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Chester County Law Reporter

(USPS 102-900)

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IN RE: Genevieve Bush, Deceased

Certify record from Register of Wills to court - Will contest – Motion to quash subpoena

1. Whenever a caveat shall be filed or a dispute shall arise before the register concerning the probate of a will, the grant of letters or the performance of any other function by the register, he may certify, or the court upon petition of any party in interest may direct the register at any stage of the proceedings to certify, the entire record to the court, which shall proceed to a determination of the issue in dispute.
2. No letters of administration pendente lite shall be granted by the register after proceedings have been removed to the court except by leave of court.
3. All wills shall be proved by the oaths or affirmations of two competent witnesses and in the case of a will to which the testator signed his name, proof by subscribing witnesses, if there are such, shall be preferred to the extent that they are readily available, and proof of the signature of the testator shall be preferred to proof of the signature of a subscribing witness.
4. To prevail over the presumption and establish the existence of a lost will, the proponent of the copy of the will must prove that: (a) the testator duly and properly executed the original will; (b) the contents of the will were substantially as appears on the copy of the will presented for probate; and (c) when the testator died, the will remained undestroyed or revoked by him.
5. A party does not have the right to compel a witness to bring privileged materials to a hearing in case he might need them to refresh his recollection.
6. This case is a will contest among siblings who disagree over which will is operative. This court will schedule a hearing to determine which of the two wills is legally operative. Attorney Fischer filed a Motion to Quash Subpoena to Produce Documents and averred the materials sought were protected by the attorney client privilege. Michael Bush responded the attorney client privilege does not apply because he is named as the Executor. The Court directed Mr. Fischer to produce a privilege log and produce the will. Attorney Fischer also filed a Motion to Quash Subpoena to Produce Documents served by Mary Bush on the same ground. Mary Bush responded he should bring documents in case he needed to refresh his recollection. This Court noted that was not a basis to seek documents at a hearing and granted Mr. Fischer's Motion. Mary Bush also filed a request for discovery, seeking records of the decedent's care, funeral, etc. The Court denied the request without prejudice for her to make a narrower request.

C.C.P., Chester County, Pennsylvania, Orphans' Court Division, No. 1521-1459-Misc.; In re: Genevieve Bush, Deceased

Michael Bush, *pro se*

Joseph Bush, *pro se*

Mary Bush, *pro se*

Binder, J., July 20, 2022:-

[70 Ches. Co. Rep. **IN RE: Genevieve Bush, Deceased**

IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION

IN RE: Genevieve Bush, Deceased

Docket No.: 1521-1459-MISC

ORDER and MEMORANDUM

AND NOW, this 20th day of July, 2022, after a status hearing held on July 12, 2022 and for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** as follows:

1. A one-day evidential hearing on the Caveat filed June 23, 2021 is scheduled for Monday, September 19, 2022 at 9:30 a.m. in Courtroom 12 of the Chester County Justice Center, 201 West Market Street, West Chester, PA 19380.
2. The Motion to Quash Subpoena to Produce Documents and/or Issue a Protective Order filed by Jay G. Fischer, Esquire on October, 18, 2021 is **DENIED** as explained by the accompanying Memorandum.
3. The Motion to Quash Subpoena to Produce Documents and/or Issue a Protective Order filed by Jay G. Fischer, Esquire on November 4, 2021 is **GRANTED** as explained by the accompanying Memorandum.
4. The Motion to Set Aside the Order of November 5, 2021 signed by Michele Vaughn on Mary Bush's Motion to Strike the Caveat with Prejudice with a Motion for Request of Discovery Necessary Before the Caveat Hearing filed by Mary Bush on November 12, 2021 is **DENIED** as explained by the accompanying Memorandum.

BY THE COURT:

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

MEMORANDUM

This case is a will contest. This case concerns disputes among siblings as to the disposition of the Estate of Genevieve Bush who passed away on June 16, 2021. Michael Bush and Joseph Bush claim that the legally operative will was executed by Genevieve Bush on February 14, 2004. Mary Bush claims that the legally operative will was executed on December 5, 2007. This court held a status hearing on July 12, 2022 upon grant of the Motion to Hold a Call o[f] the List Hearing for the Matter of the Estate [of] Genevieve Bush – Deceased filed by Michael Bush on May 19, 2022.

At the hearing, the undersigned noted the contentious history among the parties and the general procedural irregularity of this case and suggested that it would be efficient for the court rather than the Register of Wills to preside over these proceedings in the future. Agreement was expressed by the parties in attendance, namely, Mary Bush, Michael Bush, and Joseph Bush. This court announced that all undecided motions and/or petitions would be decided on the papers where possible but that an evidential hearing on undecided motions would be scheduled if necessary.

