:

Contingency v. Hourly

In reviewing the response of Plaintiff, Attorney Kizner implicitly concedes that this matter began as a contingency fee agreement from his firm's pre-complaint work through the filing of the Complaint on February 27, 2020 until Defendant filed counterclaims on May 23, 2020. See May 24, 2022 Affidavit, ¶ 12 ("Once the third party complaint and counterclaim was filed, Plaintiff agreed that my firm's services would be billed and paid on an hourly basis. In fact, the original Complaint lists \$14,521.26 in attorney fees at 25% of the demanded outstanding balance. See February 27, 2020 Complaint, ¶ 8.

In light of the above, Defendant was not apprised that the attorney fees for Plaintiff's claims were in excess of the \$14,521.26 demanded in the Complaint. However, Defendant (a law firm) and its counsel should have been well aware (as is this court) that as a general rule law firms do not defend counterclaims on a contingency basis. Allowing for the conversion of the pre-counterclaim time to be retroactively billed hourly would be facially unjust. Perhaps in recognition of this and in an attempt to request a reasonable fee, Plaintiff's first submitted invoice billing hourly is dated February 5, 2021 for work commencing January 3, 2021 through January 31, 2021. See 4/25/2022 Affidavit, Exhibit B.² It appears that no time was billed and no portion of the original contingency fee is being requested for time spent pre-complaint through filing the Complaint through filing answers, stipulations, and the like until January of 2021. It is this court's opinion in reviewing the docket and activity reflected thereon in addition to any unlisted work (emails between Attorney Kizner and his client or third parties, discovery, any research or preparation, etc.) there is a substantial amount of work and time without billing of any sort, contingent or hourly, reflected in this case. To the extent one could try to separate any time spent pursuing the proactive claim under the original contingency basis from the hourly time defending the counterclaim or responding to issues related to the joinder complaint filed by Defendant against Additional Defendant Copy Logix, LLC, this court finds that the time not billed in any way substantially outweighs what that time could be and, as such, the hourly billing is not, in and of itself, unreasonable.

It should be noted that Defendant did not propose a split but rather seemed to argue that all time spent should be on a contingency basis. However, that would be patently unreasonable in defending a counterclaim and being forced to participate in the joinder complaint discovery and preparation. Moreover, if this court were to attempt to apportion the subsequent time billed between Plaintiff's claims and defending the counterclaims/participating in the joinder complaint process, Plaintiff would then still be entitled to 25% of its ultimate award of \$49,936.40 or \$12,484.10³ **plus** all hourly time spent on the defense (which appears to be a majority of the time incurred by Plaintiff's counsel).

The Fee is Unreasonable/Inflated and the Hourly Rate is Excessive

Defendant baldly alleges other law firms have charged Plaintiff \$330.00 an hour and that Attorney Kizner has charged hourly rates of \$325.00, \$350.00, and \$375 in other DLL cases. Presently, Attorney Kizner charged \$350.00 per hour until February of 2022 when his rate increased to \$400.00 per hour. See 4/25/2022 Affidavit Exhibits B-P. In addition, Mary Depietro, presumably a paralegal charged \$150 per hour until the same invoice when her rate increased to \$160 per hour as did Erin Reid. Id. A

² Exhibits C through P of the 4/25/2022 Affidavit are all monthly invoices for hourly billing from February 2021 through April 22, 2022 without invoices pre-dating the Exhibit B January, 2021 invoice.

³ This number differs from the 25% attorney fee demand in the February 27, 2020 Complaint due to this court's finding and ultimate award.

Bianca Roberto, presumably an attorney of similar experience as Attorney Kizner, also billed significant time in May of 2021 at \$350 per hour. Id. at Exhibits E, F (totaling 19.2 hours or \$6,720.00). In February of 2021, presumptive attorney Cory Rand billed 8.9 hours at \$275 per hour totaling \$2447.50. Id. at Exhibit B. In total, the non-Kizner billing equaled \$12,975.50.

It may be true that the rates of the non-Kizner attorneys and paralegals are reasonable based on their experience, education, market factors, and the like. However, the evidence before this court to date in the 4/25/2022 Affidavit and 5/24/2022 Supplemental Affidavit provide no details regarding those individuals. Accordingly, this court does not have the evidence required to determine if those fees are customary and reasonable and will not award those entries despite the court accepting that work was, in fact, performed on those dates.

As to Attorney Kizner's rate of \$350 per hour and \$400 per hour, this court finds credible his testimony that it is his standard rate and, in fact, less than his general rate of \$450-\$500 per hour for other clients. See 5/24/2022 Supplemental Affidavit, ¶17. Moreover, that rate does not shock this court's conscience. Although it is possible to find attorneys for \$225-300 per hour as suggested by Defendant, 5/24/2022 Response p. 2, a Plaintiff is not bound to choose the cheapest counsel he/she/it can find. Similarly, a Plaintiff cannot hire an attorney who may customarily charge \$1,000+ per hour for a relatively straight forward collection case and defense. Here, Attorney Kizner's rates are within the range of those seen regularly by this court for attorneys of his experience and education and reasonable for the work performed.

Specific Line Items

Defendant also argues that a list of specific line item charges are unreasonable. See 5/24/2022 Response, pp. 3-4. No reason is given by Defendant why any of the charges are unreasonable (e.g., 9/17/21 Drafted pre-trial brief at 2.4 hours). It is unclear to this court why that charge would be unreasonable. Defendant does baldly allege 24.5 hours were charged for dispositive motions when the second motion filed in December of 2021 was identical to the motion filed in May of 2021. There is no accompanying breakdown or pointing to the specific charges or the specific documents and this court is not inclined to do that work sua sponte. Accordingly, as no charges listed by Defendant seem facially unreasonable and no specific reasons are given (e.g., X total hours charged for a one page form document were excessive), this court will not reduce any of the hours for the listed charges.

In conclusion, this court awards the attorney's fees as reasonable except those fees for which this court currently does not have evidence or explanation – namely, the non-Attorney Kizner hours. This is particularly so given the actions of Defendant that increased costs and time in a case it stated it knew it would likely lose at trial (at least with respect to Plaintiff's claims – Defendant did prevail against the Joinder Defendant and made no comments regarding the likelihood of success).

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NOTICES

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

LAW NO. 2023-01862-NC

NOTICE IS HEREBY GIVEN that the name change petition of Manjari Verma was filed in the above-named court and will be heard on Monday, May 15, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, March 17, 2023
Name to be changed from: Manjari Verma to: Manjari Kumar
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2023-01320-NC

NOTICE IS HEREBY GIVEN that the name change petition of Alan William Sloan was filed in the above-named court and will be heard on Monday, May 15, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, February 24, 2023
Name to be changed from: Alan William Sloan to: Alan William Solano
Any person interested may appear and show cause,

if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2023-02110-NC

NOTICE IS HEREBY GIVEN that the name change petition of Saifdeen Mohammed Al Mubarak on behalf of minor child Hana Saifuldeen Mohammed was filed in the above-named court and will be heard on Monday, May 8, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, March 24, 2023
Name to be changed from: Hana Saifuldeen Mohammed to: Hana Saifdeen Al Mubarak
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2023-02195-NC

NOTICE IS HEREBY GIVEN that the name change petition of Tracy King on behalf of minor child Liam Thomas King was filed in the above-named court and will be heard on Monday, July 17, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Tuesday, March 28, 2023
Name to be changed from: Liam Thomas King to: River Skye King
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
Rami Bishay, Esquire
Cox & Bishay,LLP
137 North High Street Suite #200
West Chester, PA 19380

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA

CIVIL ACTION

LAW NO. 2023-02113-NC

NOTICE IS HEREBY GIVEN that the name change petition of Andrea Palo on behalf of minor child Aiden James Alessandrine was filed in the above-named court and will be heard on Monday, July 10, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, March 24, 2023
Name to be changed from: Aiden James Alessandrine to: Aiden James Palo

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

CHANGE OF NAME NOTICE

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION – NAME CHANGE - No. 2023-02058-NC - NOTICE IS HEREBY GIVEN that on 3/23/23, the Petition of SYDNEY ELIZABETH HAYDAY NOVAK, was filed in the above-named Court, praying for a Decree to change Petitioner’s name to SYDNEY ELIZABETH HAYDAY. The Court has fixed 7/10/23, at 2:00 p.m., Courtroom 3, Chester County Justice Center, 201 W. Market St., West Chester, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted. KRISTIN A. MOLAVOQUE, Atty. for Petitioner, MOLAVOQUE LAW LLC, P.O. Box 340, West Chester, PA 19381, 484.402.4133

CORPORATION NOTICE

Simply Dance Studio Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.
Kats, Jamison & Associates
1 Bustleton Pike
Feasterville, PA 19053

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

BARTOLINI, Anthony Louis, a/k/a Anthony L. Bartolini, late of Easttown Township. Maria A. DeSimone, 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.

BASCIANI, Anna, late of New Garden Township. Mario J. Basciani and Joanne B. Register, care of MICHAEL T. SHIRING, Esquire, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, Executors. MICHAEL T. SHIRING, Esquire, Riley Riper Hollin & Colagregro, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, atty.

BRENAN, Denis Vincent, late of Berwyn. Clarence Kane Brenan and Clare Erin Friday, care of JOHN W. RICHEY, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executors. JOHN W. RICHEY, Esquire, The Tannenbaum Law Group, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

BROWN, Ellen M., late of Malvern. Maryann Brown, 6 Kevin Way, Malvern, PA 19355, Executrix. CARRIE WOODY, Esquire, 110 West Front Street, Media, PA 19063, atty.

