



Chester County Law Reporter

(USPS 102-900)

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No. 30

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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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Amanda Grant, *Chair-Elect*
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Tabak vs. Hadler

Delay damages

1. The reasonableness of a plaintiff's settlement demand has no bearing on defendant's liability for delay damages.
2. Whether or not a plaintiff makes a settlement demand has no bearing on a defendant's liability for delay damages because delay damages are assessed only if a defendant's offer is not within eighty percent of the verdict.
3. The Court found Plaintiff had not delayed the trial and *Held* Plaintiffs' Motion for Delay Damages was granted to include delay damages in the amount of \$29,427.91, making the verdict \$474,427.91 in total.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action No. 2019-06550-TT; Nanette Tabak and James Tabak v. Jennifer Hadler

Joel W. Goldberg and Charles P. Maloney, IV for Plaintiffs
Meghan M. Bissell for Defendant
Griffith, July 12, 2022:-

NANETTE TABAK and JAMES
TABAK

v.

JENNIFER HADLER

COURT OF COMMON PLEAS
CHESTER COUNTY, PA

NO. 2019-06550-TT

ORDER

AND NOW, this 12th day of July, 2022, upon consideration of the motion of Plaintiffs’ Motion for Delay Damages, Defendant’s response and all related filings, it is ORDERED and DECREED that said motion is GRANTED.¹

It is further ORDERED that the verdict is molded to include delay damages in the amount of \$29,427.91 making the verdict \$474,427.91 in total.

BY THE COURT:

/s/ Edward Griffith, J.

¹ Whether or not a plaintiff makes a demand for settlement has no bearing on a defendant’s liability for delay damages because delay damages are assessed only if a defendant’s offer is not within eighty percent of the verdict. *See Craig v. Magee Memorial Rehabilitation Center*, 582 A.2d 1376, 400 Pa.Super. 126 (Super. 1990)(reasonableness of plaintiff’s demand has no bearing on defendant’s liability for delay damages). Although Defendant filed five motions to compel discovery, one motion was withdrawn and one motion was denied. Rulings were promptly issued on the remaining three motions. When a trial continuance was jointly requested on July 30, 2021, Defendant had not yet retained experts. Plaintiff did not cause delay of trial.

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CLERK OF THE ORPHANS' COURT
DIVISION OF THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
NOTICE OF FILING ACCOUNTS
ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, AUGUST 3, 2022
Courtroom 18 at 9:00 A.M. PREVAILING TIME

THE HONORABLE KATHERINE B. L. PLATT

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

IN RE: ROLLING GREEN MEMORIAL PARK PERPETUAL CARE, TRUST 1505-1659

FOURTH AND INTERIM ACCOUNTING
OF: REGIONS BANK, TRUSTEE

ATTORNEY(S):
 KELLY BARSE, ESQUIRE

ESTATE OF FREDERICK A. DUFFY, DECEASED 1596-1131

FIRST AND INTERIM ACCOUNT FOR THE KATHLEEN WISE GST-SUBJECT MARITAL TRUST
OF: KEVIN GALBRAITH, TRUSTEE
 KATHLEEN WISE, TRUSTEE

ATTORNEY(S):
 DANIEL RICHARD BOOSE, ESQUIRE
 TIMOTHY JAMES HOLMAN, ESQUIRE

ESTATE OF EDWIN J. FREY JR, DECEASED 1516-0917

A/K/A NED FREY
A/K/A EDWIN J. FREY

FIRST AND FINAL ACCOUNT
OF: EDWIN JOSEPH FREY III, EXECUTOR

ATTORNEY(S):
 WILLIAM A. PIETRANGELO, ESQUIRE

IN RE: J.V. WALKER, INC. D/B/A/ MORRIS CEMETERY CARE FUND, TRUST **1505-1210**

FOURTH AND INTERIM ACCOUNTING
OF: REGIONS BANK, TRUSTEE

ATTORNEY(S):
 NINA B. STRYKER, ESQUIRE
 KELLY BARSE, ESQUIRE

IN RE: BEDFORD COUNTY MEMORIAL PARK, TRUST **1505-1655**

FOURTH AND INTERIM ACCOUNTING
OF: REGIONS BANK, TRUSTEE

ATTORNEY(S):
 NINA B. STRYKER, ESQUIRE
 KELLY BARSE, ESQUIRE

NOTICES

Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.

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

CIVIL ACTION**LAW NO. 2022-02488-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Stephen Tyler Rohloff was filed in the above-named court and will be heard on Monday, July 25, 2022 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, April 15, 2022
Name to be changed from: Stephen Tyler Rohloff to: Stephen Tyler Ker

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. 2022-02487-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Christina Marie Grandizio was filed in the above-named court and will be heard on Monday, July 25, 2022 at 2:00, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, April 15, 2022
Name to be changed from: Christina Marie Grandizio to: Christina Grandizio Ker

Any person interested may appear and show cause,

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Monday, April 12, 2021 for Dominicus Partners, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Manage and invest funds limited to members of Shareholders' immediate family and all other lawful business purposes.

Charles G. Miller, Esquire
Petrikon, Wellman, Damico, Brown & Petrosa
The William Penn Building
109 Chesley Drive
Media, PA 19063

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that M&S SERVICE COMPANY, INC. is currently in the process of voluntarily dissolving.

Reardon & Assocs. LLC
985 Old Eagle School Rd.
Suite 516
Wayne, PA 19087

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of West Chester Anesthesia Associates, P.C., a Pennsylvania corporation, with an address at 701 East Marshall Street, West Chester, PA 19380, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Sansweet, Dearden and Burke, Ltd.
Solicitors

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

AMES, JR., Joseph A., late of Willistown Township. Joanne Ames, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

BAKER, Harold M., a/k/a Harold Merle Baker, late of East Caln. Kathy J Keeley, 31 Woodlawn Road, Lehighton, PA 18235, Executrix. WILLIAM J. LUTTRELL, III, Esquire, 11 S Olive St, Fl. 2, Media, PA 19063, atty.