BACKGROUND

This court reviewed the file maintained by the Clerk of the Orphans' Court. No Petition for Probate and Grant of Letters has been filed however Michael Bush and Joseph Bush filed a Caveat on June 23, 2021 averring that Mary Bush intends to offer for probate a will dated December 5, 2007 which is legally inoperative because Genevieve Bush was not of sound disposing mind, memory, or understanding. Michal and Joseph Bush also averred that the will dated December 5, 2007 is legally inoperative because it was procured by Mary Bush who exerted undue and overmastering influence. Along with that Caveat, Michal Bush and Joseph Bush posted a Caveat Bond of \$5,000.00.

On June 28, 2022, this court granted the Emergency Petition to Protect and Preserve Estate Funds filed on June 24, 2021 by Michael Bush and Joseph Bush and ordered the Estate assets of \$464,891.18 held in escrow in the IOLTA account held by Lamb McErlane PC.

On September 2, 2021, the Register of Wills issued a Hearing Scheduling Notice setting November 12, 2021 for a hearing to probate the will of Genevieve Bush and to issue letters.

On October 20, 2021, Michael Bush filed a Memorandum of Law in Support of Request to Refuse Probate of Writings Presented by Mary Bush and to Receive Mrs. Bush's Last Will and Testament Dated February 14, 2004 for Letters of Administration. A copy of the will dated February 14, 2004 was attached. Among other things, Michael Bush argued that the issue whether Genevieve Bush possessed testamentary capacity after 2004 is *res judicata* as having already been determined by the Honorable Katherine B.L. Platt in her June 24, 2011 Decision and Order

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filed in 1509-1720 which concerned Genevieve Bush's legal incapacity and Guardianship of her Person and Estate.

On October, 18, 2021, Jay G. Fischer, Esquire filed a Motion to Quash Subpoena to Produce Documents and/or Issue a Protective Order. Mr. Fischer averred that Michael Bush had served a subpoena on October 14, 2021 to obtain materials related to Genevieve Bush's will dated February 14, 2004. A copy of that subpoena was attached and it provided in pertinent part as follows:

Within twenty (20) days after service of this subpoena, you are ordered by the court to produce the following documents or things: All documents, in whatever form, pertaining to the will of Genevieve Bush dated on or about February 14, 2004 including but not limited to: originals, copies, notes about, correspondence about, about [sic] the will's disposition[,] archival storage, destruction, mutilation, release, transfer, etc. at 708 Shadeland Ave., Drexel Hill, PA 19026.

Motion, 10/18/2021, Exhibit "A."

The subpoena directed Mr. Fischer to produce the materials to Michal Bush at his residence. Motion, 10/18/2021, Exhibit "A."

Mr. Fischer rested his Motion on his claim that the materials sought were generated in connection with, and for purposes of, his legal representation of Genevieve Bush. *See* Motion, 10/18/2022, ¶¶ 9-12. Michael Bush filed his Response on October 28, 2021. Michael Bush established that Mr. Fischer has the original February 14, 2004 will by the letter he attached dated December 20, 2005 by which Mr. Fischer represented that he is safeguarding the will dated February 14, 2004. Response, 10/28/2021, Exhibit 3. Michael Bush argued that the attorney client privilege does not apply because he is named in the February 14, 2004 will as an Executor and in support of that claim he attached emails by which Mr. Fisher represented that he gave the December 5, 2007 will to Mary Bush on June 22, 2021 because she is named in it as personal representative with the consequence that the attorney-client privilege does not apply. Response, 10/28/2021, Exhibits 2, 4.

On November 4, 2021, Jay G. Fischer, Esquire filed a Motion to Quash Subpoena to Produce Documents and/or Issue a Protective Order. Mr. Fischer averred that Mary Bush had served a subpoena on him on October 25, 2021 to appear at the hearing scheduled for November 12, 2021 before the Register of Wills and to bring with him "communications/work product/notes/documents of you and your client Genevieve Bush[] also deposition you gave." Motion, 11/4/2021, ¶ 1; Exhibit "A." Mr. Fischer rested his Motion on his claim that the materials sought were generated in connection with, and for purposes of, his legal representation of Genevieve Bush. *See* Motion, 11/4/2022, ¶¶ 6-10. Mr. Fisher's Motion was referred to this court which issued an Order/Rule to Show Cause on November 5, 2021 and continued the hearing scheduled before the Register of

Wills to be rescheduled in due course. Mary Bush filed her Response on November 12, 2021.¹ Mary Bush averred that Mr. Fischer is mistaken, that she subpoenaed him merely to testify at the hearing before the Register of Wills, that she does not seek access to documents, and that she merely asked Mr. Fischer to bring the documents in case he should need to refresh his recollection. Response, 11/12/2021, p.1 (Statement of Facts); ¶ 10.

