



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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[72 Ches. Co. Rep. **Phoenixville Area School District v. Chester County Bd. of Assessment Appeals**

Phoenixville Area School District v. Chester County Bd. of Assessment Appeals

Real property – Tax assessment appeal – Local rules of procedure

1. Chester County Rule of Civil Procedure 5003 addresses appeals from real estate assessment.
2. The Chester County Board of Assessment Appeals is automatically a party to a real estate assessment appeal pursuant to Chester County Rule of Civil Procedure 5003(a)(4).
3. Chester County Rule of Civil Procedure 5003(c)(1) provides the appellant must provide the Chester County Board of Assessment Appeal and the other parties to the appeal with a copy of his, her, its or their appraisal within sixty (60) days of filing the appeal. The other parties shall then have ninety (90) days from the receipt of the appellant's appraisal to provide the appellant with a counter-appraisal. Any party may designate an appraisal submitted to the Board as its appraisal for the purposes of the appeal.
4. Appraisals must certify that the appraiser's fee is not contingent upon the results of the appeal pursuant to Chester County Rule of Civil Procedure 5003(c)(1).
5. It is within the Court's inherent power to deny a motion to compel in order to regulate its own practice, without control, on the ground of expediency.
6. Chester County Rule of Civil Procedure 5003(c) applies only to parties to a tax assessment appeal.
7. Chester County Rule of Civil Procedure 5003(c)(2) permits the Court, upon motion, to preclude a party from presenting evidence of valuation at trial.
8. The Pennsylvania Rules of Civil Procedure are not applicable in tax assessment appeal matters.
9. Appellant appealed the Board's notice of no change in assessment for the property owned by intervenor. On appeal, the Court *Held*, that the appellant was precluded from introducing any evidence of valuation at trial and that the assessment for the property remained unchanged.

P.McK.

C.C.P. Chester County, Civil Action – Tax Assessment; No. 2023-08712-AB;
Phoenixville Area School District v. Chester County Board of Assessment Appeals

Randall Schauer for appellant
Warren Kampf and Michael S. Gill for appellee
Verwey, J., July 23, 2024:-

**IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA**

PHOENIXVILLE AREA SCHOOL
DISTRICT

Appellant

v.

CHESTER COUNTY BOARD OF
ASSESSMENT APPEALS,

Appellee

No. 2023-08712-AB

DECISION

A de novo hearing of this tax appeal matter was held on July 16, 2024.

FINDINGS OF FACT

1. Plaintiff Appellant is the Phoenixville Area School District which has an address at 351 Bridge Street, Phoenixville, PA 19460 (PASD).
2. Defendant Appellee is the Chester County Board of Assessment Appeals located at 313 W. Market Street, Suite 4202, West Chester, PA 19380 (Board).
3. Intervenor Appellee is 730 Main Street, LLC, located at 202 Sage Hill Lane, West Chester, PA 19382 (730 Main).
4. 730 Main is the owner of the real property that is the subject of this appeal and located at 730 Main Street, Phoenixville Borough, County of Chester, Commonwealth of Pennsylvania, identified as Tax Parcel No. 15-14-0111.0200 (Property).
5. PASD filed its appeal on November 8, 2023.
6. PASD appealed the Board's October 26, 2023 Notice of No Change in Assessment.
7. Between November 8, 2023, and July 11, 2024, 730 Main failed to intervene.
8. Between November 8, 2023, and July 16, 2024, 730 Main never provided PASD with the information required by C.C.R.C.P. 5003(c)(3).
9. Between November 8, 2023, and May 24, 2024, PASD never filed a motion to compel 730 Main to produce the information required by C.C.R.C.P. 5003(c)(3).
10. On May 15, 2024, one hundred and eighty-nine days after PASD filed its

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appeal, the appeal was listed in the trial pool.

11. On May 24, 2024, one hundred and eighty-nine days after PASD filed its appeal and nine days after being listed in the trial pool, PASD filed an unopposed motion to compel 730 Main to produce the information required by C.C.R.C.P. 5003(c)(3).

12. PASD's motion to compel was denied by Order dated May 28, 2024.

13. On June 14, 2024, the appeal was given a non-jury attachment date of July 29, 2024.

14. On June 18, 2024, PASD filed a second unopposed motion to compel 730 Main to produce the information required by C.C.R.C.P. 5003(c)(3).

15. PASD's second motion to compel was denied by Order dated June 26, 2024.

16. In paragraph 5 of both motions to compel filed by PASD, it represented to the Court that "[a]s the required information has not yet been received, the taxing authorities have been unable to complete an appraisal report for this property."

17. On July 11, 2024, 730 Main filed an unopposed motion to intervene.

18. 730 Main's motion was denied by Order dated, July 12, 2024.

19. On July 15, 2024, 730 Main filed an unopposed motion for reconsideration of the Court's July 12, 2024, Order.

20. By Order dated July 15, 2024, the Court vacated its July 12, 2024 Order and granted 730 Main's motion to intervene.

21. On July 15, 2024, PASD submitted proposed findings of fact and conclusions of law (PFF).

22. For the first time in any filing with this Court and contrary to the representations in its motions to compel, PASD asserted in its PFF that it had a "limited appraisal" in its possession at all times relevant to this appeal.

23. The Court does not find PASD's claim that it provided the "limited appraisal" to both the Board and 730 Main to be credible.

24. There is no credible statement or evidence that an appraisal was ever provided to either the Board or 730 Main after the appeal was filed on November 8, 2024.

25. At the hearing for this matter, the Court granted 730 Main's motion to preclude the school district from offering any evidence of valuation during the hearing.

26. PASD did not withdraw its appeal after the Court's ruling.

27. The Board offered the property card for the Property into evidence as exhibit B-1 and it was admitted without objection.

28. The Property is currently assessed at 346,750.00.

CONCLUSIONS OF LAW

1. PASD is precluded from introducing any evidence of valuation.

2. The assessment for the Property shall remain at the current amount of 346,750.00.

DISCUSSION

The Chester County Rules of Civil Procedure (C.C.R.C.P) address appeals from real estate assessment in C.C.R.C.P. 5003. PASD filed its appeal on November 8, 2023, as provided in C.C.R.C.P. 5003(a)(1)-(3). The Board was automatically a party to the appeal pursuant to C.C.R.C.P. 5003(a)(4). 730 Main did not file a timely entry of appearance to intervene as a party pursuant to C.C.R.C.P. 5003(a)(4). PASD was then required to:

provide the Board and the other parties to the appeal with a copy of his, her, its or their appraisal within sixty (60) days of filing the appeal. The other parties shall then have ninety (90) days from the receipt of the appellant's appraisal to provide the appellant with a counter-appraisal. Any party may designate an appraisal submitted to the Board as its appraisal for the purposes of the appeal. Appraisals must certify that the appraiser's fee is not contingent upon the results of the appeal.

C.C.R.C.P. 5003(c)(1). PASD represented in two motions filed with this Court that it the “taxing authorities have been *unable to complete an appraisal report* for this property.” (emphasis added). Thereafter and just prior to the hearing in this matter, PASD represented in its PFF that it did, in fact, have an appraisal that it labelled as “limited.” During the time period set forth in the Rule, there was only one other party to this action, the Board. There is no credible statement or evidence that the Board ever received a copy of PASD’s “limited appraisal” as required by the Rule.