BERDA, Michael P., late of East Pikeland Township. Andrew H Dohan, Esq. & Julia Corelli, 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.

CAMPENNI, Robert, late of West Bradford Township. Jessica Chappell, 303 Rockland Avenue, West Chester, PA 19382, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

FINN, John Joseph, late of East Whiteland Township. Maureen F. Austin & Joan M. Hohwald, 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.

FOCHT, Colleen M., late of East Goshen Township. Daniel B. Focht, 273 East Baumstown Road, Birdsboro, PA 19508, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

FULLEM, JR., Joseph W., late of Tredyffrin Township. Peter Daniel Fullem, 1317 Pine Road, Bryn Mawr, PA 19010, Executor. Job T. Stepanski, Esquire, 183 Market Street, Suite 200, Kingston, PA 18704, atty.

GREER, James W., a/k/a James Worth Greer, late of New Garden Township. Janet Barker, care of CLARE MILLINER, Esquire, 213 E. State Street,

Kennett Square, PA 19348, Executrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

HART, William Howard, late of Pennsbury Township. Mary Pringle Symonds, 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.

LOCKINGTON, Olive J., late of East Goshen Township. Lorna L. Kauffman, 756 Inverness Drive, West Chester, PA 19380, Executor. EDWARD J. SCHWABENLAND, Esquire, Law Office of Edward J. Schwabenland, PC, 366 N. Buck Road, Downingtown, PA 19335, atty.

MILLER, Kathryn B., late of East Bradford Township. Joseph Miller, 841 Frank Road, West Chester, PA 19380, Executor. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

MORRIS, James E., late of West Whiteland Township. David J. Morris, 872 Durant Court, West Chester, PA 19380, Executor. DANA M. BRESLIN, Esquire, Breslin, Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

MURRAY, Clella B., late of Penn Township. Annette Orella & Ada Koch, care of P. KRISTEN BENNETT, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. P. KRISTEN BENNETT, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

PENNINGTON, Elva Jane, late of Exton. Nancy Coles, 105 Pine Lane, Yardley, PA 19067, Executor. TORA WEISS, Esquire, 648 2nd Street Pike, Southampton, PA 18966, atty.

van RAVENSWAAY, Julia L., late of Kennett Township. Leonard Paul Lindenmaier, 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.

SNOW, JR., James Byron, late of Penn Township. James Byron Snow, III, 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.

STEVENS, Mason John, a/k/a M. John Stevens, John Stevens, late of Exton. Keith Stevens, 201 Morris Rd., Exton, PA 19341, Executor.

TRACY, Laura B., late of Pennsbury Township. William Bothfeld Tracy, 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.

2nd Publication

ASH JR., Eugene A., late of Oxford. Cassandra Mahoney, 706 Hampton Green Way, Lincoln University, PA 19352, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

BERESFORD, Betty, late of Malvern. Janet Sharer, care of WILLIAM J. THOMAS, Esquire, 460 Creamery Way, Suite 109, Exton, PA 19341, Executrix. WILLIAM J. THOMAS, Esquire, 460 Creamery Way, Suite 109, Exton, PA 19341, atty.

BRIGHTBILL, Mary E., late of Downingtown. Frederick M. Strupp, II, 25 Dianna Drive, Annville, PA 17003, Executor. KEVIN M. RICHARDS, Esquire, Henry & Beaver LLP, 937 Willow Street, Lebanon, PA 17046, atty.

BRISTOL, Robert C., late of Westtown Township. Emily Anne Bristol, care of WILLIAM A. PIETRANGELO, Esquire, 36 East Second Street, P.O. Box 1048, Media, PA 19036-0848, Executor. WILLIAM A. PIETRANGELO, Esquire, 36 East Second Street, P.O. Box 1048, Media, PA 19036-0848, atty.

CROTHERS, JR., Granville Paul, a/k/a G. Paul Crothers, Jr., late of Londonderry Township. Judy Ann Crothers, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

CULVER, Carol A., late of Malvern. Edward Stein, 218 N. 20th Street, Pottsville, PA 17901, Executor.

DANIELS, Patricia Ketels, late of East Brandywine Township. Dorcas D. Anderson, 910 Creek Road, Downingtown, PA 19335, Executor. GERALD K. McOSCAR, Esquire, 1070 Copeland School Road, West Chester, PA 19380, atty.

DeSANCTIS, Lucy Lena, late of Caln Township. Jean M. Lewis, care of DOLORES M. TROIANI, Esquire, 1273 Lancaster Avenue, Berwyn, PA 19312, Executor. DOLORES M. TROIANI, Esquire, Troiani & Gibney, L.L.P., 1273 Lancaster Avenue, Berwyn,

PA 19312, atty.

ECKERT, Tyler Michael, late of Downingtown. Victoria Eckert, care of MaryEllen Healy, 500 N Whitford Rd, Exton, PA 19341, Executor.

ERMOLD, June H., late of West Whiteland Township. Michael C. Ermold, care of ANTHONY R. DISTASIO, Esquire, 8500 Allentown Pike, Suite 3, Blandon, PA 19510, Executor. ANTHONY R. DISTASIO, Esquire, Cornerstone Law Firm, LLC, 8500 Allentown Pike, Suite 3, Blandon, PA 19510, atty.

FABIAN-SANCHEZ, Salvador, late of Modena Borough. Frederick M. Nice, 2755 Century Blvd., Wyomissing, PA 19610, Administrator Pendente Lite. LATISHA BERNARD SCHUENEMANN, Esquire, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610, atty.

FARRELLY, Richard J., late of Sadsbury Township. Judith Farrelly, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

HOLLIFIELD, Lynne, a/k/a Lynne H. Thom, Karen Lynne Hollifield and Lynne H. Weiner, late of East Goshen Township. Isaac Weiner, c/o JAY M. LEVIN, Esq., 300 W. State St., Ste. 300, Media, PA 19063 and Patricia E. Coates, c/o ROBERT A. BURKE, Esq., 17 W. Miner St., West Chester, PA 19382, Administrators DBN. JAY M. LEVIN, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063 & ROBERT A. BURKE, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

JONES, Robert Charles, a/k/a Robert C. Jones, late of East Goshen Township. Elizabeth Zwaan Milne, P.O. Box 161, Berwyn, PA 19312, Executrix. ELIZABETH ZWAAN MILNE, Esquire, Elizabeth Z. Milne, LLC, P.O. Box 161, Berwyn, PA 19312, atty.