On November 12, 2021, Mary Bush filed a Motion to Set Aside the Order of November 5, 2021 signed by Michele Vaughn on Mary Bush's Motion to Strike the Caveat with Prejudice with a Motion for Request of Discovery Necessary Before the Caveat Hearing. By that Motion, Mary Bush averred that Michael Bush and Joseph Bush filed a Caveat on June 23, 202, that she filed a Motion to Strike that Caveat on November 3, 2021, and that the Register of Wills entered an order two (2) days later on November 5, 2021 denying the Motion to Strike the Caveat. Mary Bush also asked for various sorts of discovery. Mary Bush's request for relief was as follows:

Wherefore Mary Bush respectfully request[s] the Honorable Court to set aside [the Register of Wills'] November 5, 2021 Order until further Discovery takes place. That Joseph Bush submit to all parties a full accounting in all his activities as Guardian of the Estate with all supporting documents for any and all transactions, sales, income, purchases, billings, tax returns, social security payments, and bank/investment statements. That Joseph Bush be Ordered not to drive the F 150 truck. That Michael Bush submit any and all documents, records, [or] emails he has in his possession of Genevieve Bush['s] care, medical conditions, nursing home correspondences, notes, emails, from November 2018 [to the] present. Including Michael Bush's documents emails in connection with Della Vecchia, Reilly, Smith & Boyd Funeral Home, Inc. Also that the Court order the production of medical documents/records of Genevieve Bush from Park Lane at Bellingham now known as The Watermark at Bellingham, 1615 Boot Rd, West Chester, PA 19380 and from Green Meadows Rehabilitation & Nursing Center, 283 E. Lancaster Ave, Malvern, PA 19355 be provided to Mary Bush who will provide Michael Bush with [an] electronic copy of the documents.

Motion, 11/12/2021, p. 4.

On November 17, 2021, Michael Bush filed his Response to Mary Bush's Motion to Set Aside which he styled as a Motion to Deny.² First, Michael Bush asked

¹ Mary Bush's Response was missing from the file and Mary Bush refiled it on July 6, 2022 pursuant to this court's order entered June 21, 2022.

² The full title was Motion to Deny Mary Bush's 'Motion to Set Aside the Order of November 5, 2021 Signed by Michele Vaughn on Mary Bush's Motion to Strike the Caveat with Prejudice with a Motion for Request of Discovery Necessary Before the Caveat Hearing.'

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this court to deny Mary Bush's Motion to Set Aside arguing that its first request is essentially an appeal from, or a motion for reconsideration of, the order entered by the Register of Wills refusing to Strike the Caveat. Second, Michael Bush asked this court to deny the remainder of Mary Bush's requests for relief because they are irrelevant to the will contest at issue in the present case docketed at 1521-1459 but instead pertain the case now resolved docketed at 1509-1720 pertaining to the legal incapacity of Genevieve Bush and the Guardianship of her Person and Estate. On November 24, 2021, Mary Bush filed her Response to Michael Bush's Response to her Motion to Set Aside arguing essentially that the issues she has raised are relevant and that discovery is generally permitted in will contests.

DISCUSSION

The Decedents, Estates and Fiduciaries Code provides that “[w]henever a caveat shall be filed or a dispute shall arise before the register concerning the probate of a will, the grant of letters or the performance of any other function by the register, he may certify, or the court upon petition of any party in interest may direct the register at any stage of the proceedings to certify, the entire record to the court, which shall proceed to a determination of the issue in dispute.” 20 Pa.C.S. § 907 (Certification of records to court).³ Here, the Register of Wills has certified this will contest to the court for decision in the first instance and the parties in attendance at the status hearing are in agreement. Accordingly, this court will schedule a hearing to determine which of the two (2) wills is legally operative.

The first of the pending Motions is the Motion to Quash Subpoena to Produce Documents and/or Issue a Protective Order filed by Jay G. Fischer, Esquire on October, 18, 2021. The Motion asserts that all materials sought by Michael Bush are protected from discovery by the attorney-client privilege. This court's reading of Michael Bush's request confirms that he seeks from Mr. Fischer materials that may well be within the scope of the privilege. Instead of producing those materials to Michael Bush, Mr. Fischer shall instead produce a privilege log. However, the attorney-client privilege pertains to communications between attorney and client and the original will dated December 5, 2007 is not a communication but rather a legal document. As such it is not within the scope of the privilege and since the copy filed of record names Michael Bush as an Executor this court can see no reason why Mr. Fischer ought not produce the original⁴ to Michael Bush as he did to Mary Bush.

³ 20 Pa.C.S. § 907 also provides that “[n]o letters of administration pendente lite shall be granted by the register after proceedings have been removed to the court except by leave of court.”

⁴ It is the general rule that “[a]ll wills shall be proved by the oaths or affirmations of two competent witnesses and [i]n the case of a will to which the testator signed his name, proof by subscribing witnesses, if there are such, shall be preferred to the extent that they are readily available, and proof of the signature of the testator shall be preferred to proof of the signature of a subscribing witness.” 20 Pa.C.S. § 3132(1) (Manner of probate). “[T]o prevail over the presumption and establish the existence of a lost will, ‘the proponent of the copy of the will must prove that: 1) the testator duly and properly executed the original will; 2) the contents of the will were substantially as appears on the copy of the will presented for probate; and 3) when the testator died, the will remained undestroyed or revoked by him.’” In re Estate of Janosky, 827 A.2d 512, 519-20 (Pa. Super. 2003) (quoting Burns v. Kabboul, 595 A.2d 1153, 1167-68 (Pa. Super. 1991)).