PASD’s motions to compel, which were not filed until this matter appeared on the trial list were denied. The Court’s June 26, 2024, Order addressed the timing requirements set forth in C.C.R.C.P. 5003(c). It was within the Court’s inherent power deny those motions in order to regulate its “own practice, without control, on the ground of expediency,” which has been recognized by the Supreme Court of Pennsylvania for nearly one hundred and eighty years. *See Appeal of Borough of Churchill*, 575 A.2d 550, 554 (Pa. 1990) (concluding, *inter alia*, that in an assessment appeal the trial court had authority to request that exceptions be filed in the absence of a local rule). In addition, 730 Main was not a party to the appeal at the time the motions were filed.

The Court finds, as a matter of law, that C.C.R.C.P. 5003(c) applies only to *parties* to a tax assessment appeal. The Rule states, in relevant part that, “[i]n cases involving commercial properties, the taxpayer shall provide, where applicable, the following to all *other parties* within thirty (30) days of filing the appeal” (emphasis added). This section may only be read as applying to a party. C.C.R.C.P. 5003(c)(6) states that “[a]dditional discovery shall be by leave of court only.” That language must be read in *pari materia* with the entire rule, which applies only to parties. *See* Pa.R.J.A. Rule 112 (Rules in *pari materia*).

730 Main was granted party status one day before the trial in this matter and

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appeared at trial. At trial the Court addressed PASD's differing representations regarding whether it had an appraisal. In its Emergency Motion for Reconsideration of Denial of Unopposed Verified Motion for Leave to Intervene, 730 Main argued that the limited appraisal was insufficient as it failed consider the three appraisal methods addressed in 72 P.S. § 5020-402(a). In support of its position, 730 Main relied on *F & M Schaeffer Brewing Co. v. Lehigh County Bd. of Appeals*, 610 A.2d 1 (Pa. 1992). 730 Main's reliance on *F & M Schaeffer* is misplaced for two reasons. First, it is a nonprecedential plurality decision, which is not binding on this Court. *Harley-Davidson Motor Co. v. Springettsbury Twp.*, 124 A.3d 270, 279 n.6 (Pa. 2015) ("In our nonprecedential plurality decision in *F & M Schaeffer Brewing Co.* . . ."). Second, that decision stood for the proposition that it is error to use a value-in-use to value property as it did not accurately reflect fair market value.

730 Main also made a motion that PASD be precluded from presenting evidence of valuation at trial based on its failure to provide an appraisal as required by C.C.R.C.P. 5003(c)(1). *See* C.C.R.C.P. 5003(c)(2) (upon motion the Court may preclude a party from presenting evidence of valuation at trial). The Court found no credible statement or evidence that PASD complied with the requirements set forth in C.C.R.C.P. 5003(c)(1) and after hearing argument from PASD, granted 730 Main's motion.¹ There being no evidence of valuation submitted at trial, the Court concluded that no change in the assessment of the Property was warranted.

For the reasons stated, we enter this

ORDER

AND NOW, this 23rd day of July, 2024, after a de novo hearing upon the tax appeal of Phoenixville School District, it is hereby ORDERED and DECREED that the assessment for the real property located at 730 Main Street, Phoenixville Borough, County of Chester, Commonwealth of Pennsylvania, identified as Tax Parcel No. 15-14-0111.0200 for 2024 and future tax years thereafter shall be 346,750, unless and until changed as provided by law.

BY THE COURT:

/s/ Anthony T. Verwey, J.

¹ PASD apparently issued 730 Main a notice to appear at the hearing in this matter. Although PASD was prohibited from offering any evidence regarding valuation, it is of note that the notice to appear was not valid or enforceable in any event as the Rules of Civil Procedure are not applicable in tax assessment appeal matters. *Expressway 95 Bus. Ctr., LP v. Bucks Cnty. Bd. of Assessment*, 921 A.2d 70, 77 (Pa.Cmwlth. 2007) ("the Pennsylvania Rules of Civil Procedure do not apply to tax assessment appeals").

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NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. AD-24-0018**

NOTICE IS HEREBY GIVEN that the name change petition of Timothy McCleary on behalf of Rachael Leigh Heidler was filed in the above-named court and will be heard on Monday, September 23, 2024 at 2:30:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, August 29, 2024

Name to be changed from: Rachael Leigh Heidler to: Rosemary Leigh Heidler-McCleary
Any person interested may appear and show cause, if any they have, why the prayer of the said petition-er should not be granted.

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

ABELE, Eileen C., late of West Whiteland Township. Richard Abele and Maliya K. Piergalline, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St.,

West Chester, PA 19382, Executors. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

ANDERSON, Donald C., late of Valley Township. Paul R. Anderson, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

BAUERLEIN, Paul Andrew, late of West Pike-land Township. Agnes G. Orthey, 1446 Clover Mill Rd., Chester Springs, PA 19425, Executrix.

BERTRANDO, William E., late of New Garden Township. Cynthia E. Bertrando, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BURKE, JR., William Michael Burke, a/k/a Wiil-iam M. Burke, Jr., late of Honey Brook Township. William Michael Burke, III, care of MICHELLE C. POWER, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. MICHELLE C. POW-ER, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

BURNS, James J., late of Spring City. Terry L. Frey, 126 Adams Street, Royersford, PA 19468, care of GARY P. LEWIS, Esquire, 372 N. Lewis Rd., PO Box 575, Royersford, PA 19468, Executrix. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Rd., PO Box 575, Royersford, PA 19468, atty.

CATLETT, Alan Craig, late of West Goshen Township. Claude Osgood, 318 Pennsylvania Ave., Avondale, PA 19311, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

CHENGER, Barbara G., a/k/a Barbara Chenger, late of East Fallowfield Township. David Wayne Chenger, care of NICHOLAS T. GARD, Esquire, 121 E. Main Street, New Holland, PA 17557, Executor. NICHOLAS T. GARD, Esquire, Smoker Gard Associates LLP, 121 E. Main Street, New Holland, PA 17557, atty.

CLARK, James Ross, late of West Goshen Town-ship. Laura L. Scebelo, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEAR-SON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

CONRAD, Kathryn Marie, late of Sadsbury Township. Douglas Allen Conrad and Wendy Lynn Fisher, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Co-Executors. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

CRONE, Mary L., late of Borough of Honey Brook. Dennis C. Crone, 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.

FORD, Rosemary, late of East Goshen Township. James J. Ford, care of LESLEY M. MEHALICK, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executor. LESLEY M. MEHALICK, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

GIFT, June L., a/k/a June Louise Gift, late of London Britain Township. Patricia L. Harper, care of THOMAS G. BELLWOAR, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. THOMAS G. BELLWOAR, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

HARVEY, Elizabeth Raney, a/k/a Elizabeth R. Harvey, late of Easttown Township. Julia Rouvina, 32 Sheffield Court Collegeville, PA 19426, care of JUDITH STUTMAN IZES, Esquire, 30 W. Airy Street Norristown, PA 19401, Executrix. JUDITH STUTMAN IZES, Esquire, Gazan & John, P.C., 30 W. Airy Street Norristown, PA 19401, atty.

KENNEDY, Donald Ogden, a/k/a Donald O. Kennedy, late of West Brandywine Township. David A. Kennedy, care of BRIDGET La ROSA, Esquire, 1650 Market St., One Liberty Place, Ste. 1800, Philadelphia, PA 19103-7395, Executor. BRIDGET La ROSA, Esquire, White and Williams, LLP, 1650 Market St., One Liberty Place, Ste. 1800, Philadelphia, PA 19103-7395, atty.