BRYAN, Mary Elizabeth, late of Pennsbury Township. Mark William Bryan, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BUKATA, Patricia A., a/k/a Patricia P. Bukata, late of West Bradford Township. Steven D. Bukata, care of JOHN A. GAGLIARDI, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. JOHN A. GAGLIARDI, Esquire, Wetzel, Gagliardi, Fetter & Lavin, LLC, 122 S. Church St., West Chester, PA 19382, atty.

CAFER, Vilma Jean, late of Valley Township. Deborah C. Horan, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Ex-

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

CHRISTIE, SR., Nicholas, late of Westtown Township. Seamus M. Lavin, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel, Gagliardi, Fetter & Lavin, LLC, Wetzel, Gagliardi, Fetter & Lavin, LLC, atty.

COX, Bernice I., late of East Fallowfield Township. Ernest L. Yates and Darlene A. Hughes, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representatives. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

FAISON, Dee, late of West Goshen Township. Linden Buchta and Sarah Lauren Ann Faison, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executors. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

FEDEL, Karolyn J., late of West Whiteland Township. Sandra J. Meikle, 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.

FERRARO, Anthony J., a/k/a Anthony John Ferraro, Sr., late of Thornbury Township. Samantha Ferraro, 530 Timberline Trail, West Chester, PA 19382, Executrix. MAUREEN A. OSTIEN, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

FOSTER, Otis Wells, a/k/a O. Wells Foster, late of West Grove. William B. du Pont, care of MARK M. DALLE PAZZE, Esquire, 15 Center Meeting Road, Wilmington, DE 19807, Executor. MARK M. DALLE PAZZE, Esquire, Herdeg, du Pont & Dalle Pazzе, 15 Center Meeting Road, Wilmington, DE 19807, atty.

FRANK, Marilyn L., a/k/a Marilyn Louise Frank, late of West Whiteland Township. Richard B. Frank, 14811 Winding Brook Court, Milton, DE 19968, Executor. ROBERT R. KREITZ, Esquire, 1210 Broadcasting Rd., Ste 103, Wyomissing, PA 19610, atty.

GILBERT, Holly J., late of Malvern. Ramona Negron, care of DAVID W. CROSSON, Esquire, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, Executrix. DAVID W. CROSSON, Esquire, Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, atty.

GREISIGER, Eric J., late of Tredyffrin Township. Jamie Sheller, care of ANDREW GAVRIN, Esquire, 306 Clairemont Rd., Villanova, PA 19085, Executrix. ANDREW GAVRIN, Esquire, 306 Clairemont Rd., Villanova, PA 19085, atty.

HALEY, Concettina V., late of Penn Township. Gabriel Vattilana and Daniel Vattilana, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HAVRILAK, George R., late of Phoenixville Borough. Raymond J. Havrilak, 49 Bern Court, Pottstown, PA 19465, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

HOSTETTER, Wilmer L., late of Lower Oxford. Joyce L. Hostetter, care of JAMES N. CLYMER, Esquire, 408 W. Chestnut Street, Lancaster, PA 17603, Executrix. JAMES N. CLYMER, Esquire, Clymer, Musser & Sarno PC, 408 W. Chestnut Street, Lancaster, PA 17603, atty.

JOHNSON, SR., Bruce W., a/k/a Bruce William Johnson, Sr., late of Valley Township. Bruce W. Johnson, Jr., care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

JONES, Sarah I., late of Caln Township. Mai X. Nguyen, 1615 Heather Drive, Downingtown, PA 19335, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

KRAMER, Monroe Walter, a/k/a M. Walter Kramer, Walter Kramer, late of West Goshen Township. Jeanette A. Kramer, care of BRUCE HERALD, Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, Executor. BRUCE HERALD, Esquire, Bruce Alan Herald, A Professional Corporation, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

LEHNER, Jean Swihart, a/k/a Jean Swihart, late of West Chester Borough. Stanard Lee Swihart, 789 Regency Reserve Circle, Unit 4603, Naples, FL 34119, Executor. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, atty.

LEUTERITZ, Raoul, late of Kennett Township. Caryn Hetherston and Tracy Thompson, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEM-

PLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MARKS, Sara Jane, late of West Nantmeal Township. Ralph Edwin Marks, 216 Haag Road, Reading, PA 19606, Executor. ROBERT R. KREITZ, Esquire, 1210 Broadcasting Rd., Ste. 103, Wyomissing, PA 19610, atty.

MASTNJAK, Jantje J., a/k/a Janny J. Mastnjak, late of East Bradford Township. Robert C. Mastnjak, 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, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

McNEILL, III, Robert J., late of Schuylkill Township. Ellen Gowen McNeill, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

MORRIS, Joy H., a/k/a Joy V. Morris, late of Kennett Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, P.O. Box 384, Kennett Square, PA 19348, atty.

MOYER, Rodger, late of Kennett Square Borough. Erika Leigh Adler, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MUSCATELLO, Margaret B., late of Valley Township. Lori Muscatello, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Administratrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

PIZONKA, Joseph J., late of Schuylkill Township. Craig J. Pizonka and Joseph J. Pizonka, III, care of RODNEY S. FLUCK, Esquire, 630 Freedom Business Center, Ste. 108, King of Prussia, PA 19406, Executors. RODNEY S. FLUCK, Esquire, Butera Beausang Cohen & Brennan, 630 Freedom Business Center, Ste. 108, King of Prussia, PA 19406, atty.

ROBERTS, Marilyn G., late of Penn Township. Julia R. Brown, care of BRIAN R. PRICE, Esquire, 140 E. Butler Ave., Chalfont, PA 18914, Executrix. BRIAN R. PRICE, Esquire, Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave.,

Chalfont, PA 18914, atty.

SAVILL, Elizabeth W., late of West Whiteland Township. Andrew Savill, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Executor. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

STOUT, Laura L., late of East Nottingham Township. Tammy L. Schied, care of DAWN GETTY SUTPHIN, Esquire, 852 Eleventh Ave., Prospect Park, PA 19076, Executrix. DAWN GETTY SUTPHIN, Esquire, 852 Eleventh Ave., Prospect Park, PA 19076, atty.

TEEL, Rosemary Furia, late of Kennett Township. Andrea Pannell McGovern, 335 Marshall Vale Ln., Kennett Square, PA 19348, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

WALSH, March K., late of Coatesville. Tyler Ryan, care of JANET J. SATTERTHWAITE, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. JANET J. SATTERTHWAITE, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

WATKINS, Mary H., late of Kennett Township. Peter E. Watkins, P.O. Box 590292, Newton, MA 02459, Executor. MARK M. DALLE PAZZE, Esquire, Herdeg, du Pont & Dalle Pазze, 15 Center Meeting Road, Wilmington, DE 19807, atty.

WELKE, Eric William, a/k/a Eric W. Welke, late of Caln Township. Raymond P. Gravinese, III, care of JAMES R. ABBOTT, Esquire, 103 Chesley Dr., Media, PA 19063, Executor. JAMES R. ABBOTT, Esquire, Abbott & Overholt PC, 103 Chesley Dr., Media, PA 19063, atty.

WITWER, Joan S., late of East Goshen Township. Deborah J. Sisco, 1215 Lotus Ln., West Chester, PA 19380, Executrix. BRIAN R. OTT, Esquire, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610, atty.

WOLFE, William L., a/k/a Bill Wolfe, late of West Chester. Brad Wolfe, 151 Channing Ave, Malvern, PA 19355, Executor.

WOLFF, Sarah B., late of Kennett Township. Wilmington Trust, N.A. c/o Shelly Kunkel, 3607 Derry Street, 2nd Floor, Harrisburg, PA 17111, Executor. MARK M. DALLE PAZZE, Esquire, Herdeg, du Pont & Dalle Pазze, 15 Center Meeting Road, Wilmington, DE 19807, atty.

2nd Publication

ATKINS, Timothy Scott, late of West Vincent Township. Louise Atkins, care of JAMES J. MUNNIS, Esquire, 1515 McDaniel Dr., West Chester, PA 19380, Administratrix. JAMES J. MUNNIS, Esquire, Munnis Law, 1515 McDaniel Dr., West Chester, PA 19380, atty.

BIXBY JR, Glenn Arvin, a/k/a Glenn A. Bixby, Jr, late of Valley. Maureen J. Bixby, 1602 Dawman Road, Coatesville, PA 19320, Executrix.

BOSWORTH, Aileen, late of Easttown Township. Stacey Willits McConnell, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

BRIGNOLA, Donald L., late of East Pikeland Township. Robert Gruber, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Executor. ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

COLONA, Julia A., late of East Pikeland Township. Marvin J. Colona, Jr., care of JOSEPH G. RIPER, Esquire, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, Executor. JOSEPH G. RIPER, Esquire, Riley Riper Hollin & Colagreco, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, atty.

D'ANTONIO, Emidio P., late of Kennett Square. David Anthony D'Antonio, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

DWYER, Eileen M., late of Easttown Township. Kathleen Dwyer McFillin, 1673 Bow Tree Dr., West Chester, PA 19380 and Patricia Anne Melcher, 602 Milleson Lane, West Chester, PA 19380, Executrices. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

EDWARDS, Gladys Mae, late of East Coventry Township. Carolyn Rinehart, 323 Old Schuylkill Road, Box 1, Parkerford, PA 19457 & Joan Hostetter, 2 Garden Drive, Newmanstown, PA 17073, Executors. PATRICK J. KURTAS, Esquire, 934 High Street, P.O. Box 696, Pottstown, PA 19464, atty.