The second of the pending Motions is the Motion to Quash Subpoena to Produce Documents and/or Issue a Protective Order filed by Jay G. Fischer, Esquire on November 4, 2021. This court will grant that Motion since the subpoena was for Mr. Fischer to appear and testify before the Register of Wills on November 12, 2021 and it is now moot. In addition, this court notes that it is not persuaded that a party has the right to compel a witness to bring privileged materials to a hearing to refresh recollection during testimony just in case.⁵

The third of the pending Motions is the Motion to Set Aside the Order of November 5, 2021 signed by Michele Vaughn on Mary Bush's Motion to Strike the Caveat with Prejudice with a Motion for Request of Discovery Necessary Before the Caveat Hearing filed by Mary Bush on November 12, 2021. The relief requested, as set forth above, makes clear that Mary Bush asked for discovery in anticipation of a hearing and that she did not object to the holding of the hearing itself. Regarding the request for discovery, this court agrees with Michael Bush that the request for information is broader than that which would pertain to a hearing to probate a will and issue letters and this court will deny the Motion without prejudice to Mary Bush's right to make a request for discovery narrower in scope.

Accordingly, for the reasons set forth above this court will enter the order set forth above.

⁵ The grant of Mr. Fischer's Motion is without prejudice to Mary Bush's right to ensure Mr. Fischer's appearance to testify before this court by appropriate means as authorized by law.

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

LAW NO. 2022-08767-NC

NOTICE IS HEREBY GIVEN that the name change petition of Kyree Shawn Davis was filed in the above-named court and will be heard on Monday, January 30, 2023 at 2:00 PM, in Courtroom 19 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, November 2, 2022

Name to be changed from: Kyree Shawn Davis to: Kyree Molefi Kweli

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. 2022-08142-NC

NOTICE IS HEREBY GIVEN that the name change petition of Robert Geoffrey Avery was filed in the above-named court and will be heard on Monday, January 16, 2023 at 2:00 PM, in Courtroom 19 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, October 18, 2022

Name to be changed from: Robert Geoffrey Avery

to: R Geoffrey Avery

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

Andrew Gavrin, Esq., Attorney for the Petitioner
1450 E. Boot Rd., Building 400D
West Chester, PA 19380

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

LAW NO. 2022-8575-NC

NOTICE IS HEREBY GIVEN that the name change petition of Kelly Maude Schmitt was filed in the above-named court and will be heard on Monday, January 30, 2023 at 2:00 PM, in Courtroom 19 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, October 28, 2022
Name to be changed from: Kelly Maude Schmitt to: Hugo Mark Schmitt

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. 2022-07129-NC

NOTICE IS HEREBY GIVEN that the name change petition of Paul William Chasse was filed in the above-named court and will be heard on Monday, December 12, 2022 at 2:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, September 16, 2022

Name to be changed from: Paul William Chasse to: Paul William Roth

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 - No. 2022-08254-NC - NOTICE IS HEREBY GIVEN that on 10/19/2022, the Petition of GENEVIEVE KLINE REMENTER, was filed in the above-named Court, praying for a Decree to change the Petitioner's name to GRIFFEN KLINE REMENTER. The Court has fixed 1/23/2023, 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. PATRICK J. MCGINNIS, Atty. for Petitioner, LAW OFFICES OF JENNIFER J. RILEY, 585 Skippack Pike, Ste. 200, Blue Bell, PA 19422, 215.283.5080

CORPORATION NOTICE

NOTICE is hereby given that a Certificate of Cancellation will be filed with the Department of State of the Commonwealth of Pennsylvania, Corporation Bureau for the purpose of voluntarily cancelling the limited partnership, Apex at Kutztown, LP, under the Pennsylvania Corporation Law of 1988, as amended. To all possible Claimants, notice is hereby given that:

- (1) That all claims must be presented in writing and must contain sufficient information to reasonably inform the Limited Partnership of the identity of the Claimant and the substance of the claim.
- (2) The mailing address to which a claim must be sent is Apex at Kutztown, LP, c/o John H. Kiefel, Esq., 721 East Lancaster Avenue, Downingtown, PA 19335.
- (3) The Deadline by which the Limited Partnership must receive the claim is on or before December 31, 2022.
- (4) That the claim will be barred if not received by the deadline.
- (5) That the Limited Partnership may make distribution to other Claimants and the Partners of the Limited Partnership, or persons interested as having been such, without further notice to any Claimant. John H. Kiefel, Esquire
Attorney for Apex at Kutztown, LP

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

BAILIFF, David M., late of East Nottingham Township. Karen Bailiff Davis, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BARNES, George H., a/k/a George Barnes, late of Tredyffrin Township. Vera L. Barnes, care of DAVID B. PUDLIN, Esquire, One Logan Square, 27th Fl., Philadelphia, PA 19103, Executrix. DAVID B. PUDLIN, Esquire, Hangle, Aronchick, Segal, Pudlin & Schiller, One Logan Square, 27th Fl., Philadelphia, PA 19103, atty.