KAPLAN, Stuart L., late of Avondale Borough. Joan Busner Kaplan, care of JENNA R. MILLMAN, Esquire, 1735 Market St., 51st Fl., Philadelphia, PA 19103, Executrix. JENNA R. MILLMAN, Esquire, Ballard Spahr LLP, 1735 Market St., 51st Fl., Philadelphia, PA 19103, atty.

KENNEDY, Leone, late of Willistown Township. William G. Kennedy, care of ANDREW H. DOHAN, Esquire, 160 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire,

Lentz, Cantor & Massey, LTD., 160 E. King Road, Malvern, PA 19355-3049, atty.

KLOTZBACH, Tammy L., a/k/a Tammy Lynn Klotzbach, late of Phoenixville Borough. James B. Griffin, 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.

KONDAS, Marianne F., late of Phoenixville Borough. Peter C. Kondas, 10213 Stone School Rd., Prospect, KY 40059, Executor. JANICE E FALINI, Esquire, Falini Law Office LLC, 109 E Evans Street, Suite A, West Chester, PA 19380, atty.

McFEE, Daniel M., late of East Whiteland Township. Ellena Nb Luong, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Administratrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

NICKER, Kenneth C., late of West Brandywine Township. Mary Jo Nicker, 632 E. Reeceville Rd., Coatesville, PA 19320, Administrator.

REICHERTER, Michael Franklin, late of Tre-dyffrin Township. Francis Reicherter, care of VINCENT CAROSELLA, JR., Esquire, 882 Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

SHELTON, Zellen A., late of East Caln Township. Priscilla A. Shelton, care of Priscilla A. Shelton, Esquire, 105 S. Hoover Ave., New Holland, PA 17557, Executrix. NEVIN D. BEILER, Esquire, Beiler Legal Services PC, 105 S. Hoover Ave., New Holland, PA 17557, atty.

SMITH, Matthew Ryan, a/k/a Matthew R. Smith, late of Upper Uwchlan Township. Margaret Smith, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Administratrix. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

TERANTO, Margaret Anne, a/k/a Margaret A. Teranto, late of Downingtown. Jennifer A. McTheny, 6907 Victoria Drive, Unit L, Alexandria, VA 22310, Executrix. WILLIAM J. THOMAS, Esquire, Lamb McErlane, P.C., 460 Creamery Way, Suite 109, Exton, PA 19341, atty.

WEALER, Miriam E., late of West Brandywine Township. Candace G. McCoy, 160 Cedar Knoll Road, Coatesville, PA 19320, Executrix. ALAN J.

JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

WHITEMAN, Betty Jane, a/k/a Betty J. Whiteman, late of Caln Township. Linda L. Clay, 152 Loomis Avenue, Coatesville, PA 19320, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

3rd Publication

BOWEN, Jane B., late of West Goshen Township. Steven C. Bowen and Douglas G. Bowen, care of KURT M. EBNER, CPA, 211 Welsh Pool Rd., Ste. 110, Exton, PA 19341, Executors.

BRANCALEONI, SR., Joseph R., late of Phoenixville Borough. Glenn A. Brancaloni, 532 Nutt Rd., Phoenixville, PA 19460, Executor. JOSEPH K. KOURY, Esquire, OWM LAW, 41 E. High St., Pottstown, PA 19464, atty.

CONNETT, SR., Hartley S., late of East Pikeland. Barbara C. Connnett, 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.

COSTELLO, Julie A., late of West Brandywine Township. Mary Beth Keehn, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Administratrix. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

FORSYTHE, Frederick F., late of East Goshen Township. Mark A. Forsythe, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

JONES, Emma L., late of West Chester. Cynthia A. Noble-Mohn, 107 Anderson Road, Spring City, PA 19475, Executor. GARY P. LEWIS, Esquire, Lewis McIntosh + Teare, LLC, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, atty.

LESLIE, Barbara E., a/k/a Barbara Ann Ettien Leslie, late of Caln Township. Tammy Kallmeyer, 217 Cog Hill Dr., Honey Brook, PA 19344 & Marsha Hamara, 9 Keystone Court, Honey Brook, PA 19344, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MAY, Rick Edward, late of Cochranville. Jesse R May, 52 School Lane, Robesonia, 19551, Executor.

MULLAN, Heather Ann, late of Honey Brook

Township. Mary Jo Mullan, 272 Deer Run Drive, Honey Brook, PA 19344, Administrator. MI-CHAELANGELO L. DIPPOLITO, Esquire, Peoples Law Firm, LLC, 712 Kimberston Road, Chester Springs, PA 19425, atty.

PEKARSKIS, Elizabeth L., a/k/a Betty L. Pekar-ski, late of North Coventry Township. Hannelore Bealer, care of SUPRIYA G. PHILIPS, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. SUPRIYA G. PHILIPS, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

RASMUSSEN, Alan Frederick, a/k/a Al Rasmus-sen, late of West Goshen Township. Henry Sciortino, 1547 Tanglewood Drive, West Chester, PA 19380, Executor.

SIMEONE, Michael J., late of Tredyffrin Town-ship. Lauren E. Simeone, 21 Hawkswell Circle, Ore-land, PA 19075, Administratrix.