KILLINGER, Charles R., late of Sadsbury Township and Valley Township. Dianne L. Grande, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkersburg, PA 19365, Administratrix. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkersburg, PA 19365, atty.

KINKAID, Roy, a/k/a Roy R. Kinkaid, late of Spring City Borough. Peter Bartko, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executor. THOMAS G. WOLPERT,

Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

LaPENTA, Carol May, a/k/a Carol May Ebright, Carol May Haas, and Carol May Harsch, late of West Goshen Twp.. Michele R. Carr, 1323 Bayview Rd., Middletown, DE 19709, Administratrix.

MARSILI, Sandra Marie, late of Devon, Easttown Township. Philip Marsili, care of DANIEL F. MONAHAN, Esquire, 535 N Church St., Suite 170, West Chester, PA 19380, Executor. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church St., Suite 170, West Chester, PA 19380, atty.

MARTIN, Hugh Lenox Dick, late of Upper Oxford Township. Christopher W. Martin, 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.

MARTIN, Meredith Jane, late of Upper Oxford Township. Christopher W. Martin, 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.

McCARTHY, Mary Jean, late of Tredyffrin Township. Michael McCarthy, 2 Patterson Place, Newtown Square, PA 19073, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, Administrator. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, atty.

McCOMBE, Elisabeth Ann, late of West Pikeland Township. Elisabeth F. McCombe, care of DANIEL F. MONAHAN, Esquire, 535 N Church St., Suite 170, West Chester, PA 19380, Executrix. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church St., Suite 170, West Chester, PA 19380, atty.

McNEAL, Corri, late of Parkersburg Borough. Norman J. Pine, Esq., 104 S. Church St., West Chester, PA 19382, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrator. NORMAN J. PINE, Esquire, Pine & Pine LLP, 104 S. Church St., West Chester, PA 19382, atty.

NAGEL, Frances, late of Westtown. Annette Tyler, care of MARY KAYE ANTHONY, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executor. MARY KAYE ANTHONY, Esquire, Breslin, Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

NEWBERRY, Mary Josephine, a/k/a Mary J. Newberry, late of Malvern Borough. Robert H. Newberry, care of MICHELLE E. POWER, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. MICHELLE E. POWER, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

NINA, JR., Driscoll Anthony, a/k/a Driscoll A. Nina, Jr. and Deke A. Nina, late of West Vincent Township. Jane F. Nina, care of PATRICK C. O'DONNELL, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19381-0562, Administratrix. PATRICK C. O'DONNELL, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay St., Ste. 100, West Chester, PA 19381-0562, atty.

PETERS, Lisa, a/k/a Lisa J. Peters, late of Phoenixville Borough. Jacquelynn Alicea, 40 Britton St., Douglassville, PA 19518 and Jonathan Alicea, 740 Eaton Rd., Drexel Hill, PA 19026, care of LATISHA BERNARD SCHUENEMANN, Esquire, 2755 Century Blvd., Wyomissing, PA 19610, Executors. LATISHA BERNARD SCHUENEMANN, Esquire, Barley Synder, LLP, 2755 Century Blvd., Wyomissing, PA 19610, atty.

ROSATI, Joan A., late of East Brandywine Township. Christopher L. Rosati, 41 Chapel Way, Malvern, PA 19355, care of DAVIDA MEGAY, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SAMBUCO, Frank John, a/k/a Frank J. Sambuco, Jr., late of Berwyn. Bonnie Sperling, 240 Dayleview Rd., Berwyn, PA 19312, Executrix.

SATTERTHWAITE, Karen H., a/k/a Karen Havbro Satterthwaite and Karen Satterthwaite, late of Pennsbury Township. Kristian Satterthwaite, 316 Parke Hollow Ln., West Chester, PA 19380, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

SHAY, Margaret, a/k/a Margaret B. Shay, late of Honey Brook Township. Lawrence F. Shay, 2312 W. Deerfield Dr., Media, PA 19063, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executor. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

SILCHENKO, Svitlana, a/k/a Svetlana Silchenko and Svetlana Siltchenko, late of Exton, Uwchlan Township. Maryna Silchenko, 1696 S Oneida St.,

Denver, Co 80224, Executor.

STANZIONE, Kathryn E., late of Birmingham Township. Frank C. Stanzone, 330 Lea Dr., West Chester, PA 19382, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

STOLTZFUS, Malinda Z., late of Honey Brook Township. Aden Stoltzfus, care of JAMES R. CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. JAMES R. CLARK, Esquire, Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603, atty.

SUGAR, Philip A., late of Easttown Township. Carol J. Altrichter and Philip M. Sugar, care of ANDREW H. DOHAN, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 E. King Rd., Malvern, PA 19355-3049, atty.

VALENTIN, Mark L., late of Warwick Township. Cyrus M. Valentin, 902 Saginaw Rd., Oxford, PA 19363, care of SCUDDER G. STEVENS, Esquire, P.O. Box 1156, Kennett Square, PA 19348, Administrator. SCUDDER G. STEVENS, Esquire, Scudder G. Stevens, P.A., P.O. Box 1156, Kennett Square, PA 19348, atty.

WALSH, Martin V., late of West Goshen Township. Denise A. Curran and Kevin M. Walsh, care of DANIEL R. COLEMAN, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auersbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

WENDT, Sylvia Scarlette, a/k/a Sylvia Scarlette Hooper Wendt and Scarlette H. Wendt, late of West Chester, East Goshen Twp.. Michelle D. Wendt, PO Box 7308, Rancho Santa Fe, CA 92067, Executrix.

2nd Publication

ABERNETHY, Marie M., late of Borough of Kennett Square. Barry J. Abernethy, 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.

BISSETT, Marie T., late of Downingtown. Joseph A. Bissett, Jr., 211 Roberts Lane, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire,

3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BRENNER, Jesse, late of Tredyffrin Township. Mark Brenner, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrator. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

CRAIN, Lena C, late of Phoenixville, Charlestown Township. Clarissa Crain Pugh, 329 Buckwalter Rd., Phoenixville PA 19460, care of JEFFREY R. BELLOMO, Esquire, 3198 East Market Street, York PA 17402, Executrix. JEFFREY R. BELLOMO, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York PA 17402, atty.

DESTEFANO, John M, a/k/a John Michael Destefano Jr., late of West Whiteland. Gina D. Keeler, 22 Beaver Run Road, Downingtown, PA 19335, care of SHILPA KHARVA, Esquire, 175 Strafford Avenue, Suite 1, #202 Wayne, PA 19087, Executrix. SHILPA KHARVA, Esquire, Kharva Law Office, LLC, 175 Strafford Avenue, Suite 1, #202 Wayne, PA 19087, atty.

EWING, III, George M, a/k/a George M. Ewing, late of Coatesville. James Peter Funk, care of ROSANA I. CHIPLE, Esquire, 158 W. Gay Street, Ste 204, West Chester, PA 19380, Executor. ROSANA I. CHIPLE, Esquire, Fink and Buchanan Law Offices, LLC, 158 W. Gay Street, Ste 204, West Chester, PA 19380, atty.

FARMER, Lois H., late of East Nottingham Township. Martin D. Farmer, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

FREED, Mark Alan, a/k/a Mark A. Freed, late of Franklin Township. Kimberly Freed, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

FREES, Robert Brinton, late of Phoenixville. Susan K. Thomas, care of DAVID M. FREES, III, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

GEIGER, III, George A., late of Charlestown Township. Eileen S. Geiger, care of CYNTHIA J.