BELLINO, JR., Vincent S., a/k/a Vincent S. Bellino, late of West Goshen Township. Deneen Bellino, care of LISA M. NENTWIG, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Executrix. LISA M. NENTWIG, Esquire, Dilworth Paxson, LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

BRADLEY, JR., Joseph Preston, late of East Fallowfield Township. Carmel J Bradley, 128 Bridle Path Ln, East Fallowfield, PA 19320, Administrator.

D'AMICO, JR., Joseph J., a/k/a Joseph J. D'Amico, Jr., MD, late of East Marlborough Township. Andrew J. D'Amico, 115 North Monroe Street, P.O. Box 605, Media, PA 19063, Executor. W. DONALD SPARKS, II, Esquire, Richards, Layton & Finger, P.A., One Rodney Square, 920 North King Street, Wilmington, DE 19801, atty.

DECK, JR., Arthur W., a/k/a Arthur William Deck, Jr. and Arthur W. Deck, late of Valley Township. Donald R. Deck, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

DeROCCO, Julia S., late of Chester Springs. Drew S. DeRocco, care of EVAN K. HAMBLETON, Esquire, 442 North High Street, West Chester, PA

19380, Executor. EVAN K. HAMBLETON, Esquire, 442 North High Street, West Chester, PA 19380, atty.

DOWNING, Helen B., late of Kennett Square Borough. Frank E. Bush, Jr., care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 East Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 East Locust Street, Oxford, PA 19363, atty.

DOWNES, Christopher T., a/k/a Chris, late of Newtown Square. Gail McIntyre, 70 Longview Ln., Newtown Square, PA 19073, Executrix. KATHY GEESLA RUE, Esquire, Larue Law Office, 1158 Stinson Dr. Reading, PA 19605, atty.

HAMM, Howard E., late of East Nottingham Township. Danielle Nicole Dean, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, Lamb McLane PC, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

HILLER, Florence F., late of East Whiteland Township. John T. Miller, Jr. and Dennis M. Hiller, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executors. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

McCARTHY, Karen K., late of Schuylkill Township. Edward McCarthy, 19 Mockingbird Lane, Phoenixville, PA 19460, Administrator. MARZIA P TONGIANI MIRABILE, Esquire, 254 Bridge St., Phoenixville, 19460, atty.

MENDENHALL, Allen L., late of West Caln Township. Hedwig Thompson, 100 Gold Finch Lane, Honey Brook, PA 19344, Danny Mendenhall, 800 N. Sandyhill Rd., Honey Brook, PA 19344, & Ronald Mendenhall, 1218 Summer Lane, Pottstown, PA 19465, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MILES, Alice T., late of East Brandywine Township. Barry N. Carr, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Executor. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, atty.

PRICE, Dorothy M., a/k/a Dorothy May Price, late of Schuylkill Township. Nancy Lee DeFrancesco, care of JEAN E. WHITE JONES, Esquire, 130 W. Lancaster Ave., Wayne, PA 19087, Executrix. JEAN E. WHITE JONES, Esquire, Butera, Jones &

Peterson, LLC, 130 W. Lancaster Ave., Wayne, PA 19087, atty.

RUSH, Jacklyn Ewing, a/k/a Jacklyn E. Rush, late of West Marlborough Township. Tania H. Coffey, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McLane PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

SCIALLO, Jane M., late of Spring City. Mary Jane Fryberger, care of CAROLYN M. MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. CAROLYN M. MARCHESANI, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

SPANGLER, Judith D., late of Uwchlan Township. Ian S. Spangler & Eric N. Spangler, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

STEAD, Charles K., a/k/a Charles K. Stead, Jr., late of Easttown Township. Mitchell X. Stead and Jonathan Stead, care of THOMAS F. TOSCANI, Esquire, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Administrators. THOMAS F. TOSCANI, Esquire, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

STEVENSON, Neal A., late of East Goshen Township. Dana Mimm, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Administrator. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

TINDER, Elizabeth M., late of East Bradford Township. Deneen M. MacFadden, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

WEBER, William K., late of Uwchlan Township. Deborah D. Weber, 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.

WELLS, Anne W., late of Kennett Township. Robert Lynn Wells, Jr. and Charles Conner Wells, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

2nd Publication

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3rd Publication

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

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

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

BROWN, Carolyn M., late of West Chester. John S. Gengarella, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

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

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

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

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

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

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

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

RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

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

GODLEWSKI, Joseph, late of West Goshen Township. Karen Ricciardi and Anmarie Collins, care of SUZANNE M. HECHT, Esquire, 795 E. Lancaster Ave., #280, Villanova, PA 19085, Executrices. SUZANNE M. HECHT, Esquire, Haney & Hecht, 795 E. Lancaster Ave., #280, Villanova, PA 19085, atty.