TETZLAFF, James F., late of Schuylkill Town-ship. Susan T. Jordan, care of KAREN M. STOCK-MAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executrix. KAREN M. STOCKMAL, Es-quire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

TRUMBOWER, William D., late of West Bran-dywine Township. Mary Beth Keehn, care of DEN-NIS B. YOUNG, Esquire, 430 W. First Ave., Park-esburg, PA 19365, Administratrix CTA. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

TRUMBOWER, Kathleen M., late of West Bran-dywine Township. Mary Beth Keehn, care of DEN-NIS B. YOUNG, Esquire, 430 W. First Ave., Park-esburg, PA 19365, Administratrix CTA. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

ZMICH, Jo Anne D., a/k/a Joanne D. Zmich, late of Honey Brook Township. Paul Zmich, 942 King-sway Dr., Coatesville, PA 19320, Executor. WIL-LIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

Monastra & Grater, LLC
400 Creekside Drive, Suite 409
Pottstown, PA 19464

1st Publication of 3

TRUST NOTICE

Trust Estate of ALURA B. TRACY, deceased, late of Pennsbury Township, Chester County, Pennsyl-vania. All persons having claims or demands against the Trust Estate of LAURA B. TRACY are request-ed to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

William Bothfeld Tracy, Gilbert M. Roddy, Jr. and Thomas R. Appleton, Trustees

c/o Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348
L. Peter Temple, Esquire
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

1st Publication of 3

NOTICE

NOTICE IS HEREBY GIVEN that a Complaint to Quiet Title (Docket No. 2022-04166-RC was filed on June 14, 2022 against Annie Arnot Dickey Miller, William D. Miller, Robert A. Dickey, and John M. Dickey pursuant to Pa.R.C.P. 1061 through 1067, seeking a determination of Paul A. Johnson’s right, title, and interest in a strip of land located between Valley Avenue and real property with an address of 202 Valley Avenue, Oxford, Pennsylvania 19363 described more fully as the former bed of the Peach Bottom Railroad the area between the centerline of said railroad bed and the South right of way line of Valley Avenue, Oxford Borough, Chester County (“the Property”).

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty (20) days of this Notice. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A

CORPORATION NOTICE

LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that on Friday, June 24, 2022 a Certificate of Organization was filed in the Pennsylvania Department of State for East Branch Associates, LLC, in accordance with the provisions of the Limited Liability Act of 1994. Andrew J. Monastra, Solicitor

LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service, Chester County Bar Association: 15 West Gay Street, West Chester, PA 19382 (610) 429-1500.

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW
NO. 2022-01898-RC
NOTICE OF ACTION IN MORTGAGE FORECLOSURE
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff
v.
BRUCE W. THORNGATE, III, IN HIS CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF ROBERT LEE THORNGATE A/K/A ROBERT L. THORNGATE; et al, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT LEE THORNGATE A/K/A ROBERT L. THORNGATE Defendant(s), 1065 E BALTIMORE PIKE KENNETT SQUARE, PA 19348
COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County, PA docketed to No. 2022-01898-RC, seeking to foreclose the mortgage secured on your property located, 1065 E BALTIMORE PIKE KENNETT SQUARE, PA 19348.

NOTICE
YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after

the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Chester County Bar Association Lawyer Referral and Information Service
15 West Gay Street
West Chester PA, 19380
610-429-1500

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Jenine Davey, Esq. ID No. 87077
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

NOTICE

In The Court of Common Pleas of Chester County, Pennsylvania
Civil Action – Law
No. 2021-01765-JD
NOTICE UNDER RULE 2958.2 OF JUDGMENT AND EXECUTION THEREON
Firstrust Bank, Plaintiff v. ALA Holdings LLC, ALA Corporation and Angela Anderson, Defendants
To the Defendant: ALA Holdings LLC, TAKE NOTICE THAT the Plaintiff Firstrust Bank has filed a Confession of Judgment against you.
NOTICE OF DEFENDANT’S RIGHTS
A judgment in the amount of \$ 1,354,816.59 has been entered against you and in favor of the plaintiff

without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The Court has issued a writ of execution which directs the sheriff to levy upon and sell certain real property owned by you to pay the judgment. The sheriff's sale has been scheduled for January 20, 2022. You may have legal rights to defeat the judgment or to prevent or delay the sheriff's sale. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT OR DELAY OF THE SHERIFF'S SALE PRIOR TO THE SHERIFF'S SALE OR YOU MAY LOSE YOUR RIGHTS. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS. 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: Chester County Lawyer Referral Service, Chester County Bar Assn., 15 W. Gay Street, 2nd Floor, West Chester, PA 19380. Lyndsay E. Rowland, Atty. For Plaintiff STARFIELD & SMITH, P.C. 1300 Virginia Drive, Ste. 325 Fort Washington, PA 19034 215-542-7070

You may have legal rights to defeat the judgment or to prevent your money or property from being taken. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR 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: Chester County Lawyer Referral Service, Chester County Bar Assn., 15 W. Gay Street, 2nd Floor, West Chester, PA 19380. Lyndsay E. Rowland, Atty. For Plaintiff STARFIELD & SMITH, P.C. 1300 Virginia Drive, Ste. 325 Fort Washington, PA 19034 215-542-7070

NOTICE

In The Court of Common Pleas of
 Chester County, Pennsylvania
 Civil Action – Law
 No. 2021-01765-JD
 NOTICE UNDER RULE 2958.1 OF JUDGMENT
 AND EXECUTION THEREON
 Firstrust Bank, Plaintiff v. ALA Holdings LLC, ALA
 Corporation and Angela Anderson, Defendants
 To the Defendants: ALA Holdings LLC and ALA
 Corporation, TAKE NOTICE THAT the Plaintiff
 Firstrust Bank has filed a Confession of Judgment
 against you.
 NOTICE OF DEFENDANT’S RIGHTS
 A judgment in the amount of \$ 1,354,816.59
 has been entered against you and in favor of the
 plaintiff without any prior notice or hearing based
 on a confession of judgment contained in a written
 agreement or other paper allegedly signed by you.
 The sheriff may take your money or other property
 to pay the judgment at any time after thirty (30) days
 after the date on which this notice is served on you.