RAYMOND, Esquire, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executrix. CYNTHIA J. RAYMOND, Esquire, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

HAW, Alice M., late of Kennett Township. Marie Elizabeth Haw, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HENRIQUES, Margaret S., late of West Goshen Township. Patricia C.M. Henriques, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

HOVSEPIAN, Alice Chinian, a/k/a Alice C. Hovsepian, late of Paoli, Tredyffrin Twp. Lynn Lowrey, 1400 Continental Circle Phoenixville PA 19046, care of JOSEPH PIUNTI, Esquire, 1565 Elkins Ave Abington PA 19001, Administratrix. JOSEPH PIUNTI, Esquire, 1565 Elkins Ave Abington PA 19001, atty.

HSIEH, Sonya, late of East Goshen Township. Kwok Sing Wong, care of PATRICIA LEISNER CLEMENTS, Esquire, 516 Falcon Road, Audubon, PA 19403, Executor. PATRICIA LEISNER CLEMENTS, Esquire, 516 Falcon Road, Audubon, PA 19403, atty.

HYDE, Emma J., late of Pottstown. Marcia Hyde, 410 Fricks Lock Road, Pottstown, PA 19465, care of H. CHARLES MARKOFSKI, Esquire, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, Executrix. H. CHARLES MARKOFSKI, Esquire, Markofski Law Offices, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, atty.

JUDGE, Daniel Patrick, late of West Pikeland Township. James William Judge, 75 Fairfield Lane, Chester Springs, PA 19425, Administrator.

LAWLESS, John F., late of Parkesburg. Curry L. Hagerty, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Administratrix. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

MacNEAL, Margaret L., a/k/a Margaret MacNeal, late of West Whiteland Township. Suzanne Smith, care of MICHAEL T. IMMS, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. MICHAEL T. IMMS, Esquire,

Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

MAY, Louise, late of West Nottingham Township. David May, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

NUNN, SR., Norman S., a/k/a Norman S. Nunn, late of New Garden Township. Gwendolyn Grace Oscar, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

POLLOCK, William H., late of West Whiteland Township. Gregory C. Taylor, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

POOLE, Darielle Olson, late of Willistown Township. Jere E. Poole, Jr., care of RONALD A. LUONGO, Esquire, 904 Saratoga Dr., West Chester, PA 19380, Executor. RONALD A. LUONGO, Esquire, Luongo Law Center, P.C., 904 Saratoga Dr., West Chester, PA 19380, atty.

REICHSTEIN, Toby Maxine, a/k/a Toby C. Reichstein, late of West Chester. Melissa Rothstein, 1610 N. 72nd Street, Philadelphia, PA 19151, Executor.

REILEY, Helene L., late of Westtown Township. Anthony Morris, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

REYNOLDS, Lee C., a/k/a Lee Charles Reynolds, late of West Caln Township. Dorothy L. Reynolds, 136 Martins Corner Road, Coatesville, PA 19320, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

RICE, Howard M., a/k/a Howard Martin Rice, late of Easttown Township. Cheryl Rice Wohlstetter, care of NATHAN EGNER, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executrix. NATHAN EGNER, Esquire, Da-

vidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

ROSS, Murray L, a/k/a Murray Louis Ross, late of Westtown Township. Linda Ross, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

SADLER, Dennis, a/k/a Dennis J. Sadler, late of West Brandywine Township. Maximilian Sadler, care of NICOLE B. LaBLETТА, Esquire, 200 Barr Harbor Dr., Ste. 400, Conshohocken, PA 19428, Executor. NICOLE B. LaBLETТА, Esquire, LaBletta & Walters LLC, 200 Barr Harbor Dr., Ste. 400, Conshohocken, PA 19428, atty.

SMITH, Carol, a/k/a Carol A. Smith, late of Honey Brook Township. Robert W. Ault, 101 S. 17th Avenue, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SPITZ, Patsy Ann, late of West Caln Township. Robert E. Spitz, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrator. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

VanDENBURG, Dale O., late of East Goshen Township. Gretchen M. Armstrong, 1710 Lenni Dr, West Chester, PA 19382, Executrix.

VERMILLION, JR., James S., a/k/a James Vermillion, Jr., late of East Pikeland Township. Robert K. Vermillion, 12 Clover Lane, Downingtown, PA 19335 and Eric A. Vermillion, 701 N. Whitford Road, Exton, PA 19341, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executors. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WARREN, Frances Margaret, late of Phoenixville. Martin Perez, 1120 Rapps Dam Rd Phoenixville PA 19460, Executor.

YAGER, Patricia Anne, a/k/a Patricia Yager and Patricia A. Yager, late of West Vincent Township. Sarah Yager, 216 Trego Road, Glenmoore, PA 19343, Executrix.

ZIMMERMAN, Nancy C., late of Tredyffrin Township. Henry Kurt Wolter, care of NATHAN EGNER, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Administra-

tor. NATHAN EGNER, Esquire, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

3rd Publication

AIREY, Nancy D., late of North Coventry Township. Robin A. Airey, care of LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, Executor. LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, atty.

ALLEN, Margaret S., late of Uwchlan Township. Priscilla W. Cathers, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BAADE, Vicki, late of West Goshen Township. Brian Baade, 326 McIntosh Rd, West Chester, PA 19382, Executor.

BARNETT, Charles Robert, a/k/a C. Robert Barnett, late of Kennett Township. John R. Campbell, care of DOLORES M. TROIANI, Esquire, P.O. Box 1363, Paoli, PA 19301, Executor. DOLORES M. TROIANI, Esquire, Troiani Law Firm, P.O. Box 1363, Paoli, PA 19301, atty.

BRECKBILL, Porcia A., a/k/a Porcia Ann Breckbill, late of Lower Oxford Twp.. Dennis L. Breckbill, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

CAGE, Debra, late of Downingtown. Tiffini Smith, 2055 Bent Tree Way Greenwood, IN 46143, care of MICHAEL L. DAIELLO, Esquire, 230 S. Broad Street, Philadelphia, PA 13902, Administratrix. MICHAEL L. DAIELLO, Esquire, 230 S. Broad Street, Philadelphia, PA 13902, atty.

CANN, Donna Lee, late of East Goshen Township. Harry E. Cann, III, 25 Harrison Rd., West Chester, PA 19380, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Administrator. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

COZZONE, SR., Lawrence A., a/k/a Larry A. Cozzone, Sr., late of Honey Brook Township. David V. Bogdan, 2725 West Chester Pike, Broomall, PA 19008, care of DAVID V. BOGDAN, Esquire, 2725 West Chester Pike, Broomall, PA 19008, Administrator. DAVID V. BOGDAN, Esquire, 2725 West Ches-

ter Pike, Broomall, PA 19008, atty.

FARRELL, Frances Elizabeth, a/k/a Frances E. Farrell, late of Downingtown Township. Lois Marie Hall, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

GALLAGHER, Thomas M., late of West Goshen Township. Marilyn Klug Gallagher, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

HANUSKA, Brian J., a/k/a Brian Julius Hanuska, late of East Coventry Township. Anthony R. Allison and John Hanuska, 2301 Merrill Rd., York PA 17403, care of NICOLAS F. METER, Esquire, 1401 E. High St., Pottstown, PA 19464, Administrators. NICOLAS F. METER, Esquire, Meter Law Offices, LLC, 1401 E. High St., Pottstown, PA 19464, atty.