FERKO, SR., John P., late of Phoenixville Borough. John P. Ferko, Jr., care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box

289, Phoenixville, PA 19460, Executor. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

FINLAN, Claire M., late of Easttown Township. Kenneth J. Finlan, care of ROBERT J. IANNOZZI, JR, Esquire, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, Executor. ROBERT J. IANNOZZI, JR, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, atty.

FISHER, SR., Regis Francis, late of Tredyffrin Township. Darla DiFerdinando, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19355, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19355, atty.

HANRATTY, JR., Richard Joseph, late of Glenmore Borough. Kevin R. Hanratty, 12281 Cornwallis Square, San Diego, CA 92128, Executor. EDWARD J. GILSON, JR., Esquire, 4 Neshaminy Interplex Dr., Ste. 105, Trevese, PA 19053, atty.

HOTCHKISS, David Leroy, late of Franklin Township. Brian J. Hotchkiss, 150 West 74th Street, #4E, New York, NY 10023 & Derek S. Hotchkiss, 7 Cobblestone Drive, New Castle, DE 19720, Executor. KAREN E. EICHMAN, Esquire, Eichman Law PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

KARLSSON, Beverly, a/k/a Beverly A. Karlsson, late of Honey Brook Township. Collene M. McQuillen, care of JOHN A. GAGLIARDI, Esquire, 122 S. Church Street, West Chester, PA 19382, Executrix. JOHN A. GAGLIARDI, Esquire, Wetzel, Gagliardi Fetter & Lavin LLC, 122 S. Church Street, West Chester, PA 19382, atty.

MANDLER, Stanley, late of West Chester. Jeffrey Mandler, care of LOUIS J. PETRIELLO, Esquire, 526 Township Line Rd., Suite 200, Blue Bell, PA 19422, Executor. LOUIS J. PETRIELLO, Esquire, Petriello & Royal, LLC, 526 Township Line Rd., Suite 200, Blue Bell, PA 19422, atty.

McCLURE, Grace Alba, a/k/a Grace A. McClure, late of Malvern Borough. Catherine T. Duffy, 300 W. State St., Suite 300, Media, PA 19063, Administrator C.T.A. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Suite 300, Media, PA 19063, atty.

MORRIS, Nancy S., late of Exton. Delores A.

Linse, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkersburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith Attorney At Law, 4203 West Lincoln Highway, Parkersburg, PA 19365, atty.

PASQUELLA, Mary Anne, late of Coatesville. Victoria A Burns, 501 Shipley Road, Wilmington, DE 19809, Executor.

PAULLEY, Patricia Ann, a/k/a Patricia Ann Stockett, late of Willistown Township. Paul Stockett, care of DANIEL R. COLEMAN, Esquire, 300 W. State St., Suite 300, Media, PA 19063, Executor. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Suite 300, Media, PA 19063, atty.

SHAW, JR., William F., a/k/a William Franklin Shaw, Jr., late of Wilmington, DE. Deborah Keese, care of SUSAN K. GARRISON, Esquire, 24 Veterans Square, Media, PA 19063, Executrix. SUSAN K. GARRISON, Esquire, Garrison Law, 24 Veterans Square, Media, PA 19063, atty.

SHERMAN, Katherine K., a/k/a Katherine Kennedy Sherman, late of Pennsbury. Leslie S. Gaske & Alden K. Sherman, care of LISA COMBER HALL, Esquire, 27 S Darlington St., West Chester, PA 19382, Executors. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St., West Chester, PA 19382, atty.

THOMAS, Kathryn D., late of Kennett Township. Karin E. Thomas, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19355, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19355, atty.

TUDOR, Kathleen A., late of West Vincent Township. Duncan Tudor, 1663 Saw Mill Road, Spring City, PA 19475, Executor. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

WALDMAN, Frances Betty, a/k/a Bette Waldman, late of West Chester Borough. H. David Waldman, care of JENNIFER A. KOSTEVA, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. JENNIFER A. KOSTEVA, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

WESTRATE, John Lee, a/k/a J. Lee Westrate, late of Tredyffrin Township. Christopher Lee We-

strate, care of WILLIAM MORROW, Esquire, 58 E. Penn St., Norristown, PA 19401, Executor. WILLIAM MORROW, Esquire, Morrow and Lefevre, LLC, 58 E. Penn St., Norristown, PA 19401, atty.

3rd Publication

ANDERSON, James L., late of West Goshen Township. Kathryn Anderson, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administratrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

BOWERS, Lydia J., late of Oxford Borough. Tifini Bowers, P.O. Box 2389, Providence, RI 02906, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

BUSHNELL, Stephen P., late of Penn Township. Erin K. Bushnell, care of HILARY FUELLEBORN, Esquire, 745 Yorkway Place, Jenkintown, PA 19046, Executrix. HILARY FUELLEBORN, Esquire, Yorkway Law Group, 745 Yorkway Place, Jenkintown, PA 19046, atty.

CORTESE, Louis V., late of New London Township. Shirley L. Cortese, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

DADOURIAN, Margaret, a/k/a Margaret M. Dadourian, late of Willistown Township. Marian Kehs, 110 Sloan Rd., Phoenixville, PA 19460, Executrix. DAVID S. KAPLAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

DICKEY, Lois A., late of Honey Brook Township. Dale A. Dickey, 11 Somerset Dr., East Fallowfield, PA 19320, Executor. MARITA M. HUTCHINSON, Esquire, Wetzel, Gagliardi, Fetter & Lavin, LLC, 122 S. Church St., West Chester, PA 19382, atty.

DiMARCO, Renate Ann Rose, a/k/a Renate A. DiMarco, late of East Fallowfield. Theresa M. Herd, 1391 Rio De Janeiro Avenue, Punta Gorda, FL 33983, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ENGEL, Catherin T., late of Glenmoore. Edwin H. Engel, Jr., care of JANET J. SATTERTHWAITE, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. JANET J. SATTERTHWAITE, Esquire, Gawthrop Greenwood,

PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

ENGLE, Cynthia W., late of Oxford Borough. Ronald Charles Engle, 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.

GILBERT, SR., Raymond, late of West Chester. Raymond Gilbert, Jr., 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, Executor. JAMIE V. OTTAVIANO, Esquire, Yergey Daylor, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, atty.

GIUNTA, Margaret Mary, a/k/a Margaret V. Giunta, Margaret Giunta, late of West Goshen Township. Anthony J. Giunta, 1088 Palmers Mill Road, Media, PA 19063, Executor.

GRUGAN, Suzanne M., late of Uwchlan Township. Karen Scheuermann, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

HERKINS, Brian J., late of Malvern. Stephen C. Herkins, 5 Kings Circle, Malvern, PA 19355, Executor.

ISTENES, Gordon A., late of East Coventry Township. Arthur A. Istenes, 545 Mock Road, Pottstown, PA 19464 & Anne M. Kennedy, 5742 Colleton Drive, Westerville, OH 43082, Executors. KENNETH E. PICARDI, Esquire, Yergey Daylor Allebach Scheffey Picardi, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, atty.

JOWDER, Eugene R., a/k/a Gino, late of Phoenixville. Albert T. Jowder, 222 Tammie Ln, Greenville, KY 42345, Administrator.

KENNY, Virginia Hill, a/k/a Virginia H. Kenny, late of Easttown Township. Joseph T. Kenny and Kelli K. Mora, care of JONATHAN E. BECKER, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. JONATHAN E. BECKER, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

KESSLER, Paula A., a/k/a Paula Kessler, late of Thornbury Township. Jason L. Kessler, 476 Summit House, West Chester, PA 19382, Administrator. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

KOHL, Bryan L., late of Honey Brook Township. Mary E. Kurtz, care of LINDA KLING, Esquire, 131

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

KOLODJAY, Wanda L., late of Parkesburg Borough. Janis M. Smith, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

KUPERSCHMID, Leo, late of West Brandywine Township. Mark Kuperschmid, 1568 Columbus Ave., Burlingame, CA 94010, Executor. JOAN AGRAN, Esquire, McNeese Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

LaSPINA, Dolores, late of Caln Township. Dwayne Logie, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301-1775, Administrator. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301-1775, atty.

LLOYD, Adeline P., late of London Grove Township. Richard G. Lloyd, Jr., care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MALONEY, Ann Josephine, a/k/a Ann J. Maloney and Ann Maloney, late of West Chester Borough. Henry Patrick Alken, care of MATTHEW A. LEVITSKY, Esquire, 980 Jolly Rd., P.O. Box 3001, Blue Bell, PA 19422-3001, Executor. MATTHEW A. LEVITSKY, Esquire, Fox Rothschild LLP, 980 Jolly Rd., P.O. Box 3001, Blue Bell, PA 19422-3001, atty.

McILVAINE, Patricia B., late of West Goshen Township. Sarah M. Sampson, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

NEWMAN, Ruth Elizabeth, late of Coatesville. Harry Newman, 785 S Caln Rd., East Fallowfield, PA 19320, Executor.

OLSON, Troy A., a/k/a Troy Andrew Olson, late of Little Brittain Township. Gary E. Thompson, Esq., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. C.T.A. GARY E. THOMPSON, Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

PERNSLEY, Charlotte Marie, late of East Goshen Township. Jennifer Feld, 312 Huntington Court, West Chester, PA 19380, Administratrix. **JENNIFER FELD**, Esquire, 312 Huntington Court, West Chester, PA 19380, atty.