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

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

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

INGRAM, Al Ronnie, late of Coatesville. Silvia Ingram, 106 Ambleside Way, Coatesville, PA 19320, Administratrix. MIKE NOONE, Esquire, Noone & Borger, LLC, 32 South Church Street, West Chester, 19380, atty.

JONES, David Lears, a/k/a David L. Jones, late of Cochranville. Gloria R. Jones, 200 Philips Mill Road, Cochranville, PA 19330, Executrix. STEPHEN D. MOLINEUX, Esquire, 227 MacDade Boulevard, Collingdale, PA 19023, atty.

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

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

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

MILLS, JR., Harry Sinclair, a/k/a H. Sinclair Mills, Jr., late of West Grove Borough. Stephen J. Mills, 1042 Water Beech Road, Midlothian, VA 23114, Executor. DOLORES M. TROIANI, Esquire, Troiani & Gibney, L.L.P., 1273 Lancaster Avenue, 1273 Lancaster Avenue, Berwyn, PA 19312, atty.

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

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

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

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

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

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

THOMAS, Margaret Susan, a/k/a M. Susan Thomas, Susan Thomas, Susan M. Thomas and M.S. Thomas, late of Penn Township. Ryan M. Stephenson, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

VINCENT, Carole W., late of West Chester

Borough. Glen David Vincent, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

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

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

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

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

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is Reverent Leadership Development Corporation.

Articles of Incorporation were filed on Tuesday, November 1, 2022

The purpose or purposes for which it was organized are: To provide Christian leadership, development, and education to youth and to charter Scouting units.

NONPROFIT CORPORATION NOTICE

Showtime Gymnastics Academy Boosters Organization

Has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

1st Publication of 3

TRUST NOTICE

PATRICIA A. PEACOCK, Deceased
 Late of West Chester Borough, County, PA
 This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:
 Dr. Joseph R. Peacock, TRUSTEE,
 1271 South Creek Road
 West Chester, PA 19382
 PETER S. GORDON, Esq.
 Gordon, Fourmaris & Mammarella, P.A.
 1925 Lovering Avenue
 Wilmington, DE 19806

Industrial Commercial Development District and approximately 15 acres are located in the RR – Rural Residential District.

The Property is being sold pursuant to an Agreement of Sale to Audubon Management Corp, or its affiliate, with an address of 2620 Egypt Road, Audubon, PA 19403. The Purchaser has offered \$96,250,000.00 for the Property and additional consideration to the School District in the form of a share of the proceeds from the development of the Property. The School District seeks Court approval at the hearing on the date and time set forth above to the sell the Property to Purchaser by private sale pursuant to the Pennsylvania School Code of 1949, 24 P.S. §7-707(3) under these terms and conditions and as further set forth in the Agreement of Sale.

1st Publication of 3

**DOWNINGTOWN AREA SCHOOL DISTRICT
 CHESTER COUNTY, PENNSYLVANIA
 PUBLIC NOTICE**

NOTICE IS GIVEN that a hearing shall be conducted on the Petition of the Board of School Directors of the Downingtown Area School District to Sell Unnecessary Lands and Buildings by Private Sale (“the Petition”) on November 28th, 2022, in Courtroom #11 of the Chester County Justice Center, 201 W. Market Street, West Chester, PA at 1:15 p.m. The purpose of the hearing is to address Downingtown Area School District’s (“the School District”) Petition for approval to sell by private sale, under the terms set forth below and contained in the Petition, the School District’s property located along Lionville Station Road located in Uwchlan Township, Chester County, Pennsylvania, tax parcel numbers 33-1-25, 33-1-26, 33-1-27, 33-1-28 and 33-1-28.1, deed reference Book 6969 page 618 (“the Property”).

At the hearing, the School District shall offer evidence in support of its Petition. The hearing shall be open to the public. Any interested persons may appear and participate at the hearing and may offer evidence in support of or in opposition to the School District’s Petition. The Petition and the Agreement of Sale may be reviewed upon request during regular business hours at the Administrative Offices of the School District, 540 Trestle Place Downingtown, PA 19335, c/o David Matyas, (610) 269-8460. For more information, please contact:
 Guy A. Donatelli, Esquire
 Lamb McErlane PC
 24 East Market Street
 West Chester, PA 19381
 Direct Dial: (610) 701-4419
 Facsimile: (610) 692-0877
 Email: gdonatelli@chescolaw.com
 Guy A. Donatelli, Solicitor Downingtown Area School District