HOFFMAN, Robert H., late of Honey Brook. Robert H. Hoffman, 3077 Creek Rd, Honey Brook, PA 19344-9631, care of TODD ALLEN ELLIOTT, Esquire, 835 West Chester Pike, 2nd Floor, West Chester, PA 19382, Executor. TODD ALLEN ELLIOTT, Esquire, Elliott Legal Services, 835 West Chester Pike, 2nd Floor, West Chester, PA 19382, atty.

JARRETT, Ann Wyllie, a/k/a Ann W. Jarrett, late of Kennett Township. William Howard Jarrett, 5665 Snowmass Creek Rd., Snowmass, CO 81654, care of KENNETH L. NORTON, Esquire, 1000 N. King St. Wilmington, DE 19801, Executor. KENNETH L. NORTON, Esquire, Young Conaway Stargatt & Taylor, LLP, 1000 N. King St. Wilmington, DE 19801, atty.

LANDIS, Ann C., late of Penn Township. Gregg L. Landis, 16 S. Hampshire Ct., Greenville, DE 19807 and Keith W. Landis, 2 Gatehouse Ln., Landenberg, PA 19350, care of MATTHEW P. D'EMILIO, Esquire, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, Executors. MATTHEW P. D'EMILIO, Esquire, McCollom D'Emilio Smith Uebler LLC, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

LANDIS, Everett L., a/k/a Everett Lee Landis, late of Penn Township. Gregg L. Landis, 16 S. Hampshire Ct., Greenville, DE 19807 and Keith W. Landis, 2 Gatehouse Ln., Landenberg, PA 19350, care of MATTHEW P. D'EMILIO, Esquire, 2751 Center-

ville Rd., Ste. 401, Wilmington, DE 19808, Executors. MATTHEW P. D'EMILIO, Esquire, McCollom D'Emilio Smith Uebler LLC, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

LAUKYS, Donna W, late of Concord Township. Eduard A. Laukys, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executor. RICK MORTON, Esquire, Ryan Morton & Imms, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

LILIENTHAL, Sylvia A., a/k/a Sylvia Anne Lilienthal, late of West Whiteland Township. Leticia A. Cox, 934 W. Miner St., West Chester, PA 19382, care of COURTNEY E. DOLAWAY, Esquire, 1810 Chapel Ave. West, Cherry Hill, NJ 08002, Executrix. COURTNEY E. DOLAWAY, Esquire, Flaster Greenberg PC, 1810 Chapel Ave. West, Cherry Hill, NJ 08002, atty.

MacPHERSON, Susan, a/k/a Susan Scheer MacPherson, late of Kennett Township. Richard P. Lloyd, Jr., care of CHARLES J. DURANTE, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executor. CHARLES J. DURANTE, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

McLOUGHLIN, Emily M., a/k/a Emilie M. McLoughlin, late of Tredyffrin Township. Joseph McLoughlin, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Media, PA 19063, Executor. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 W. Third St., Media, PA 19063, atty.

MAIER, Elinor, late of Honeybrook. Karen Clee, 3007 Greenes Way Circle Collegeville PA 19426, Executrix.

MOORE, Evelyn M., late of East Fallowfield Township. Edward P. Labiak, Jr., 508 Strasburg Avenue, Parkesburg, PA 19365, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

Notice is hereby given that in the estate of the decedent set forth below, that the Register of Wills has granted on June 7, 2024 letters testamentary to the person named, following her appointment as Executrix by the Register of Wills in and for Chester County, Pennsylvania on June 7, 2024 (no. 15-24-1273). All persons having claims against said estate are requested to make know the same to her or her attorneys and all person indebted to said decedent

are requested to make payment without delay to the Executrix named below:

ESTATE OF ROBERT PETRAGNANI

Late of 324 Lancaster Avenue, unit 115, Malvern, PA 19355

Date of death: May 3, 2024

Executrix: Catherine M. Rossi

Address: 5010 Brittany Lane

Haverford, PA 19010

Attorney: John D. Maida, Esquire (no. 17182)

Address: P.O. Box 649

Montgomeryville, PA 18936

PETRONE, Charlotte E., a/k/a Charlotte Elva Petrone and Charlotte Watkins Petrone, late of Kennett Township. Sheree M. Petrone, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

REEVES, Delores M., late of Kennett Township. Jesse Reeves, 324 Hampton Rd., Wilmington, DE 19803, care of P. KRISTEN BENNETT, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. P. KRISTEN BENNETT, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

REILAND, William H., a/k/a William H. Reiland, Jr., late of Thornbury Township. Theresa L. Brown, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

SCOTT, Elizabeth Knight, a/k/a Elizabeth K. Scott, late of West Vincent Township. John T. Scott, Jr., care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executor. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

SPOLLEN, Francis Joseph, late of Phoenixville. Michael Spollen, 555 Saratoga Rd, King of Prussia, PA 19406, Administrator.

TRUMBORE, Conrad Noble, a/k/a Conrad N. Trumbore, late of Pennsbury Township. Samuel A. Trumbore, 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.

FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

Breaking down the walls with luv, with its principal place of business at 110 stillwagon lane, Coatesville, Pa, 18320. The application has been (or will be) filed on: Tuesday, August 13 2024. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Tiffinee baker, 110 stillwagon lane, COATESVILLE, PA 19320 and elesa altland, 16 Adam's road Berwick pa 18603.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation – Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 8/13/2024, for:

FH Downingtown Apartments Condominium Association

c/o Registered Agent Solutions, Inc.

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

NOTICE

The title to trailer 193-828-1976 Redman at 1159 west Chester pike lot 32 West Chester PA owned by Carlos Fernandez Santiago and Elba Santiago will be transferred to Drussilla Lee Fernandez due to their passing

NOTICE

Chester County Court of Common Pleas
Case No. 2023-09338-CT
Plaintiff: Unruh, Turner, Burke & Frees, 17 W. Gay Street, Suite 200, P.O. Box 515, West Chester, PA 19381
Defendants: Richard W. Eckert, 1032 Herbert Boulevard, Williamstown, NJ 08094

COMPLAINT–Debt Collection

TO: RICHARD W. ECKERT, 1032 Herbert Boulevard, Williamstown, NJ 08094

NOTICE If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Chester County Bar Association, Lawyer Referral and Information Service, 15 W. Gay Street, 2nd Floor, West Chester, PA 19380 (610) 429-1500 Attorney for Plaintiff: James C. Dalton, Esquire and Daniel J. Yarnall, Esquire, Unruh, Turner, Burke & Frees, P.C., P.O. Box 515, West Chester, PA 19381 – (610) 692-1371

2nd Publication of 3

NOTICE

CHESTER COUNTY –
ORPHANS’ COURT DIVISION
Case No. 15-24-1713

Case Caption: IN RE: GEORGE E. PILGRIM, DECEASED.

To: All persons claiming an interest in the real estate located at 12 N Ithan Street, Philadelphia, PA as an heir or devisee of the Estate of George E. Pilgrim, deceased, through the Estate of George E. Pilgrim, deceased, or through an heir or devisee of the Estate of George E. Pilgrim, deceased, creditors that do not have liens of record, and all other persons and parties holding or claiming a lien, title, claim or other interest in the property.