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 sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, August 18th, 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, September 19th, 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 and place of sale. **Payment must be paid in cash, certified check or money order made payable to the purchaser or “Sheriff of Chester County”. The balance must be made payable to “Sheriff of Chester County”, within twenty-one (21) days from the date of sale by 4PM.**

FREDDA L. MADDOX, SHERIFF

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SALE NO. 22-8-236

Writ of Execution No. 2017-08799

DEBT \$1,955.57

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

TAX PARCEL NO. 55-5-29.12

PLAINTIFF: Easttown Township

VS

DEFENDANT: **Kathleen M. Carbonetti & Stephen Somers**

SALE ADDRESS: 1025 Waltham Road, Easttown Township, PA 19312

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

SALE NO. 22-8-237

Writ of Execution No. 2020-05296

DEBT \$2,635.65

ALL THAT CERTAIN tract of land situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 9-10-93

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Janet S. Bailey**

SALE ADDRESS: 37 Wood Street, South Coatesville, PA 19320

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

SALE NO. 22-8-238

Writ of Execution No. 2019-10840

DEBT \$381,357.30

PROPERTY SITUATE IN NEW GARDEN TOWNSHIP

TAX PARCEL # 6003 01480200

SOLD AS THE PROPERTY OF: CHICHEE MAE DILLOW AKA CHICHEE DILLOW IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Mortgage Assets Management, LLC

VS

DEFENDANT: **Chickee Mae Dillow aka**

Chichee Dillow

SALE ADDRESS: 405 Bucktoe Road, Avondale, PA 19311

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

SALE NO. 22-8-239

Writ of Execution No. 2017-11110

DEBT \$838,570.72

PROPERTY SITUATE IN TOWNSHIP OF WEST PIKELAND TAX PARCEL NO. 34-05-0012.050

SOLD AS THE PROPERTY OF: CHRISTINE MCCLOSKEY and TIMOTHY J. MCCLOSKEY A/K/A TIMOTHY MCCLOSKEY

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: HMC ASSETS, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF CAM XI TRUST

VS

DEFENDANT: **Christine McCloskey & Timothy J. McCloskey a/k/a Timothy McCloskey**

SALE ADDRESS: 1253 Street Road, Chester Springs, PA 19425

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

SALE NO. 22-8-240

Writ of Execution No. 2019-01236

DEBT \$339,420.93

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

Parcel Number: 33-05J-0324

PLAINTIFF: NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC, D/B/A SHELL-POINT MORTGAGE SERVICING

VS

DEFENDANT: **Jeffrey R. Larison**

SALE ADDRESS: 383 Devon Drive, Exton, PA 19341

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

SALE NO. 22-8-241

Writ of Execution No. 2006-01473

DEBT \$26,511.06

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Schuylkill, County of Chester and Commonwealth of PA, bounded and described according to subdivision plan for Loretta Stine, made by Earl R. Ewing, Inc., Phoenixville, PA, 8/28/1975 as follows, to wit:

BEGINNING at a point in the bed of Pennsylvania State Highway Route No. 23, a corner of land of Anthony Buono, said point being 483.4 feet measured Southeastwardly along the bed of Pennsylvania State Highway Route No. 23 from a point in the center line of Pawling Road; thence extending from said point of beginning along land of Anthony Buono North 65 degrees 11 minutes 35 seconds East 279.50 feet to a point a corner of land of William R. Weightman; thence extending South 64 degrees 48 minutes 24 seconds East 130.50 feet to a point; thence still along land of Rev. Hamilton G. Reeve, South 34 degrees 18 minutes 25 seconds East 50 feet to a point; thence extending along Lot No. 2 South 65 degrees 11 minutes 35 seconds West 350 feet to a point in the bed of Pennsylvania State Highway Route No. 23; thence extending along the same North 34 degrees 18 minutes 25 seconds West 150.90 feet to the first mentioned point and place of beginning.

BEING the same premises which James C. McCloskey and Elizabeth L. McCloskey, husband and wife by Deed dated February

25, 2000 and recorded March 10, 2000 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 4724 page 294, granted and conveyed unto Theodore Nemceff, in fee.

BEING Chester County UPI # 27-6-101
PLAINTIFF: Valley Forge Sewer Authority
VS

DEFENDANT: **Theodore Nemceff**
SALE ADDRESS: 1257 Valley Forge Road, Phoenixville, PA 19460
PLAINTIFF ATTORNEY: **LAMB McER-LANE PC 610-430-8000**

SALE NO. 22-8-242
Writ of Execution No. 2018-03467
DEBT \$160,744.12

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

Parcel Number: 37-4-63
PLAINTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-2, ASSET-BACKED CERTIFICATES, SERIES 2005-2

VS
DEFENDANT: **UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; KEITH WALKER A/K/A KEITH A. WALKER A/K/A KEITH WALKER, SR.**

SALE ADDRESS: 48 Stove Pipe Hill Road a/k/a 48 Stone Pipe Hill Road, Coatesville (Sadsbury Township), PA 19320

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

SALE NO. 22-8-244
Writ of Execution No. 2019-03185
DEBT \$1,422.30

ALL THAT CERTAIN lot or piece of ground situate in the Township on West Brandywine, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 29-7-171
PLAINTIFF: West Brandywine Township
VS

DEFENDANT: **Jay C. Hayes, Jr. & Dawn Hayes**

SALE ADDRESS: 301 Reeceville Road, West Brandywine, PA 19320

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

SALE NO. 22-8-246
Writ of Execution No. 2018-06275
DEBT \$2,490.246

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, hereditaments and appurtenances, Situate in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 1-5-70
PLAINTIFF: Borough of West Chester
VS

DEFENDANT: **Timothy N. Bossert & Jennifer M. Bossert**

SALE ADDRESS: 303 E. Marshall Street, West Chester, PA 19380

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

SALE NO. 22-8-247**Writ of Execution No. 2020-01455****DEBT \$125,762.247**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan known as Brookmead Farm made by Yerkes Engineering Company, Civil Engineers and Surveyors, dated 4/30/1959 and last revised 6/4/1959 as follows, to wit:

BEGINNING at a point of reverse curve in the Southwesterly side of a cul-de-sac, said cul-de-sac being at the Northwesterly side of Woodford Drive (50 feet wide), said point being measured by the 4 following courses and distances from a point of reverse curve on the Northeasterly side of Brookmead Road (50 feet wide): (1) leaving Brookmead Road on the arc of a circle curving to the left, having a radius of 23.51 feet, the arc distance of 35.43 feet to a point of compound curve on the Northwesterly side of Woodford Drive; (2) Northeastwardly and Northwestwardly, measured partly along the Northwesterly and partly along the Southwesterly sides of Woodford Drive on the arc of a circle curving to the left, having a radius of 348.13 feet, the arc distance of 260.58 feet to a point of tangent on the Southwesterly side of Woodford Drive; (3) North 22 degrees 20 minutes West, along the Southwesterly side of Woodford Drive, 156.66 feet to a point of curve on the Southwesterly side of the cul-de-sac; and (4) Northwestwardly along the said side of cul-de-sac on the arc of a circle curving to the left, having a radius of 60 feet, the arc distance of 41.26 feet to a point of beginning; thence extending from said point of beginning, South 76 degrees 20 minutes West, 289.54 feet to a point; thence extending North 22 degrees 10 minutes West, 234.74 feet to a point; thence extending South 75 degrees 4 minutes East, on a radial line,

357.48 feet to a point in the Northwesterly side of the cul-de-sac; thence extending Southwestwardly and Southeastwardly, measured partly along the Northwesterly and partly along the Southwesterly sides of the cul-de-sac on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 66.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 102 on said plan.

BEING THE SAME PREMISES which Audrey W. Sanderson, by Deed dated 9/7/2004 and recorded in the Office of the Recorder of Deeds of Chester County on 9/20/2004 in Deed Book Volume 6285, Page 171, Instrument No. 10461071 granted and conveyed unto Che Chang Liu and I-Fua Kathy Yang.

PARCEL # 43-05H-0128

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CitiBank, N.A. as s/b/m to Citibank, FSB

VS

DEFENDANT: **Che Chang Liu a/k/a Che-Chang Liu a/k/a Cheechang Liu & I-Fua Kathy Young a/k/a Ifua K. Yang**

SALE ADDRESS: 1448 Woodford Drive, Wayne, PA 19087

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

SALE NO. 22-8-248**Writ of Execution No. 2019-06947****DEBT \$1,480,222.35**

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

All that Certain lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances,

Situate in the Township of Easttown, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof Made By Howard W. Doran, Inc., Registered Surveyors, Newtown Square, PA Dated 4/18/1968 and Last Revised 12/07/1969, as follow, to wit:

Beginning at a point in the title Line in the bed of South Leopard Road or Devon Road, which Point is measured by the two (2) following courses and distances from a point marking the intersection of the title line in bed of South Leopard Road or Devon Road with the title Line in the Bed of South Leopard Road or Darby Road with the title line in the bed of Leopard Road or Darby Paoli Road, as shown on said plan: (1) extending from said point of intersection along the title Line in the bed of South Leopard Road or Devon Road, North 41 degrees 05 minutes East, 284.8 feet to a Point; and (2) North 44 degrees 38 minutes east, 375.25 feet to the point and place of beginning; thence extending from said beginning point along the title line in the bed of South Leopard Road or Devon Road the (2) following courses and distances: (1) North 44 Degrees 38 Minutes East, 110.30 feet to a point; and (2) North 52 Degrees 44 Minutes East, 141.11 feet to a point; thence extending South 45 degrees 22 minutes East, 800.95 feet to a point on the Northwesterly side of a 50 feet wide right-of-way as shown on said Plan; thence extending along the Same the two (2) following courses and distances: (1) South 33 degrees 45 minutes west, 217.46 feet to a point of curve; and (2) on a line curving to the right, having a radius of 150 feet, the arc distance of 98.61 feet to a point; thence extending North 47 degrees West, 251.49 feet to a point; thence extending North 39 degrees West, 600.82 feet to the first mentioned point and place of beginning.

Containing 5.5050 acres of land, more or less.

BEING THE SAME PROPERTY CONVEYED TO GARY BOLIS, JR. AND NA-

TASHA BOLIS, NO MARITAL STATUS SHOWN WHO ACQUIRED TITLE AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM RICHARD B. KENT AND EDITH M. KENT, NO MARITAL STATUS SHOWN, DATED AUGUST 2, 2002 RECORDED AUGUST 12, 2002, AT DOCUMENT ID 10115471, AND RECORDED IN BOOK 5355, PAGE 608, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 5504-01180500

PLAINTIFF: Deutsche Bank National Trust Compay, as Trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-5

VS

DEFENDANT: **Natasha Bolis, AKA Natasha Anna Bolis & Gary Bolis, AKA Gary Bolis, Jr.**

SALE ADDRESS: 1330 South Leopard Road, Eastttown Township, AKA Berwyn, PA 19312

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

SALE NO. 22-8-249

Writ of Execution No. 2019-10032

DEBT \$1,715.58

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, Chester County, Pennsylvania.

TAX PARCEL NO. 39-2-151

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Gregory J. Lee**

SALE ADDRESS: 2205 Potters Mill Circle, Caln Township, PA 19335

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

SALE NO. 22-8-250

Writ of Execution No. 2019-06082

DEBT \$1,707.65

All that certain lot or parcel of ground situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 50-4-17.2A

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Brian Kilgarif**

SALE ADDRESS: 1575 Poorhouse Road, West Bradford, PA 19335

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

SALE NO. 22-8-255

Writ of Execution No. 2021-08477

DEBT \$507,096.10

The land referred to herein below is situated in the County of CHESTER, State of Pennsylvania, and described as follows:

ALL THAT CERTAIN tract or piece of land Situate on the South side of State Route 100, known as the Pottstown Pike (40 feet wide) and being Lot No. 1 on the James E. Twaddell Minor Subdivision in the Township of East Nantmeal, County of Chester and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Kent Surveyors, designated 210-003-03, as follows, to wit:

BEGINNING at a point in Route 100, a corner of Lot No. 2; thence along State Road 100 the two following courses and distances: (1) North 73 degrees 26 minutes 15 seconds East a distance of 204.93 feet to a point; (2) North 78 degrees 17 minutes 15 seconds East a distance of 252.99 feet to a point in line of lands of Raymond P. Grazel and Constance E. Grazel; thence leaving said road and along lands of the same South 27 degrees 44 minutes 04 seconds

East, passing through a concrete monument on line 47.39 feet distance, a total distance of 465.93 feet to an iron pin in a stonewall, the common boundary line of West Vincent Township and East Nantmeal Township, and a corner of lands of Stephen J. Theis and Essie Theis, and a corner of lands of Walter Leroy Latshaw, Jr. and Marie Knauer Latshaw Watson; thence along lands of Walther Leroy Latshaw, Jr., et al, and along the East Nantmeal Township and West Vincent Township boundary line, South 47 degrees 57 minutes 06 seconds West, a distance of 379.38 feet to an iron pin, a corner of Lot No. 2, thence along Lot No. 2, North 34 degrees 15 minutes 46 seconds West, passing through a concrete monument on a line 41.91 feet from the net described corner, a total distance of 673.63 feet to a point, the place of BEGINNING.

BEING Lot No. 1 on said Plan.

BEING the same premises which James E. Twaddell, by Deed dated 12/18/2020 and recorded 12/23/2020 on the Office of the Recorder of Deeds in and for the County of Chester in Record Book 10387, Page 1682, granted and conveyed unto Contractors M D, Inc.

UPI NO. 24-6-31

PLAINTIFF: Crowdcopia, LLC

VS

DEFENDANT: **Contractors M D Inc.**

SALE ADDRESS: 1870 Pottstown Pike, Glenmoore, PA 19343

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

SALE NO. 22-8-257

Writ of Execution No. 2021-07909

DEBT \$227,748.20

Owner(s) of the property situate in the Township of East Fallowfield, CHESTER County, Pennsylvania

Tax Parcel No: 4705 00220700

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

DEFENDANT: **Cynthia Noonkester-Reichert Known Heir of Ida D. Noonkester, Deceased and Unknown Heirs, Successors and Assigns and All Persons Claiming Right, Title and Interest From or Under Ida. D. Noonkester, Deceased**

SALE ADDRESS: 2 Whitetail Way,
Coatesville, PA 19320

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

**SALE NO. 22-8-258
Writ of Execution No. 2011-02593
DEBT \$71,420.89**

Tract 1:

ALL THAT CERTAIN lot of land, Situate on the 4th Ward of the City (formerly Borough) of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point where the north line of Olive Street intersects the west curb line of Columbia (now South 8th) Avenue; thence measuring along the west curb line of Columbia (now South 8th) Avenue, Northwardly 50 feet and extending back Westwardly between parallel lines of that width at right angles to said Columbia (now South 8th) Avenue, a distance of 160 feet to the east line of Stone alley.

BOUNDED on the north by land of John Liggett; on the east by the west curb line of Columbia (now South 8th) Avenue; on the south by Olive Street and on the west by the east line of Stone Alley.

CONTAINING 8,888.00 square feet of land, be the same more or less.

Tract 2:

ALL THAT CERTAIN LOT of land together with the frame dwelling house erected

thereon, Situate in the 4th Ward of the City (formerly Borough) of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west curb line of South 8th Avenue, a corner of other land of the First Church of the Nazarene of Coatesville, PA, and distant 50 feet Northwardly from the point where the north line of Olive Street intersects the said west curb line of South 8th Avenue, measuring along the said west curb line on South 8th Avenue, thence from said point of beginning measuring along the said west curb line of South 8th Avenue Northwardly 50 feet and extending back Westwardly between parallel lines of that width at right angles to the said west curb line of South 8th Avenue, a distance of 160 feet to the east line of Stone Alley.

BOUNDED on the north by other lands of the said Paul B. Liggett; on the east by the west curb line of the said South 8th Avenue, formerly Columbia Avenue; on the south by other land of the said First Church of the Nazarene of Coatesville, and on the west by the east line of Stone Alley.

CONTAINING 8,000.00 square feet of land, more or less.

Tract 3:

ALL THAT CERTAIN lot of land, Situate in the City of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the western curb line of South 8th Avenue a distance 100 feet North on the north line of Olive Street; thence measuring Northwardly along said curb line 50 feet and extending back Westwardly between parallel lines of that width at right angles to said South 8th Avenue a distance of 160 feet.

BOUNDED on the north by land now or late of William K. Matthewson; on the east by the west curb line of South 8th Avenue; on the south by land now or late of John Liggett and on the east by the east line of

Stone Alley.

CONTAINING 8,000.00 square feet of land, more or less.

LESS AND EXCEPT THAT portion of the above described property which the Trinity United Bible Church, by Deed dated 12/30/1998 and recorded 01/07/1999 in Chester County at Record Book 4486 Page 2210, granted and conveyed unto Francis Green and Carmen Green, husband and wife, and being more particularly described as follows:

ALL THAT CERTAIN lot or piece of ground, Situate in the City of Coatesville, County of Chester and State of Pennsylvania and being described from a Plan of Property for Trinity United Bible Church, made by Berger and Hayes, Inc., Professional Engineers and Professional Land Surveyors, dated 03/13/1998, last revised 08/04/1998 and recorded 08/27/1998 in Chester County as Plan No. 14562 and being more fully described as follows, to wit:

BEGINNING at a point on the West side of 8th Avenue said point also being the Southeast corner of lands now or formerly of Oscar L. Moore, as shown on said Plan; thence extending from said point and place of beginning and extending along 8th Avenue South 17 degrees 00 minutes 00 seconds East 76.00 feet to a point; thence extending South 73 degrees 00 minutes 00 seconds West 160.00 feet to a point along Palmer Avenue; thence extending along Palmer Avenue North 17 degrees 00 minutes 00 seconds West 76.00 feet to a point; thence extending North 73 degrees 00 minutes 00 seconds East 160.00 feet to the first mentioned point and place of BEGINNING. Being Lot No. 2 as shown on said Plan. Containing 12,160 square feet of land, more or less.