POCHOPIEN, Kevin, late of Elk Township. Benjamin Pochopien, 3649 Tom Brown Road, Franklinville, NC 27248, Administrator.

REAVY, Joseph M., a/k/a Martin Joseph Reavy, late of Tredyffrin Township. Maire D. Reavy, 1835 Horseshoe Trail, Malvern, PA 19355, Executrix. **ANDREW P. GRAU**, Esquire, The Grau Law Firm, 911 Easton Road, PO Box 209, Willow Grove, PA 19090, atty.

REEVES, Jordan Michael, late of New Garden Township. Tyra Reeves, 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.

SCHABER, Mazie E., late of Cochranville. Karen O'Rourke, 286 Baker Road, Cochranville, PA 19330, Cochranville. **MARY O'ROURKE**, Esquire, 1140 Surrey Woods Road, Bethel Park, PA 15102, atty.

SCHLOSSER, Carolyn, late of East Pikeland Township. Dorothy L. Arters, care of **DENISE M. ANTONELLI**, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Executor. **DENISE M. ANTONELLI**, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

SPINELLI, Gloria A., late of Tredyffrin Township. David L. Spinelli, care of **MARC H. JAFFE**, Esquire, 795 E. Lancaster Ave., Ste. 260, Villanova, PA 19085, Executor. **MARC H. JAFFE**, Esquire, Fromhold Jaffe Adams & Jun, 795 E. Lancaster Ave., Ste. 260, Villanova, PA 19085, atty.

STEWART, Mark D., late of West Whiteland Township. Craig L. Watson, care of **DENISE M. ANTONELLI**, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Executor. **DENISE M. ANTONELLI**, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

van BEEK, Johanna Judith, a/k/a Judith J van Beek, Judy van Beek, late of Honey Brook. Jennifer Durham, 827 Forest Lane, Malvern, PA 19355, Executrix.

WOLLASTON, Ronald A., late of New London Township. Lauren Gibbons, care of **L. PETER**

TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. **L. PETER TEMPLE**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

Enchanted Bricks, with its principal place of business at 270 W Uwchlan Ave Lot 14, Downingtown, PA 19335. The application has been (or will be) filed on: Tuesday, August 16, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Charles E. Snow IV

Serum Kitchen & Taphouse, with its principal place of business at 142 E. Market Street, West Chester, PA 19382. The application has been (or will be) filed on: Tuesday, February 21, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Melting Faces, LLC, 109 Old Allentown Road, Lansdale, PA 19446

Theodore J. Zeller III Esquire
Norris McLaughlin, P.A.
515 W. Hamilton Street
Suite 502
Allentown, PA 18101

Plasm Whiskey Co., with its principal place of business at 142 E. Market Street, West Chester, PA 19382. The application has been (or will be) filed on: Tuesday, February 21, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Melting Faces, LLC, 109 Old Allentown Road, Lansdale, PA 19446

Theodore J. Zeller III Esquire
Norris McLaughlin, P.A.
515 W. Hamilton Street
Suite 502
Allentown, PA 18101

An application for registration of the fictitious name **Stacey Morrison Family Management Company**, 3807 Davis Ct., Chester Springs, PA 19425, was filed in the Department of State at Harrisburg, PA, February 02, 2023, pursuant to the Fictitious Name Act, Act 1982-295. The name and address of the person who is party to the registration is Stacey Morrison, 3807 Davis Ct., Chester Springs, PA 19425.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 29, 2022 for **J. Abt Property Services** at 235 Summit House, West Chester, PA 19382. The name and address of each individual interested in such business is Joseph Abt, 235 Summit House, West Chester, PA 19382 in Chester County. This was filed in accordance with 54 Pa.C.S. 311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 5, 2022 for **Hand and Paw Bakery** at 713 Butternut Dr, Parkesburg, PA 19365. The name and address of each individual interested in such business is Karen Fronefield, 713 Butternut Dr, Parkesburg, PA 19365 in Chester County. This was filed in accordance with 54 Pa.C.S. 311.

Chester County Migrant Ministry with its principal place of business at: 645 Millers Hill, Kennett Square, PA 19348. The registration was filed on March 21, 2023. The name and address of the entity owning or interested in said business is The Pennsylvania Council of Churches, 900 S. Arlington Ave., Harrisburg, PA 17109.

Edward M. Foley, Esquire
Brutscher, Foley, Milliner & Land, LLP
213 East State Street
Kennett Square, PA 19348

NOTICE

Reverse Mortgage Funding LLC
PLAINTIFF
VS.

Judy Shoop, Known Heir of Aaron M. Shoop, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Aaron M. Shoop, deceased

DEFENDANTS COURT OF COMMON PLEAS

CIVIL DIVISION
CHESTER COUNTY
NO: 2020-02535-RC
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Aaron M. Shoop, deceased
103 Elkview Road
Lincoln University, PA 19352

Your house (real estate) at:

103 Elkview Road, Lincoln University, PA 19352
Parcel ID: 56-10A-29

is scheduled to be sold at Sheriff's Sale at <http://www.bid4assets.com> on July 20, 2023 at 11:00AM to enforce the court judgment of \$264,578.96 obtained by Reverse Mortgage Funding LLC against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Reverse Mortgage Funding LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due.

To find out how much you must pay, you may call: LOGS Legal Group, LLC., (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

1st Publication of 3

NOTICE

NOTICE IS HEREBY GIVEN that a Writ of Scire Facias Sur Municipal Claim was filed on August 31, 2022 against real property located at 192 Limestone Road, Oxford, PA 19363, Tax Parcel 56-05-0091 (the "Property"), owned by Daniel Wissman and in the amount of \$7,120.36 at docket no. 2020-03635-LN. Notice is further given that the owner of the Property shall file an Affidavit of Defense with the Office of the Prothonotary of the Court of Common Pleas of Chester County within fifteen (15) days of this Notice. If an Affidavit of Defense is not filed, judgment may be entered against the Property and you may lose money or property or other rights important to you. Additional fees and costs incurred in the collection of this matter and additional interest

will continue to accrue against the Property. You should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford a lawyer, contact the following office for assistance: Lawyer Referral Service, Chester County Bar Association: 15 West Gay Street, West Chester, PA 19382 (610) 429-1500.

2nd Publication of 3**NOTICE**

NOTICE IS HEREBY GIVEN that a Writ of Scire Facias Sur Municipal Claim was filed on August 31, 2022 against real property located at 140 Schoolview Lane, Oxford, PA 19363, Tax Parcel 69-3-63.12 (the "Property"), owned by Bennie Pettway and in the amount of \$7,101.24 at docket no. 2021-08487-LN. Notice is further given that the owner of the Property shall file an Affidavit of Defense with the Office of the Prothonotary of the Court of Common Pleas of Chester County within fifteen (15) days of this Notice. If an Affidavit of Defense is not filed, judgment may be entered against the Property and you may lose money or property or other rights important to you. Additional fees and costs incurred in the collection of this matter and additional interest will continue to accrue against the Property. You should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford a lawyer, contact the following office for assistance: Lawyer Referral Service, Chester County Bar Association: 15 West Gay Street, West Chester, PA 19382 (610) 429-1500.

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, April 20th, 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, May 22nd, 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

2nd Publication of 3

SALE NO. 23-4-98

Writ of Execution No. 2020-06220

DEBT \$3,971.63

ALL THAT CERTAIN lot or piece of ground SITUATE in the City of Coatesville, County of Chester, and Commonwealth of Pennsylvania.

TAX PARCEL NO. 16-2-98.3

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Yvonne Ray**

SALE ADDRESS: 751 Coates Street, Coatesville, PA 19320

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

SALE NO. 23-4-99

Writ of Execution No. 2020-06586

DEBT \$4,026.88

ALL THAT CERTAIN lot or piece of ground, SITUATE in the City of Coatesville, County of Chester, and State of Pennsylvania.

TAX PARCEL NO. 16-2-375

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Darletta Kelly**

SALE ADDRESS: 902 Poplar Street, Coatesville, PA 193320

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

SALE NO. 23-4-100

Writ of Execution No. 2020-06266

DEBT \$4,043.53

ALL THAT CERTAIN lot or land situated in the City of Coatesville, County of Chester, and State of Pennsylvania.

TAX PARCEL NO. 16-4-100

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Dennis E. Crutchfield**

SALE ADDRESS: 11 N. Church Street, Coatesville, PA 19320

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

SALE NO. 23-4-101

Writ of Execution No. 2020-05515

DEBT \$2,439.53

ALL THAT CERTAIN LOT OR PIECE OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE CITY OF COATESVILLE, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA.

TAX PARCEL NO. 16-6-590

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Hugh Simmins**

SALE ADDRESS: 764 E. Lincoln Hwy, Coatesville, PA 19320

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

SALE NO. 23-4-102

Writ of Execution No. 2020-07509

DEBT \$13,833.34

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley III Condominium, situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, by the recording in Chester County of the Declaration dated 12/07/1984 and recorded 12/0/1984 in Miscellaneous Deed Book 663 page 352; and a Declaration and an Amendment to said Declaration dated 12/31/1984 and recorded 1/10/1985 in Miscellaneous Deed Book 669 page 29; a First Supplementary Declaration of Condominium of Goshen Valley III as set forth in Record Book 257 page 178; a Declaration Plan dated 12/07/1984 and recorded in Miscellaneous Deed Book 663 page 352; a Second Supplementary Declaration as set

forth in Record Book 656 page 183, being designated on such Declaration Plan as Unit No. 2314, as more fully described in such Declaration Plan and Declaration, as the same have been, or shall from time to time hereafter, be amended, together with an initial proportionate undivided interest in the common elements, as defined in such Declaration, as set forth in said Declaration and Amendments hereto.