NOTICE: Notice is hereby given that the Philadelphia Community Development Coalition has filed a Petition to Determine Title to Real Estate located at 12 N Ithan Street, Philadelphia, PA (OPA/BRT: 042066800), pursuant to 20 Pa. C.S. § 3546. You

are hereby notified to file a written response to the Petition for Determination of Title to Real Estate or the court may deem that you have no objection to the relief requested therein and may grant such relief without further notice to you. Such requested relief includes an adjudication of the interest of Decedent, Estate of George E. Pilgrim, deceased, in the property located at 12 N Ithan Street, Philadelphia, PA to be in Petitioner, Philadelphia Community Development Coalition. If you do not have a lawyer, you should contact: Lawyer Referral Service Philadelphia Bar Association, 1101 Market St, 11th Floor, Phila., PA 19107 (215) 238-1701.

By: ORPHANIDES & TONER LLP, Attorneys for Petitioner, 1500 John F. Kennedy Blvd., Suite 800, Philadelphia, PA. 19102; 267-236-7500.

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, September 19th, 2024 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, October 21st, 2024.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

3rd Publication of 3

SALE NO. 24-9-250
Writ of Execution No. 2022-09743
DEBT \$118,516.74

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

Tax Parcel # 440700080100
PLAINTIFF: SPECIALIZED LOAN SERVICING LLC

VS
DEFENDANT: **RONALD S. POOLE**
SALE ADDRESS: 650 Center Hall Road,

Cochranville, PA 19330

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

SALE NO. 24-9-251
Writ of Execution No. 2019-04522
DEBT \$274,281.91

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

Tax Parcel # 50-05A-0343.0000

PLAINTIFF: WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2005 PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ2

VS

DEFENDANT: **MARGARET LOMBERTINO & MICHAEL LOMBERTINO**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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

SALE NO. 24-9-252
Writ of Execution No. 2023-08630
DEBT \$127,255.28

PROPERTY SITUATE IN WALLACE TOWNSHIP

Tax Parcel # 31-04E-0046

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK TRUST COM-

PANY, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2022- R2

VS

DEFENDANT: **BRIAN J BAUM & NANCY K BAUM**

SALE ADDRESS: 1831 Creek Road, Glenmoore, PA 19343

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

SALE NO. 24-9-253

Writ of Execution No. 2023-06584

DEBT \$81,325.70

Property situate in Township of Wallace

ALL THAT CERTAIN TRACT OF LAND SITUATES IN WALLACE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE BY EARL R. EWING, REGISTERED SURVEYOR, DATED NOVEMBER 14, 1961, AND REVISED NOVEMBER 27, 1967, AS FOLLOWS:

Tax Parcel # 31-04-0125.010

IMPROVEMENTS thereon: a single family dwelling

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2018-RPL2

VS

DEFENDANT: **MICHELLE MAY**

SALE ADDRESS: 39 Granite Hill Lane, Glenmoore, PA 19343

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

SALE NO. 24-9-254

Writ of Execution No. 2016-06783

DEBT \$429,067.91

Property situate in the EAST FALLOW-FIELD, CHESTER County, Pennsylvania, being

BLR # 47-6-162

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASSTHROUGH CERTIFICATES SERIES 2005-RS4

VS

DEFENDANT: **JOHN F. GLAH**

SALE ADDRESS: 130 Bridle Path Lane, Coatesville, PA 19320

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

SALE NO. 24-9-259

Writ of Execution No. 2024-02133

DEBT \$108,736.87

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

All those two adjoining messages and lots of land, situate on the East side of Woodbine Avenue formerly Garrett Avenue, North of Central Avenue in the Township of Tredyffryn aforesaid, bounded and

described according to a new survey there-to made by T.G. Colesworthy, county surveyor, as follows, to wit:

No. 1 beginning at an iron pin set in the middle of Woodbine Avenue formerly Garrett Avenue at a distance of two hundred and fifty-one feet North of the center line of Central Avenue measured along the center line of Woodbine Avenue; thence along the center line of Woodbine Avenue North nine degrees, twenty-three minutes East, twenty-five and five-tenths feet; thence leaving the avenue and extending along Lot No. 2 the next three courses and distances to wit: South eighty degrees thirty-seven minutes East, thirty-two and eighty-five hundredths feet to the face of the building erected on the herein described premises: thence through the middle of the division wall dividing the message erected on the herein described premises from that on the North, South eighty-one degrees, twenty-two minutes East, forty-three feet to the rear of the porch of the message erected on the herein described premises; thence South eighty degrees, five minutes East, sixty and forty-eight hundredths feet to a line of land formerly of Michael V. Curtin now of Malvern Duffryn Mawr Building and Loan Association; thence along the same South nine degrees, thirty minutes West, twenty-five and five-tenths feet to an iron pin a corner of land now or late of George McKinley; thence along the McKinley land, North eighty degrees, thirty-seven minutes West, one hundred thirty-six and twenty-eight hundredths feet to the first mentioned point and place of beginning. Containing three thousand five hundred five square feet of land be the same, more or less.

No. 2 beginning at an iron pin set in the middle of Woodbine Avenue, formerly Garrett Avenue at a distance of three hundred and nine feet North of the center line of Central Avenue measured along the center line of Woodbine Avenue; thence along

land, formerly of Thomas Phelan, now of Mary and Nora Duffy, South eighty degrees, thirty-seven minutes East, one hundred thirty-six and four-tenths feet to an iron pin; thence by the same and land formerly of Michael V. Curtin now Malvern and Duffryn Mawr Building and Loan Association, South nine degrees, thirty minutes West, thirty-two and five-tenths feet; thence along Lot 1 the next three courses and distances to wit: North eighty degrees, five minutes West, sixty and forty-eight hundredths feet to the East face of the porch of the message erected on the herein described premises, thence through the middle of the division wall dividing the message erected on the herein described premises from that on the South, North eighty-one degrees, twenty-two minutes West, fortythree feet to the West face of the message erected on the herein described premises; thence North eighty degrees, thirty-seven minutes West, thirty-two and eighty-five hundredths feet to the center line of Woodbine Avenue; thence along the center line thereof, North nine degrees, twenty-three minutes East, Thirty-two and five-tenths feet to the first mentioned point and place of beginning. Containing four thousand four hundred three square feet of land be the same more or less.

Excepting and reserving, nevertheless, out of the last described premises the right to the Malvern and Duffryn Mawr Building and Loan Association its successors and assigns, owners or occupants of the premises adjoining on the East formerly owned by Michael C. Curtin the rights to pass and Repass at all times hereafter forever over and along a strip of land bounded and described as follows: Beginning at an iron pin set in the center line of Woodbine Avenue at the Northwest corner of Lot No. 2 above described, also a corner of land belonging formerly Thomas Phelan now Mary and Nora Duffy; thence leaving Woodbine Avenue and extending along land of Mary and Nora Duffy; South eighty degrees,

thirty-seven minutes East, one hundred thirty-six and four-tenths feet to an iron pin; thence continuing along land of Mary and Nora Duffy