BEING PART OF the same premises which First Church of the Nazarene of Coatesville, Pennsylvania, a Pennsylvania corporation n/k/a Philadelphia District Advisory Board, Church of the Nazarene, by Deed dated 08/16/1994 and recorded 09/02/1994

in Chester County at Record Book 3804 Page 736, granted and conveyed unto The Trinity United Bible Church, a Pennsylvania non-profit corporation, in fee.

BEING UPI No. 16-6-602-E

PLAINTIFF: LSC 164A. LLC, as successor in interest to Branck Banking and Trust Company, successor by merger to Elverson National Bank, a division of National Penn Bank

VS

DEFENDANT: **Trinity United Bible Church**

SALE ADDRESS: 50 S. 8th Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BEN-ESCH, FRIEDLANDER, COPLAN & ARONOFF LLP 302-442-7010**

SALE NO. 22-8-259

Writ of Execution No. 2019-12847

DEBT \$267,139.38

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TAX ID/UPI PARCEL NO 17-030-0151/17-30-151

IMPROVEMENTS: a residential property

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **Salvatore A. Nucifora a/k/a Salvatore A. Nucifora Jr a/k/a Salvatore Nucifora & Maria L. Nucifora**

SALE ADDRESS: 1102 Coventry Pointe Lane, Pottstown, PA 19465

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

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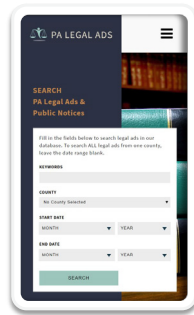
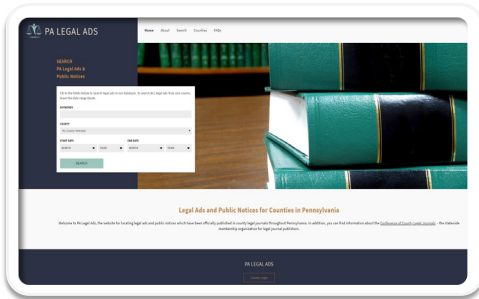
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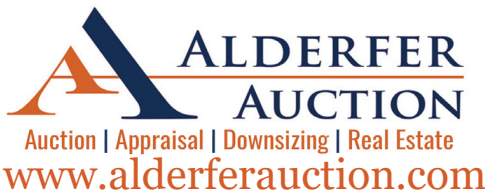
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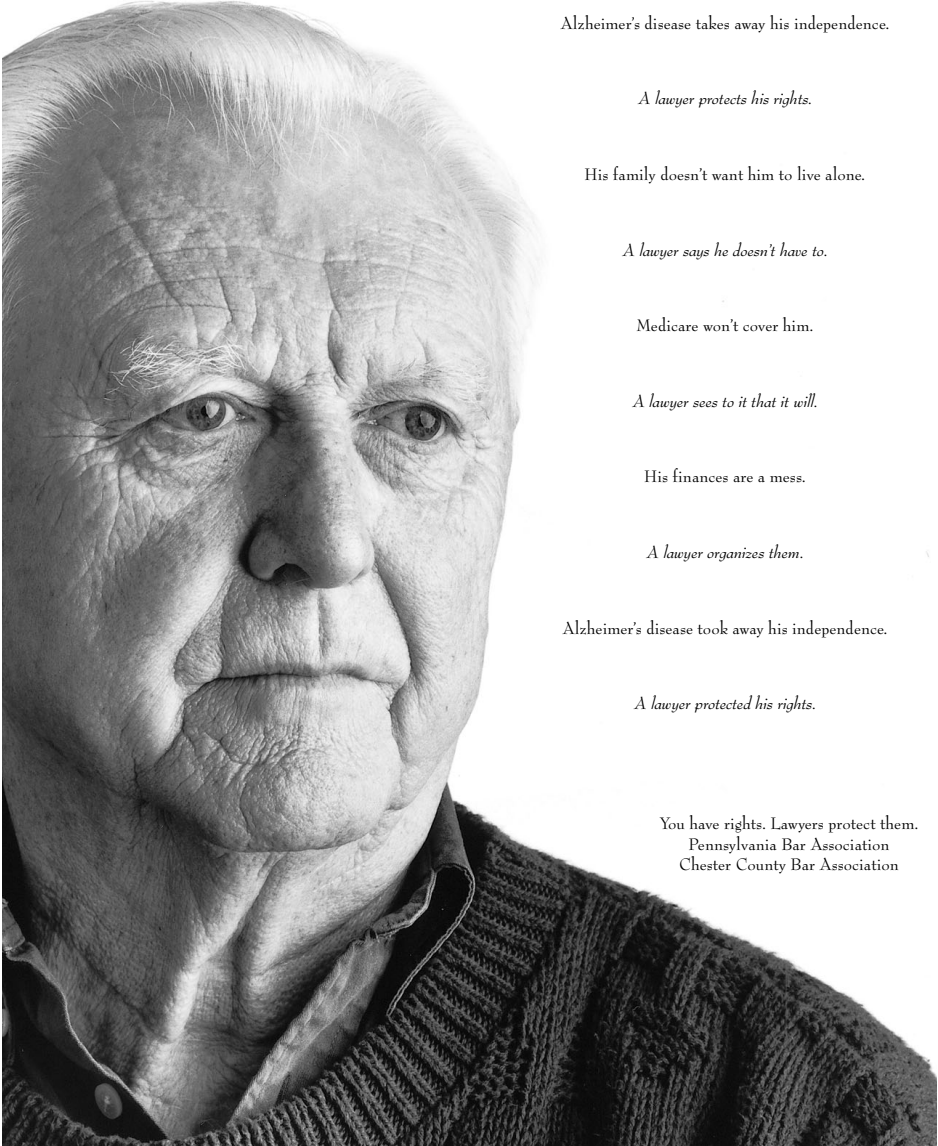
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