BEING the same premises which Esther S. Peterson and Barbara Ann Peterson, by Deed dated October 28, 2013, and recorded October 29, 2013, in the Recorder of Deeds Office of Chester County in Record Book 8837, Page 481, granted and conveyed unto Barbara Ann Peterson, in fee.

Tax Parcel # 53-6-576

PLAINTIFF: Goshen Valley III Condominium Association

VS

DEFENDANT: **Barbara Ann Peterson**

SALE ADDRESS: 2314 Pond View Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **CLEMONS RICHTER & REISS, P.C. 215-348-1776**

SALE NO. 23-4-103

Writ of Execution No. 2022-05867

DEBT \$7,559.24

ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected, Situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, described according to a Title Plan for Complex XX-VII, Willistown Woods, made by Chester Valley Engineers, Inc., dated 2-11-1985, and recorded in Chester County, as Plan No. 5494, known as 2707 Stoneham Drive, West Chester, PA

UPI # 54-8F-142

PLAINTIFF: Willistown Woods Home-owners Association, Inc.

VS

DEFENDANT: **Mary Patricia Garrah-an-Masters**

SALE ADDRESS: 2707 Stoneham Drive, West Chester, PA 19382

PLAINTIFF ATTORNEY: **STEVEN L. SUGARMAN & ASSOCIATES 610-889-0700**

SALE NO. 23-4-107

Writ of Execution No. 2022-05654

DEBT \$216,678.53

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

All that certain tract of land situate in the Borough of Oxford, Chester County, Pennsylvania, known as Lot 1 on the final plan of R.S. McMichael recorded in the Recorder's Office in and for Chester County, Pennsylvania in Subdivision Plan file No. more fully bounded and described as follows:

Beginning at a point along Commerce Street at a corner of Lot No. 2 on said plan; Thence extending along said Street, North 08 degrees 47 minutes 48 seconds East 62.59 feet to a point; Thence extending along other lands, South 79 degrees 30 minutes 21 seconds East 171.44 feet to a point; Thence extending South 13 degrees 14 minutes 39 seconds West 55.565 feet to a point; Thence extending along Lot No. 2 aforesaid North 81 degrees 55 minutes 44 seconds West 167.07 feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO JEDEDIAH CHARLES HUF WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM BONIFACIO DAVALOS

AND MARIA DAVALOS, DATED JANUARY 15, 2019, RECORDED FEBRUARY 1, 2019, AT DOCUMENT NUMBER 11650372, AND RECORDED IN BOOK 9877, PAGE 1126, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI NUMBER 6-8-98.2

PLAINTIFF: Cardinal Financial Company, Limited Partnership

VS

DEFENDANT: **Jedediah Charles Huf**

SALE ADDRESS: 267 Commerce Street, Oxford, PA 19363

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

SALE NO. 23-4-108

Writ of Execution No. 2022-06426

DEBT \$98,174.80

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

All that certain lot of land with the buildings as improvements thereon erected, situate in the Township of West Goshen, County of Chester and State of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a drill hole in the center of the concrete State Road from West Chester to Pottstown; thence by land now or late of Jesse D. Gilbert et ux, South 84 degrees 55 minutes East, 245.34 feet to an iron pin; thence by land late of Philip M. Sharples, North 26 degrees 48 minutes 40 seconds West, 117.54 feet to an iron pin; thence by land of Joseph T. Shaffer et ux, North 84 degrees 55 minutes West, 176.7 feet to the center line of said road; thence along the same South 8 degrees 50 minutes West 100

feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO THOMAS R. GILLESPIE, III AND LORI M. GILLESPIE, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM THOMAS R. GILLESPIE, III, DATED APRIL 6, 2022, RECORDED APRIL 8, 2022, AT THE DOCUMENT ID 11917502, AND RECORDED IN BOOK 10852, PAGE 349, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI NUMBER52-2-103

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Thomas R. Gillespie, III and Lori M. Gillespie**

SALE ADDRESS: 1113 Pottstown Pike, West Chester, PA 19380

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

SALE NO. 23-4-109

Writ of Execution No. 2022-01271

DEBT \$94,014.47

All that certain tract of land known as part of Lots Nos. 6 and 7, Section E of Westwood situate in Valley Township, Chester County, Pennsylvania, bounded and described according to a new survey made by J. W. Harry, C.E., May 10, 1946, as follows:

Beginning at a point in the West line of Park Avenue and in the South line of land now or late of W. Elmer Bonsall: said point of beginning being located South sixteen degrees thirty-seven minutes East, thirty-three and eighty-four hundredths feet from the South line of a fifteen feet wide alley, thence along the West line of Park Avenue South sixteen degrees thirty-seven minutes East, fourteen

and sixty-two hundredths feet to a point a corner of remaining land of Ernest Ray and Jennie Ray, his wife; thence along the same and along the middle of the party wall between the house erected on the lot herein conveyed and the house erected on the lot immediately adjoining it on the South, South seventy-three degrees twenty-three minutes West, sixty and fifty-eight hundredths feet to a point, thence still along said remaining land of Ernest Ray and Jennie Ray, his wife, for the two following courses and distances, South seventy-four degrees thirty minutes West, thirty-eight feet; thence South sixty-nine degrees fifty-six minutes West, fifty-four and ninety-five hundredths feet to a point in the East line of Newport Avenue; thence along the same North twenty degrees four minutes West, eleven and eighty-three hundredths feet to a point in the South line of land now or late of the said W. Elmer Bonsall; thence along the same for the two following courses and distances, North sixty-nine degrees fifty-six minutes East, ninety-one and ninety-eight hundredths feet to a point; thence North seventy-three degrees twenty three minutes East, sixty and fifty-eight hundredths feet to the place of beginning.

BEING THE SAME PREMISES AS Theodore D. Seher, by Deed dated May 20, 2011, and recorded on May 27, 2011, by the Chester County Recorder of Deeds in Book 8184 at Page 1098 as Instrument No. 11101413, granted and conveyed unto Anson Brown, an Individual.

TAX PARCEL NO. 38-5F-245

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WILMINGTON SAVINGS FUND

SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST M

VS

DEFENDANT: **ANSON BROWN**

SALE ADDRESS: 50 South Park Avenue,

Coatesville, PA 19320

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

SALE NO. 23-4-110

Writ of Execution No. 2022-03214

DEBT \$243,467.14

ALL THAT CERTAIN tract of ground, SITUATE partly in the Borough of West Grove and partly in the Township of London Grove, Chester County, Pennsylvania, bounded and described in accordance with a plan known as Locust Wood Development, being a subdivision for William J. Sanft made by Henry S. Conrey, Inc., a division of Chester Valley Engineers, dated October 3, 1963 as follows, to wit:

BEGINNING at a point at the Southerly edge of Chestnut Road, said point also marking the Northeasterly corner of Lot #1 on said Plan; thence along the edge of Chestnut Road, North 75 degrees 11 minutes 09 seconds East, and passing over the line dividing West Grove Borough and The Township of London Grove 120 feet to a point still on the Edge of Chestnut Road and line of land now or late of Frank M. Kirkner and Wife; thence along line of land of Kirkner South 14 degrees 05 minutes 50 seconds East 100 feet to a point; thence from said point and along line of land of Lot 5 and 6 on said Plan, South 75 degrees 11 minutes 09 seconds West 106 feet to a point, said point also marking the Southeasterly corner of Lot #1 on said Plan, thence by line of land of Lot #1 North 22 degrees 04 minutes 50 seconds West 100.60 feet to the edge of Chestnut Road, being the point and place of beginning.

Containing 11,298 Square Feet of land, be the same more or less.

Being Lots 2 and 3 on said Plan.

BEING THE SAME PREMISES AS Donald E. Mayo and E. Ruth Peirce, by Deed dated February 29, 2008, and recorded on

March 21, 2008, by the Chester County Recorder of Deeds in Book 7391, at Page 912, as Instrument No. 10830499, granted and conveyed unto Donald E. Mayo and Edna Mayo, as Tenants in the Entireties.

TAX PARCEL NO. 5-5-1.5

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I

VS

DEFENDANT: **DONALD E. MAYO AND EDNA MAYO**

SALE ADDRESS: 208 Chestnut Road, West Grove, PA 19390

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

SALE NO. 23-4-112

Writ of Execution No. 2018-01898

DEBT \$276,897.37

PROPERTY SITUATE IN WEST BRADFORD TOWNSHIP

TAX PARCEL #5005A0364000

IMPROVEMENTS thereon: a residential dwelling

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

DEFENDANT: **CHARLENE A. BIGELOW**

SALE ADDRESS: 1606 Russell Drive, Downingtown, PA 19335

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

SALE NO. 23-4-113**Writ of Execution No. 2022-01667****DEBT \$133,575.67**

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

All that certain lot or piece of land with the buildings and improvements, thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of "Inglewood Development" made by DeArmit & Hayes, Consulting Engineers and Surveyors, Coatesville, Pennsylvania, dated July 15, 1967 and last revised September 18, 1967 as follows, to-wit:

Beginning at a point on the Northerly side of Windsor Drive (as shown on said plan) which point is measured the two following courses and distances from a point of curve on the Westerly side of Municipal Drive (fifty feet wide): (1) extending from said point of curve on a line curving to the right having a radius of twenty-five feet, the arc distance of forty-one and fifty six one-hundredths feet to a point of tangent; and (2) North eighty-nine degrees, twenty-nine minutes, forty seconds West, one hundred six and eighty-two one-hundredths feet to the point and place of beginning; thence extending from said beginning point along the Northerly side of Windsor Drive North eighty-nine degrees, twenty-nine minutes, forty seconds West, eighty-five feet to a point, thence extending North zero degrees, thirty minutes, twenty seconds East, one hundred sixty-five feet to a point; thence extending South eighty-nine degrees, twenty-nine minutes, forty seconds, East, fifty-eight and eighty-seven one-hundredths feet to a point; thence extending South forty-eight degrees, twenty-eight minute, twenty seconds East, thirty-six and sixteen one-hundredths feet

to a point; thence extending South zero degrees, thirty minutes, twenty seconds West, one hundred forty feet to the first mentioned point and place of beginning.