And land of the Malvern and Duffryn Mawr Building and Loan Association formerly of Michael V. Curtin, South nine degrees, thirty minutes East, twelve feet to an iron pin; thence along Lot No. 2 above described the next two courses and distances to wit; North sixty-five degrees, nine minutes West, fifteen feet to an iron pin; thence parallel to and eight feet South of the first described line, North eighty degrees, thirty-seven minutes West, one hundred twenty-one and ninety-two hundredths feet to the center line of Woodbine Avenue, thence along the center line of Woodbine Avenue, North nine degrees, twenty-three minutes East, bight feet to the first mentioned point and place of beginning. And further excepting thereout and therefrom, beginning at an iron pin set in the middle of Woodbine Avenue (formerly Garrett Avenue) at a distance of two hundred fifty-one feet North of the center line of central avenue measured along the center line of Woodbine Avenue and extending thence (1) along the center line of Woodbine Avenue, North nine degrees, twentythree minutes East, twenty-five feet and five tenths feet; thence (2) leaving Woodbine Avenue and extending along lands of James E. Davis and Ruby S., his wife, the three following courses and distances (1) South eighty degrees, thirty-seven minutes East, thirty-two feet and eighty-five one hundredths feet to the face of the building erected on the herein described premises; thence (2) through the middle of a division or party wall, South eighty-one degrees, twentytwo minutes East, forty-three feet to the rear of the porch of the messuage erected on the herein described premises; and thence South eighty degrees, five minutes East, thirty feet and forty-eight onehundredths feet to a point in the line of land of James B. Davis and Ruby S., his wife, thence (3)

along the said line of South nine degrees, thirty minutes West, twenty-five feet and five tenths feet to the line of land now or late of George McKinley; thence (4) in and along said line, North eighty degrees, thirty-seven minutes West, one hundred six feet and twenty-eight one-hundredths feet to the center line of Woodbine Avenue, the first mentioned point and place of beginning.

Containing two thousand seven hundred forty square feet, more or less.

BEING THE SAME PROPERTY CONVEYED TO JOHN AKARD AND ANNELIESE AKARD, HIS WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ANNELIESE KISCH, A/K/A ANNELIESE AKARD, DATED FEBRUARY 19, 1985, RECORDED MARCH 9, 1985, AT BOOKE 65, PAGE 548, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: ANNELIESE AKARD ON JULY 8, 2019, AND PURSUANT TO THE SURVIVORSHIP LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL HER INTERESTS PASSED JOHN AKARD.

Tax Parcel # 43-9L-93

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **John Akard**

SALE ADDRESS: 13 Woodbine Avenue, Paoli, Pa 19301

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKILLC 614-220-5611**

SALE NO. 24-9-260

Writ of Execution No. 2023-08349

DEBT \$144,924.54

PROPERTY SITUATE IN EAST PIKE-LAND TOWNSHIP

Tax Parcel # 26-3-19.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NATIONSTAR MORTGAGE LLC

VS

DEFENDANT: **THE UNKNOWN HEIRS OF V. TAYLOR PARRY AKA TAYLOR PARRY, DECEASED & AMANDA PARRY MILLER & ELIZABETH PARRY MILLER**

SALE ADDRESS: 1007 Hares Hill Road, Phoenixville, PA 19460

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

**SALE NO. 24-9-261
Writ of Execution No. 2022-02945
DEBT \$212,418.24**

Legal Description: EXHIBIT "A"

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUB-DIVISION OF FOX KNOLL MADE BY BERGER AND HAYES, INC., CONSULTING ENGINEERS THORNDALE, PA DATED 9/01/1987, LAST REVISED 3/31/1988 AND RECORDED IN CHESTER COUNTY AS PLAN NO. 8989-9002 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TROTTERS WAY (FORMERLY HUNTERS CIRCLE) (50 FEET WIDE), SAID POINT BEING A MUTUAL CORNER OF LOTS NO. 3 AND 2, THE HEREIN DESCRIBED LOT THENCE LEAVING TROTTERS WAY AND ALONG LOT NO, 3, SOUTH 46 DEGREES 07 MINUTES 25 SECONDS WEST, 210 FEET

TO A POINT IN LINE OF LANDS NOW OR LATE OF H. MARTIN; THENCE ALONG LANDS OF MARTIN NORTH 43 DEGREES 52 MINUTES 35 SECONDS WEST, 169.55 FEET TO A POINT A CORNER OF LOT NO. 1; THENCE ALONG LOT NO. 1, NORTH 49 DEGREES 15 MINUTES 30 SECONDS WAY, THENCE ALONG SAID RIGHT-OF-WAY THE TWO (2) FOLLOWING COURSES AND DISTANCES: (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 275 FEET, THE ARC DISTANCE OF 15.04 FEET; AND (2) SOUTH 43 DEGREES 52 MINUTES 35 SECONDS EAST, 143 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BE THE CONTENTS THEREOF WHAT THEY MAY. CONTAINING 34,367 SQUARE FEET OF LAND, MORE OR LESS BEING LOT# 2 ON SAID PLAN

BEING the same premises, which William E. Supplee, Jr. and Michelle L. Fennimore n/k/a Michelle Supplee by Deed dated October 7, 2003 and recorded in the Office of Recorder of Deeds of Chester County on November 10, 2003 at Book 5971, Page 1711 granted and conveyed unto William E. Supplee, Jr.

Tax Parcel # 47-6-39.2

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: **William E. Supplee Jr.**

SALE ADDRESS: 310 Trotters Way, Coatesville, PA 19320- 4620

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

**SALE NO. 24-9-263
Writ of Execution No. 2022-09933
DEBT \$132,518.85**

LEGAL DESCRIPTION ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF

LAND SITUATE ON, IN THE TOWNSHIP OF TREDYFFRIN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

VS

DEFENDANT: **John W. Kennedy**

SALE ADDRESS: 650 Howellville Road, Berywn, PA 19312

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKILLC 614-220-5611**

All that certain tract or piece of land, situate in the Township of Tredyffrin, aforesaid, bounded and described according to a Survey thereof made by Daniel Kinzie, October 26, 1999, as follows to wit:

SALE NO. 24-9-264

Writ of Execution No. 2023-04740

DEBT \$119,603.86

Beginning at a stake on the South side of a road thence along said road South 56 3/4 degrees East, 187.8 feet to a stake; thence South 12 3/4 degrees West, 279.3 feet to a stake in line of land now or late of Henry Rennard; thence along said land now or late of Henry Rennard North 40 3/4 degrees West 218.1 feet to a stake; thence North 12 3/4 degrees East, 215 feet to the place of beginning.

All that parcel of land situate in the Township of East Vincent, County of Chester, Commonwealth of Pennsylvania more particularly described according to a survey made by Earl R. Ewing, Inc., on January 11th, 1973, as follows:

Containing 159.6 square perches of land more or less. County of Chester and State of Pennsylvania.

Beginning at a spike In the centerline of Brown Drive (33 feet wide), a corner of this and lands of Clarence E. Collins, Jr. the said spike being also North 88 degrees 34' East 58.57 feet from a spike marking the intersection of the said centerline and the centerline of Old Schuylkill Road; thence from the place of beginning, along the said lands of Clarence E. Collins, Jr., crossing an iron pin on line, 53.40 feet distant, North 23 degrees 03' 30" East, 398.07 feet to an iron pin, a common corner of lands now or late of Benjamin Reitnor, Sr., and lands formerly of the herein named granter; thence along the same South 67 degrees 25' 30" East, 349.79 feet to a square iron pin, a corner of lands of Morris E. Carl; thence along the same, South 38 degrees 34' West, 105.60 feet to an iron pipe, a corner of lands of Morris J. Carl; thence along the same, South 88 degrees 34' West, 166.67 feet to an iron pipe, and South 1 degree 26' East 139.03 feet to a spike in the centerline of the aforementioned Brown Drive; thence along the same, South 88 degrees 34' West 250.00 feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO JOHN W. KENNEDY AND LINDA S. KENNEDY WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM DANIEL BISMARCK-PETTIT AND CATHY BISMARCK-PETTIT, DATED AUGUST 12, 2005, RECORDED AUGUST 19, 2005, AT DOCUMENT ID 10565615, AND RECORDED IN BOOK 6591, PAGE 1083, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA

INFORMATIONAL NOTE: LINDA S. KENNEDY DIED ON AUGUST 15, 2012, AND PURSUANT TO THE SURVIVORSHIP LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL HER INTERESTS PASSED TO JOHN W. KENNEDY.