1st Publication of 3

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA ORPHAN’S COURT DIVISION IN RE: ADOPTION OF B.G.S., No. AD-2022-0040. TO: Andrea Sanchez and Unknown Birth Father. IMPORTANT NOTICE-NOTICE IS HEREBY GIVEN THAT a petition has been filed asking the orphan’s court to put an end to all rights you have to your child, B.G.S. (Baby Girl Sanchez) born 8/27/2021. The Court has set a hearing to consider ending your rights to your child. That

hearing, which will be held in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, is scheduled for December 13, 2022, at 1:30 p.m. in Courtroom 18. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. In addition, you are advised that you may have an option for an enforceable voluntary agreement under Act 101 of 2010 for continuing contact following the adoption of your child, between the adoptive parent and a birth parent and/or birth relative if all parties agree and the agreement is approved by the Court. You have the right to be represented at the hearing by a lawyer. You should take this paper to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help: The Lawyer Referral & Access to Justice Services, Chester County Bar Association , 15 West Gay Street, West Chester, PA19380, telephone number 610-429-1500.If you are unable to afford counsel, you may file a petition with the court. The petition and all notices, certifications, and exhibits, which you must complete and file according to instructions, may be found in the "Forms" section of the Clerk of Orphan's Court website at: <https://www.chesco.org/168/Register-of-Wills-Orphans-Court> If you qualify pursuant to 23 Pa. C.S. §2313(a.1), the court will appoint counsel to present you in the termination hearing.

Reynolds Family Law, 101 Lindenwood Dr, Malvern, PA 19355. 484-875-3090.

1st Publication of 3

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA ORPHAN'S COURT DIVISION IN RE: ADOPTION OF L.V.K-B..., No. AD-2022-0039. TO: Andrea Sanchez and Petr Benes. IMPORTANT NOTICE-NOTICE IS HEREBY GIVEN THAT a petition has been filed asking the orphan's court to put an end to all rights you have to your child, L.V.K-B. born 8/9/2018. The Court has set a hearing to consider ending your rights to your child. That hearing, which will be held in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, is scheduled for December 13, 2022, at 1:30 p.m. in Courtroom 18. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. In addition,

you are advised that you may have an option for an enforceable voluntary agreement under Act 101 of 2010 for continuing contact following the adoption of your child, between the adoptive parent and a birth parent and/or birth relative if all parties agree and the agreement is approved by the Court. You have the right to be represented at the hearing by a lawyer. You should take this paper to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help: The Lawyer Referral & Access to Justice Services, Chester County Bar Association , 15 West Gay Street, West Chester, PA19380, telephone number 610-429-1500.If you are unable to afford counsel, you may file a petition with the court. The petition and all notices, certifications, and exhibits, which you must complete and file according to instructions, may be found in the "Forms" section of the Clerk of Orphan's Court website at: <https://www.chesco.org/168/Register-of-Wills-Orphans-Court> If you qualify pursuant to 23 Pa. C.S. §2313(a.1), the court will appoint counsel to present you in the termination hearing.

Reynolds Family Law, 101 Lindenwood Dr, Malvern, PA 19355. 484-875-3090.

2nd Publication of 3

TRUST NOTICE

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

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, October 20th, 2022 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, November 21st, 2022.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

3rd Publication of 3

SALE NO. 22-11-303

**Writ of Execution No. 2020-08252
DEBT \$11,206.33**

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

TAX PARCEL NO. 16-6-165

PLAINTIFF: Coatesville Area School District

VS

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

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

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

SALE NO. 22-11-304

**Writ of Execution No. 2020-05947
DEBT \$5,254.44**

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

TAX PARCEL NO. 38-2-78

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Rodney Senter & Mereda Senter**