Containing 14,002 square feet of land, be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY J. DECECCO AND ALEX J. DECECCO WHO ACQUIRED TITLE, WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM ANTHONY J. DECECCO AND KATHLEEN J. DECECCO, HIS WIFE DECEASED, DATED OCTOBER 31, 2013, RECORDED NOVEMBER 14, 2013, AT DOCUMENT NUMBER 11317188, AND RECORDED IN BOOK 8845, PAGE 1756, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: ANTHONY J. DECECCO DIED APRIL 14, 2019, AND PURSUANT TO THE SURVIVORSHIP ON THE ABOVE DEED ALL OF HIS INTEREST PASSED TO ALEX J. DECECCO.

UPI NUMBER 39-4G-57

PLAINTIFF: BOKF, N.A.

VS

DEFENDANT: **Alex J. DeCecco; The United States of America, Department of Treasury, Internal Revenue Service**

SALE ADDRESS: 3407 Windsor Lane, Thorndale, PA 19372

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

SALE NO. 23-4-114**Writ of Execution No. 2022-06971****DEBT \$166,507.56**

ALL THAT CERTAIN PIECE OF PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS

THEREON ERECTED AND THE APPURTENANCES THERETO, SITUATE IN EAST FALLOWFIELD TOWNSHIP, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BEING UNIT NUMBER LOT 218 IN BRANFORD VILLAGE, A PLANNED COMMUNITY AS ESTABLISHED BY THE FILING OF DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND ESTABLISHMENT OF HOMEOWNERS ASSOCIATION OF BRANFORD VILLAGE, A PLANNED COMMUNITY IN EAST FALLOWFIELD TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA IN RECORD BOOK 4888 PAGE 85 (REFERENCE SUBDIVISION PLAN 9015651)

TAX PARCEL # 4704 03930000

IMPROVEMENTS thereon: a residential dwelling & lot

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust

VS

DEFENDANT: **Roy Bisbing**

SALE ADDRESS: 409 Hatteras Road, Coatesville, PA 19320

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

SALE NO. 23-4-115

Writ of Execution No. 2022-05227

DEBT \$140,620.47

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES SITUATE IN THE TOWNSHIP OF EAST MARLBOROUGH, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL # 61-2-78

IMPROVEMENTS thereon: a residential dwelling & lot

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust

VS

DEFENDANT: **F. Bruce Miller, Jr.**

SALE ADDRESS: 405 Marlboro Road, Kennett Square, PA 19348

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

SALE NO. 23-4-116

Writ of Execution No. 2020-08558

DEBT \$1,599.89

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, Situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, described according to a Subdivision Plan of Section III, Rapps Dam Bridge Townhouses, made by Bursich Associates, Inc., Consulting Engineers, dated November 11, 1986, last revised August 3, 1987, as follow, to wit:

BEGINNING at a point a corner of this and Unit No. BB-3, as shown on said Plan, which point is measured the 4 following courses and distances from the point of intersection of the center line of Doris Court with the center line of Hollingsworth Drive, as shown on said Plan: (1) leaving said point of intersection and extending South 43 degrees, 39 minutes, 00 seconds West, 165.918 feet to a point; (2) North 46 degrees, 21 minutes, 00 seconds West, 42.000 feet to a point; (3) South 43 degrees, 39 minutes, 00 seconds West, 40.00 feet to a point, and (4) North 46 degrees, 21 minutes, 00 seconds West, 145.445 feet to the point

of beginning.

CONTAINING in frontage or breadth on a course bearing North 46 degrees, 21 minutes, 00 seconds West, the distance of 20.000 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles thereto 90.000 feet.

BEING Unit BB-4 as shown on said Plan.

BEING the same premises which William E. Byers, Jr. and Mary Linda Byers, f/k/a Mary Linda Hardican, husband and wife by Deed dated January 31, 2001 and recorded February 1, 2001 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 4892 page 673, granted and conveyed unto Wade A. Gardy and Kristen J. Gardy, husband and wife, in fee.

AND BEING the same premises which the Tax Claim Bureau of Chester County by Deed (Upset Sale) dated January 29, 2010 and recorded February 1, 2010 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 7858 page 1424, granted and conveyed unto Richard Farbabiec and Eric Malinowski, in fee.

AND BEING the same premises which Richard Farbaniec and Eric Malinowski by Deed dated October 6, 2010 and recorded November 8, 2010 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 8023 page 2229, granted and conveyed unto Wade A. Gardy and Kristen J. Gardy, husband and wife, in fee.

UPI # 26-31-181

PLAINTIFF: Valley Forge Sewer Authority
VS

DEFENDANT: **Wade A. Gardy and Kristen J. Gardy**

SALE ADDRESS: 3104 Doris Court, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LAMB McERLANE PC 610-430-8000**

SALE NO. 23-4-117
Writ of Execution No. 2022-05514
DEBT \$294,287.09

Property situate in the WEST BRADFORD TOWNSHIP, CHESTER County, Pennsylvania

BLR # 50-4-91.10K

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: AMERICAN INTERNET MORTGAGE, INC.

VS

DEFENDANT: **Joseph B. Henderson**

SALE ADDRESS: 1001 Weible Drive, Coatesville, PA 19320

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

SALE NO. 23-4-118
Writ of Execution No. 2022-07696
DEBT \$85,975.29

Property situate in the KENNETT TOWNSHIP, CHESTER County, Pennsylvania

BLR # 62-1-6.66

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: KEYBANK, NA, S/B/M FIRST NIAGARA BANK, NA

VS

DEFENDANT: **Amy Lindgren**

SALE ADDRESS: 27 Dogwood Drive, Kennett Square, PA 19348

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

SALE NO. 23-4-120

Writ of Execution No. 2018-03314

DEBT \$2,830.19

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF WILLISTOWN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL NO. 67-3-114

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Michael R. Stark, United States of America**

SALE ADDRESS: 1538 Overhill Road, Westtown Township, PA 19382

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

SALE NO. 23-4-121

Writ of Execution No. 2017-02001

DEBT \$1,710.16

ALL THAT CERTAIN tract of land upon which is built a dwelling house known as #736 Merchant Street, Coatesville, Chester County, PA

TAX PARCEL NO. 16-2-281

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Sally H. Holmes**

SALE ADDRESS: 736 Merchant Street, Coatesville, PA 19320

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

SALE NO. 23-4-122

Writ of Execution No. 2016-08555

DEBT \$2,539.95

PREMISES "A"

ALL THOSE FOUR CERTAIN lots of land designated as Lots Nos. 54,55,56 and 57 on a tract of land called "Meadow Brook Addition No. 1" a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 2 page 73, situated in the Township of Valley County of Chester and State of Pennsylvania.

PREMISES "B"

ALL THAT CERTAIN lot of land designated as Lot No. 53 on a tract of land called "Meadow Brook Addition No. 1" a map or plan of which is duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

TAX PARCEL NO. 38-2Q-39

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Elnora T. Chikaka, United States of America**

SALE ADDRESS: 977 W. Lincoln Highway, Valley Township, PA 19320

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

SALE NO. 23-4-126

Writ of Execution No. 2021-05436

DEBT \$3,277.90

ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH THE EAST HOUSE OF A BLOCK OF TWO BRICK DWELLING HOUSES ERECTED THEREON, DESIGNATED AS NO. 312 CHARLES STREET, SITUATED IN THE FIRST WARD OF THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA.

TAX PARCEL NO. 16-9-190

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Todd K. Morgan**
SALE ADDRESS: 312 Charles Street,
Coatesville, PA 19320
PLAINTIFF ATTORNEY: **PORTNOFF
LAW ASSOCIATES, LTD. 484-690-9300**

VS
DEFENDANT: **Carol Dobra Stevens**
SALE ADDRESS: 328 Bala Terrace West,
West Chester, PA 19380
PLAINTIFF ATTORNEY: **KML LAW
GROUP, P.C. 215-627-1322**

SALE NO. 23-4-127

**Writ of Execution No. 2022-07272
DEBT \$135,600.10**

SALE NO. 23-4-129

**Writ of Execution No. 2022-08092
DEBT \$197,692.68**

ALL THAT CERTAIN LOTS OR PIECES
OF GROUND SITUATE IN THE BOR-
OUGH OF KENNETT SQUARE, CHE-
STER COUNTY, PENNSYLVANIA

Tax Parcel Number: 3-5-302

PLAINTIFF: DEUTSCHE BANK NA-
TIONAL TRUST COMPANY, AS TRUST-
EE FOR MERRILL LYNCH MORTGAGE
INVESTORS TRUST, MORTGAGE
LOAN ASSET-BACKED CERTIFI-
CATES, SERIES 2005-NC1

ALL THAT CERTAIN, MESSAGE,
LOT OR PIECE OF LAND SITUATE
ON, IN THE TOWNSHIP OF EAST
WHITELAND, COUNTY OF CHESTER,
STATE OF PENNSYLVANIA, BOUND-
ED AND DESCRIBED, AS FOLLOWS,
TO WIT:

All that certain unit in the property known,
names and identified as Sugartown Ridge
Condominium, located in East Whiteland
Township, Chester County, Commonwealth
of Pennsylvania, 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 County of Chester
Department of Records for a Declaration
dated 9-24-1999 and recorded 9-29-1999 in
Record Book 4643 page 95, being and des-
ignated as Unit #3 together with a propor-
tionate undivided interest in the common
Elements (as defined in such Declaration)
of_%

VS
DEFENDANT: **SAMUEL C.
BROOMELL JR. & SHERRY B.
BROOMELL**
SALE ADDRESS: 801 Park Avenue, Ken-
nett Square, PA 19348
PLAINTIFF ATTORNEY: **ROBERTSON,
ANSCHUTZ, SCHNEID, CRANE &
PARTNERS, PLLC 855-225-6906**

And also described as follows: Beginning
at a pint on the Southeasterly side of Shady
Brook Lane, a corner of Unit #2 as shown
on said Plan, thence extending from said
point and along said side of Unit #2 South
28 degrees 20 minutes, 26 seconds East
88.98 feet to a point and corner of Lands of
Open Space as shown on said Plan, thence
extending along said side of lands of Open
Space South 67 degrees 34 minutes, 42 sec-
onds West 84.64 feet to a point and corner
of Unit #4 on said Plan, thence extending

SALE NO. 23-4-128

**Writ of Execution No. 2022-00491
DEBT \$178,757.76**

PROPERTY SITUATE IN WEST
WHITELAND TOWNSHIP

TAX PARCEL # 4105Q0178000

IMPROVEMENTS thereon: a residential
dwelling

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

along said side of Unit #4 North 24 degrees 13 minutes, 58 seconds West 83.11 feet to a point on the Southeasterly side of said Shady Brook Lane, thence extending along said side of Shady Brook Lane North 63 degrees 35 minutes, 50 seconds East 78.28 feet to the first mentioned point and place of beginning.

Being Unit No. 3 on said Plan.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH J. COFFEY AND KIMBERLY L. COFFEY WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM SUGARTOWN RIDGE ASSOCIATES, DATED NOVEMBER 20, 2000, RECORDED JANUARY 25, 2001, AT INSTRUMENT NUMBER 0005184, AND RECORDED IN BOOK 4888, PAGE 0715, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: JOSEPH J. COFFEY DIED ON APRIL 9, 2012, AND PURSUANT TO THE TENANTS BY THE ENTIRETY LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL HIS INTEREST PASS TO KIMBERLY L. COFFEY.

UPI NUMBER 42-4-381.3

PLAINTIFF: Wells Fargo Bank, NA S/B/M Wachovia Bank, National Association

VS

DEFENDANT: **Kimberly L. Coffey**

SALE ADDRESS: 5 Shady Brook Lane, Malvern, PA 19355

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

SALE NO. 23-4-130

Writ of Execution No. 2022-04347

DEBT \$213,931.46

Property to be sold is situated in Coates-

ville, in the Township of Valley, County of Chester, and Commonwealth of Pennsylvania.

Tax Parcel Number: 3801 018200

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

PLAINTIFF: U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V

VS

DEFENDANT: **Allison Charriez & Jayson Charriez**

SALE ADDRESS: 245 Bardel Drive, Coatesville, PA 19320

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

SALE NO. 23-4-132

Writ of Execution No. 2022-02005

DEBT \$268,090.00

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

TAX PARCEL NUMBER: 6703 00200000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: LOANCARE, LLC

VS

DEFENDANT: **CHRISTOPHER MULHOLLAND & JOANNE MULHOLLAND**

SALE ADDRESS: 113 E. Hilltop Road, West Chester, PA 19382

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

SALE NO. 23-4-133**Writ of Execution No. 2022-04308****DEBT \$163,794.81**

ALL THAT CERTAIN one-half of a double brick house and lot of land known as No. 39 East Main Street, South Pottstown, North Coventry Township, Chester County, Pennsylvania, bounded, limited and described according to a survey thereof made by Ralph E. Shaner, Engineer, January 28, 1932, as follow, to-wit:

BEGINNING at a point on the South side of East Main Street distant 347 feet 6 inches East from the southeast corner of East Main Street as a 20 feet wide alley lying between Hanover Street and Penn Street said point of beginning being a corner of property North 37 East Main Street; thence along said property line southwardly a distance of 140 feet to a point; thence eastwardly 25 feet to a point in line of house No. 41 East Main Street aforesaid, passing in part of said course and distance through the middle of the brick party wall between houses No. 39 and 41 East Main Street; thence along said East Main Street westwardly a distance of 25 feet to the point or place of beginning.

BEING THE SAME PREMISES AS Hartman Leigh Homes LLC, by Deed dated September 6, 2019, and recorded on September 10, 2019, by the Chester County Recorder of Deeds in Deed Book 9997, at Page 722, granted and conveyed unto Curtis Edward Pusch and Sarah Elizabeth Pusch, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 168 East Main Street, Pottstown, PA 19465.

FORMERLY BEING KNOWN AND NUMBERED AS 39 East Main Street, Pottstown, PA 19465.

TAX PARCEL NO. 17-3D-124

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

VS

DEFENDANT: **Curtis Edward Pusch, Sarah Elizabeth Pusch, and The United States of America**

SALE ADDRESS: 168 East Main Street f/k/a 39 East Main Street, North Coventry Township, Pottstown, PA 19465

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

SALE NO. 23-4-134**Writ of Execution No. 2022-05204****DEBT \$315,892.52**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania, bounded and described and according to a Preliminary/Final Subdivision Plan Phase 3 (part 2) of Brinton Station made by Mesko Associates, Inc., Exton, Pennsylvania, dated June 2, 1999, and last revised May 10, 2000, and recorded as Plan File No. 15457, as follows, to-wit:

BEGINNING at a point on the Northwest-erly side of Trestle Lane, which point is measured along the arc of a circle curving to the right, having a radius of 25.00 feet the arc distance of 39.27 feet from a point or reverse curve on the Southwesterly side of John Stevens Drive; thence from said beginning point and extending along the side of said road, South 04 degrees 17 minutes 56 seconds West, 60.00 feet to a point, a corner of Lot No. 71; thence extending along the same, North 85 degrees 42 minutes 04 seconds West, crossing over a certain water line easement, 150.00 feet to a point in line of Open Space No. 1; thence extending along the same, the two following courses and distances: (1) North 04 degrees 17 minutes 56 seconds East, 60.00 feet to a point, and (2) North 34 degrees 41 minutes 21 seconds East, 56.86 feet to a point on the Southwesterly side of John

Stevens Drive , aforesaid; thence extending along the side of the same, the three following courses and distances: (1) along the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 92.82 feet to a point of tangent; (2) South 85 degrees 42 minutes 02 seconds East, 7.71 feet to a point of curve, and (3) along the arc of a circle curving to the right, having a radius of 25.00 feet the arc distance of 39.27 feet to a point, being the first mentioned point and place of beginning.

BEING THE SAME PREMISES AS Matthew M. Kinsch and Elizabeth M. Kinsch, by Deed dated August 3, 2018 and recorded on August 6, 2018, by the Chester County Recorder of Deeds in Deed Book 9790, at Page 1216, as Instrument No. 11622107, granted and conveyed unto Richard A. Wojtowicz, an Individual.

TAX PARCEL NO. 47-2-20.70

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

VS

DEFENDANT: **Richard A. Wojtowicz**

SALE ADDRESS: 308 Trestle Lane, East Fallowfield Township, Coatesville, PA 19320

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

SALE NO. 23-4-135

Writ of Execution No. 2018-09948

DEBT \$270,610.22

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Valley, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Beacon Hill by Robert O. Drake & Associates, Inc., Engineers, Surveyors and Site Planners, Kennett

Square, PA , dated March 6, 1992, last revised January 3, 1994 and recorded June 8, 1994, as Plan # 12523, as follows, to-wit:

BEGINNING at a point of curve on the Northwesterly side of Cambridge Way (50 feet wide), said point being a corner of Lot #46 (as shown on said plan); thence from said point of beginning, extending along said way the following 2 courses and distances: (1) on a line curving to the left having a radius of 175.00 feet an arc distance of 14.91 feet to a point; thence (2) North 72 degrees 39 minutes 32 seconds West 76.31 feet to a point, being a corner of Lot #48; thence leaving said way extending along Lot #48 North 17 degrees 20 minutes 30 seconds East 127.28 feet to a point in line of Lots # 50, being a corner of Lot #48; thence extending along Lot #50 and partially along Open Space South 71 degrees 56 minutes 29 seconds East (erroneously stated as South 71 degrees 56 minutes 29 seconds West on plan), 129.00 feet to a point, being a corner of Lot #46; thence leaving said Open Space extending along Lot #46 South 34 degrees 00 minutes 00 seconds West 131.83 feet to the first mentioned point and place of beginning.

BEING Lot # 47 on the above mentioned plan.

BEING THE SAME PREMISES AS Mudar Hanaimidi, by Deed date December 30, 2014, and recorded January 5, 2015, by the Chester County Recorder of Deeds in Deed Book 9040, at Page 916, as Instrument No. 11384972, granted and conveyed unto Joseph M. Matonti IV, an Individual.