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

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

SALE NO. 22-11-305

**Writ of Execution No. 2021-04761
DEBT \$4,562.09**

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

TAX PARCEL NO. 35-4-45.1

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **David M. Allen**

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

PLAINTIFF ATTORNEY: **PORTNOFF**

LAW ASSOCIATES, LTD. 484-690-9300

SALE NO. 22-11-306

Writ of Execution No. 2021-05849

DEBT \$7,327.64

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

TAX PARCEL NO. 37-2-7

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Pauline Teresa Lera**

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

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

SALE NO. 22-11-307

Writ of Execution No. 2020-02705

DEBT \$660,408.65

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

Tax Parcel Number: 43-10F-155.1

PLAINTIFF: PHH MORTGAGE CORPORATION

VS

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

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

SALE ADDRESS: 896 Conestoga Road, Berywn, PA 19312

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

SALE NO. 22-11-308

Writ of Execution No. 2022-02505

DEBT \$62,312.53

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

TAX PARCEL # 39-5E-57

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

SALE ADDRESS: 147 Ascot Court, Downingtown, PA 19335

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

SALE NO. 22-11-309

Writ of Execution No. 2021-04601

DEBT \$249,950.78

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

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

IMPROVEMENTS thereon: a residential

dwelling

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

VS

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

SALE ADDRESS: 313 Gwynedd Court, Exton, PA 19341

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

SALE NO. 22-11-310

Writ of Execution No. 2022-03268

DEBT \$91,460.70

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

Tax Parcel Number: 36-05-0124.040

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

VS

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

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

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

SALE NO. 22-11-311

Writ of Execution No. 2022-00411

DEBT \$143,979.69

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

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

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

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

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

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

TAX PARCEL NO.: 53-06-0340

PLAINTIFF: PNC Bank, National Association

VS

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

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

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

SALE NO. 22-11-312

Writ of Execution No. 2020-01729

DEBT \$251,375.60

West Caln Township, County of Chester, Pennsylvania

UPI No. 28-5-140.1

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **Geoffrey E. Freeman**

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

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

SALE NO. 22-11-314

Writ of Execution No. 2020-05614

DEBT \$2,304.30

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

TAX PARCEL NO. 16-5-52

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Douglas Ricketts**

SALE ADDRESS: 254 Fleetwood Street, Coatesville, PA 19320

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

SALE NO. 22-11-315

Writ of Execution No. 2014-08287

DEBT \$3,954.26

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

TAX PARCEL NO. 39-4-99.7

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Susan L. McClain**

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

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

SALE NO. 22-11-317

Writ of Execution No. 2022-02416

DEBT \$289,407.27

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

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

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

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

UPI # 54-3B-256

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **James Lobiondo Jr.**

SALE ADDRESS: 401 Rustmont Drive, Malvern, PA 19355

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

SALE NO. 22-11-318

Writ of Execution No. 2018-13001

DEBT \$190,962.66

PROPERTY SITUATE IN TOWNSHIP OF VALLEY

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

TAX PARCEL # 38-05C-0006.0000

IMPROVEMENTS thereon: a residential dwelling

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

Stearns Asset Backed Securities I Trust
2006-HE10, Asset-Backed Certificates Series 2006-HE10

VS

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

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

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

SALE NO. 22-11-319

Writ of Execution No. 2021-02040

DEBT \$188,487.64

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

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

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

BEING UPI # 47-01R-0047

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Lauren K. Smith**

SALE ADDRESS: 1706 Valmont Drive, Coatesville, PA 19320

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

SALE NO. 22-11-320

Writ of Execution No. 2022-02943

DEBT \$212,388.14

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

Tax Parcel No. 56-4-34.3

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

VS

DEFENDANT: **Jerry Gillespie**

SALE ADDRESS: 301 Dalton Road, Oxford, PA 19363

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

SALE NO. 22-11-321

Writ of Execution No. 2018-13390

DEBT \$956,057.35

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

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

Tax Parcel No. 5908 01440900

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

DEFENDANT: **Doretta Hubbard**

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

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

SALE NO. 22-11-322

Writ of Execution No. 2019-09720

DEBT \$725,166.02

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

UPI # 17-06-0057

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

VS

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

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

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

SALE NO. 22-11-323

Writ of Execution No. 2022-02944

DEBT \$393,960.79

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

UPI # 38-2-274

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

VS

DEFENDANT: **Evelyn Simmons**

SALE ADDRESS: 53 Lamberts Lane,
Coatesville, PA19320

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

SALE NO. 22-11-324

Writ of Execution No. 2014-05272

DEBT \$836,964.84

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

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

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

TAX PARCEL # 66-3-193

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

VS

DEFENDANT: **Marian J. Mcquay**

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

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

SALE NO. 22-11-325

Writ of Execution No. 2018-03511

DEBT \$5,114.98

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

Tax Parcel No.: 12-1-71

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Carol A. Harkins**

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

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

SALE NO. 22-11-327

Writ of Execution No. 2018-00593

DEBT \$4,743.41

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

Tax Parcel No.: 22-03-0061.160

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Jason Martin**

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

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

SALE NO. 22-11-328

Writ of Execution No. 2022-03871

DEBT \$384,189.59

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

Tax Parcel Number: 5803-04390000

PLAINTIFF: Freedom Mortgage Corporation

VS

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

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

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

SALE NO. 22-11-329

Writ of Execution No. 2022-00371

DEBT \$255,633.37

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

Being parcel number and pin number 3401 0081 10000

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

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

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

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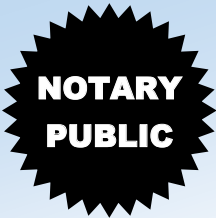
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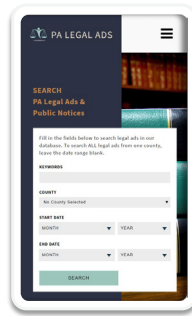
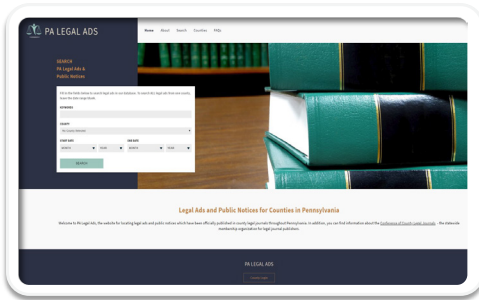
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- Mr. DeCaro has tried more than 200 jury trials to verdict.
- On behalf of his clients, he has achieved over a dozen verdicts in excess of \$1,000,000.
- He has also represented defendants such as hospitals, doctors, law firms and other individuals and entities.
- Roy has regularly been selected by his peers for inclusion in The Best Lawyers in America.
- Best Lawyers recognized Mr. DeCaro in 2018 as the “Best Personal Injury Lawyer of the Year” for Philadelphia.
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