AND THE SAID Joseph M. Matonti IV departed this life on November 15, 2021, intestate, leaving as his known Heirs-at-Law: Allison R. Matonti.

WHEREUPON TITLE TO THE AFOREMENTIONED PREMISES vested with Allison R. Matonti and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Joseph M. Matonti

IV, Deceased by Operation of Law.

TAX PARCEL NO. 38-2G-68

PLAINTIFF: CARRINGTON MORTGAGE SERVICES, LLC

VS

DEFENDANT: **Allison R. Matonti, Solely As Heir of Joseph M. Matonti IV, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH M. MATONTI IV, DECEASED**

SALE ADDRESS: 205 Cambridge Way, Valley Township, PA 19320

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

SALE NO. 23-4-136

Writ of Execution No. 2022-02944

DEBT \$393,960.79

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

TAX PARCEL NO.: 38-2-274

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

VS

DEFENDANT: **Evelyn Simmons**

SALE ADDRESS: 53 Lamberts Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **STERN &**

EISENBERG, PC 215-572-8111

SALE NO. 23-4-137

Writ of Execution No. 2019-03448

DEBT \$368,284.40

PROPERTY SITUATE IN TOWNSHIP OF PENNSBURY

TAX PARCEL # 64-1-212

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NEW RESIDENTIAL MORTGAGELOAN TRUST 2018-2

VS

DEFENDANT: **PERRY CAMERLENGO, JR A/K/A PERRY J. CAMERLENGO, JR. AKA PERRY CAMERLENGO & ZAROUHI SARA CAMERLENGO**

SALE ADDRESS: 1608 Cheryl Lane, Kennett Square, PA 19348

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

SALE NO. 23-4-138

Writ of Execution No. 2022-07996

DEBT \$224,603.73

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

Tax Parcel Number: 4705 02380000

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2007-2

VS

DEFENDANT: **VINCE J. LYONS; KAREN D. LYONS A/K/A KAREN DIANE LYONS A/K/A KERRIE DIANE LYONS**

SALE ADDRESS: 121 Bellvue Drive a/k/a
121 Bellvue Road, East Fallowfield, PA
19320

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

SALE NO. 23-4-139

Writ of Execution No. 2022-08218

DEBT \$277,587.81

ALL THAT CERTAIN LOT OR PIECE
OF GROUND SITUATE IN THE TOWN-
SHIP OF VALLEY, IN THE COUNTY OF
CHESTER AND COMMONWEALTH OF
PENNSYLVANIA.

TAX PARCEL NO: 38-2-131.1C

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: Pennymac Loan Services,
LLC

VS

DEFENDANT: **Jaelyn Kotanchik Wright
& Thomas J. Wright, Jr.**

SALE ADDRESS: 205 Saint George Street,
Coatesville, PA 19320

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

SALE NO. 23-4-140

Writ of Execution No. 2022-07904

DEBT \$57,967.23

Property situate in the TOWNSHIP OF
SCHUYLKILL, CHESTER County, Penn-
sylvania

BLR # 27-06G-0076

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: TRUIST BANK, SUCCE-
SOR BY MERGER TO SUNTRUST
BANK

VS

DEFENDANT: **NANCY J.C. DA-
VIS-SANDERS; STEPHEN SANDERS**

SALE ADDRESS: 5 South Spring Lane,
Phoenixville, PA 19460

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

SALE NO. 23-4-142

Writ of Execution No. 2021-00391

DEBT \$274,785.67

PROPERTY SITUATE IN THE TOWN-
SHIP OF WILLISTOWN

TAX PARCEL # 54-02-0057.240

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: DEUTSCHE BANK NA-
TIONAL TRUST COMPANY, AS INDEN-
TURE TRUSTEE FOR NEW CENTURY
HOME EQUITY LOAN TRUST 2004-3

VS

DEFENDANT: **LOIS M. EGAN & GE-
RARD P. EGAN**

SALE ADDRESS: 4 Woodford Lane, Mal-
vern, PA 19355

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

SALE NO. 23-4-143

Writ of Execution No. 2016-06126

DEBT \$346,964.84

ALL THOSE CERTAIN LOTS OR PIEC-
ES OF GROUND SITUATE IN SADS-
BURY TOWNSHIP, CHESTER COUNTY,
PENNSYLVANIA

TAX PARCEL NUMBER: 37-04-0115 and
37-04-0116

IMPROVEMENTS thereon: a residential
property

PLAINTIFF: LOANCARE, LLC
 VS
 DEFENDANT: **JOSEPH J. ZYDINSKY;
 UNITED STATES OF AMERICA**
 SALE ADDRESS: 2085 Valley Road, Park-
 esburg, PA 19365
 PLAINTIFF ATTORNEY: **ROBERTSON,
 ANSCHUTZ, SCHNEID, CRANE &
 PARTNERS, PLLC 855-225-6906**

2007-4
 VS
 DEFENDANT: **KAREN L. KLEMASZE-
 WSKI & MICHAEL P. KLEMASZE-
 WSKI**
 SALE ADDRESS: 640 Blanca Court, West
 Grove, PA 19390
 PLAINTIFF ATTORNEY: **BROCK &
 SCOTT, PLLC 844-856-6646**

SALE NO. 23-4-144

**Writ of Execution No. 2020-05651
 DEBT \$3,970.93**

SALE NO. 23-4-148

**Writ of Execution No. 2021-07259
 DEBT \$257,910.24**

All That Certain lot or piece of ground situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 16-2-346
 PLAINTIFF: Coatesville Area School District
 VS

DEFENDANT: **Douglas Ricketts**
 SALE ADDRESS: 116 North Ninth Avenue, Coatesville, PA 19320
 PLAINTIFF ATTORNEY: **PORTNOFF
 LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 23-4-147

**Writ of Execution No. 2019-12740
 DEBT \$656,364.35**

Property situate in the TOWNSHIP OF PENN, CHESTER County, Pennsylvania

BLR # 58-3-33.67
 IMPROVEMENTS thereon: a residential dwelling

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

ALL THOSE TWO (2) CERTAIN lots of land with the buildings and improvements thereon erected, Situate in Lower Oxford Township, Chester County, Pennsylvania, being Lots 28 and 29 on the Plan of Lots of "Oxford Heights", which plan is recorded in the Office of the Recorder of Deeds of Chester County, in Plan Book 1 page 273, each of said Lots being 25 feet in width and of that width in length or depth between parallel lines a distance of 200 feet.

Being the same premises which Jayack, LLC, by Indenture dated December 28, 2016 and recorded January 4, 2017 in the Office of the Recorder of Deeds in the County of Chester Record Book 9468, page 2335, granted and conveyed unto W.C. Real Estate Properties, LLC, in fee.

Title to said Premises vested in Daniel William Wissman, as sole owner by Deed from WC Real Estate Properties LLC dated July 26, 2017 and recorded July 28, 2017 in the Chester County Recorder of Deeds in Book 9587, Page 12.

UPI # 56-8-91
 PLAINTIFF: Fairway Independent Mortgage Corporation
 VS
 DEFENDANT: **Daniel William Wissman**

SALE ADDRESS: 192 Limestone Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC 856-482-1400**

SALE NO. 23-4-150

Writ of Execution No. 2021-01544

DEBT \$667,455.18

Property to be sold is situated in the Township of East Goshen, County of Chester and State of Pennsylvania

Tax Parcel Number: 5304R0037000

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of the Tiki Series III Trust

VS

DEFENDANT: **Kathleen A. Earley**

SALE ADDRESS: 1670 East Strasburg Road, West Chester, PA 19380

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

SALE NO. 23-4-151

Writ of Execution No. 2019-10792

DEBT \$515,388.80

PROPERTY SITUATE IN NEW GARDEN TOWNSHIP

A portion of the premises located in the Commonwealth of Pennsylvania, being Chester County tax parcel no. 60-7-19.10, which is part of a parcel of land located in both the Commonwealth of Pennsylvania and the State of Delaware and which has a mailing address of 10 Ironwood Dr., Newark, DE 19711, LOCATED IN NEW GARDEN TOWNSHIP, PA.; CHESTER COUNTY

TAX PARCEL NO. 60-7-19.10

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION "FANNIE MAE"

VS

DEFENDANT: **CHARLES A. FERRIS & BRENDA B. FERRIS**

SALE ADDRESS: 10 Ironwood Drive, Newark, DE 19711 located in New Garden Township, PA, A portion of a Dual-State residential property

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

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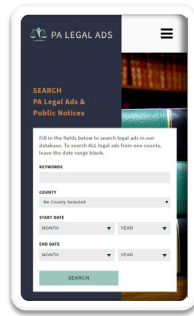
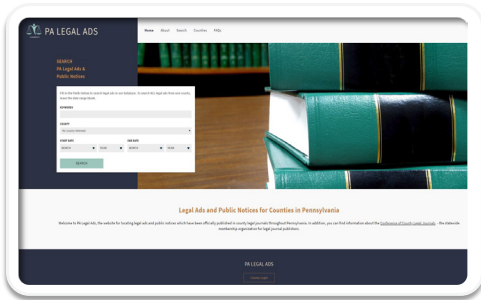
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SECONDROW (FROMLEFT) – Vickie Klein, Webster Law P.C.; Sharon O'Donnell, Joanne DiFrancesco, High Swartz LLP; Joan Wean, Hamburg Rubin Mullin Maxwell & Lupin; Diane Scholl, Law Offices of William L. Goldman PC; Linda Andrews, Lentz Cantor & Massey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

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

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

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