Tax Parcel # 43-10B-0003

BEING THE SAME PREMISES which

PLAINTIFF: Wells Fargo Bank, N.A.

Marcia C. Nachsin, Executrix for the Estate of Susan C, Nachsin, Deceased, by Deed dated 4/20/2017 and recorded in the Office of the Recorder of Deeds of Chester County on 4/21/2017 in Deed Book Volume 9527, Page 1232, granted and conveyed unto Marcia C. Nachsin.

Tax Parcel # 21-01-00830000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: Marcia C. Nachsin a/k/a Marcia Nachsin, Individually and as Executrix of the Estate of Susan C. Nachsin, Deceased

SALE ADDRESS: 891 Brown Drive, Spring City, PA 19475

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

**SALE NO. 24-9-265
Writ of Execution No. 2023-04801
DEBT \$240,926.61**

ALL that certain lot situate in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, being Lot 11 described in the Plan of Subdivision of "Lexton Woods", made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated February 13, 1979, and revised February 28, 1979, recorded in the Office of the Recorder of Deeds under plan 2226 and 2227.

BEING the same premises described in the Deed from Lexton Woods, Inc., dated June 10, 1983, recorded with the Office of the Recorder of Deeds of Chester County, Pennsylvania on June 21, 1983, at Deed Book Volume 061, Page 277, to David J. Staiger and Barbara J. Staiger.

Tax Parcel # 43-9G-53

PLAINTIFF: WBL SPO II, LLC

VS

DEFENDANT: David J. Staiger and Barbara J. Staiger

SALE ADDRESS: 1895 Hawthorne Place, Paoli, PA 19301

PLAINTIFF ATTORNEY: **MCGRATH MCCALL, P.C. 412-281-4333**

**SALE NO. 24-9-266
Writ of Execution No. 2023-00769
DEBT \$33,120.82**

LEGAL DESCRIPTION ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF WALLACE, 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 Wallace, County of Chester and State of Pennsylvania, bounded and described according to a Preliminary and Final Plan, Subdivision of land of Carolyn and Albert Quartucci, made By K. R. Comstock, Jr., Registered Land Surveyor, Glen Moore, PA., dated April 5, 1971 and revised June 4, 1971 as follows, to wit:

Beginning at a point in the title line in the bed of Marshall Road (T-410), which point is measured South Thirty-one degrees, thirteen minutes West, One hundred fifty-two and ninetytwo one-hundredths feet front a point marking the intersection of the title line in the bed of Marshall Road with the title line in the bed of Creek Road (Rt. 282) (as shown on said Plan); thence extending from said beginning point, South Thirty-five degrees, thirty-three minutes, forty seconds East, One hundred ten and fifty-eight onehundredths feet to an iron pin; thence extending South Sixty-six degrees East, One hundred sev-

enty-five feet to an iron pin; thence extending South Twenty-five degrees, fifty-seven minutes West, Two hundred thirty and thirtyfive one-hundredths feet to an iron pin in line of land now or late or George Logan; thence extending along the same North Sixty-seven degrees, thirty-six minutes West, Two hundred ninety-nine and ninety-three one-hundredths feet to a point in the title line in the bed of Marshall Road, aforesaid; thence extending along the same North Thirty-one degrees, thirteen minutes East, Two hundred ninety-six and ninety-seven one-hundredths feet to the first mentioned point and place of beginning.

Being Lots Nos. 1 and 2 as shown on said Plan. Containing 1.616 acres of land be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO KAREN S. TUEL WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CHARLES K. TUEL AND KAREN S. TUEL, HIS WIFE, DATED MARCH 9, 1977, RECORDED MARCH 9, 1977, AT DOCUMENT ID 16014, AND RECORDED IN BOOK P50, PAGE 328, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 31-01-0131

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Unknown Heirs and /or Administrators of the Estate of Karen S. Tuel (if any)**

SALE ADDRESS: 680 Marshall Road, Glenmoore, PA 19343

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

SALE NO. 24-9-267

Writ of Execution No. 2022-09657

DEBT \$61,073.37

All that certain piece or parcel or Tract of land situate in Valley Township, Chester County, Pennsylvania, and being known as 974 West Chestnut Street, Coatesville, Pennsylvania 19320-1853.

Tax Parcel # 38-2Q-27 & 38-2Q-28

PLAINTIFF: Truist Bank formerly known as Branch Banking and Trust Company

VS

DEFENDANT: **Shaun L. Rutherford a/k/a Shaun Rutherford**

SALE ADDRESS: 974 West Chestnut Street, Coatesville, Pa 19320-1853

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

SALE NO. 24-9-269

Writ of Execution No. 2021-08247

DEBT \$26,737.19

ALL THAT CERTAIN unit or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of East Brandywine, County of Chester and Commonwealth of Pennsylvania, designated and shown on Plan of "Timberlake", made by Medveczky Associates Ltd., Exton, PA, dated 2/8/1988 and last revised 3/14/1988, recorded 6/8/1988 at West Chester in the Office for the Recording of Deeds, in and for the County of Chester, in Plan File No. 8274-8279, designated as Unit No. 49, Building No. 3.

UNDER AND SUBJECT to Master Declaration of Covenants, Conditions and Restrictions as set forth in Deed recorded 5/4/1988 in Record Book 1128 page 457; and Addendum One thereto, recorded 5/25/1988 in Record Book 1153 page

523; and Addendum Two thereto, recorded 6/8/1988 in Record Book 1171 page 290.

UNDER AND SUBJECT to Declaration of Covenants, Easements and Restrictions as set forth in Deed recorded 5/4/1988 in Record Book 1128 page 504. TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas, recreational facilities and streets or avenues as shown on Plan of "Timberlake" dated 2/8/1988 and last revised 3/14/1988 recorded 6/8/1988 in Plan File No. 8274-8279, as a means of ingress, egress and regress from the property herein described to the said recreational facilities, parking areas, streets or avenues in common with the other owners, tenants and occupiers of other lots or tract of ground in the said plan of Timberlake.

BEING THE SAME PREMISES which Charles Douglas Hill and Denise M. Hill, husband and wife, and Dennis M. Whitely, by Deed dated June 14, 2006 and recorded June 20, 2006 in the Chester County Recorder of Deeds Office in Book 6875, Page 48, et seq., granted and conveyed unto Mark Edward McFadden, in fee.

UPI # 30-2J-112

PLAINTIFF: Lakeview Village Homeowners Association, Inc.

VS

DEFENDANT: **Mark Edward McFadden**

SALE ADDRESS: 49 Lakeview Court, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JAMES D. DOYLE, ESQUIRE 610-696-8225**

SALE NO. 24-9-270

Writ of Execution No. 2023-02995

DEBT \$261,104.34

ALL THAT CERTAIN unit in the property known, named and identified as Charles-

town Hunt located in Charlestown Township, Commonwealth of Pa., which has hereto fore been submitted to the provisions of the Uniform Condominium Act, 68 PAC.S. 301 et seq. by the recording in the County of Chester Department of Records of a Declaration dated 3/14/1995 and recorded 3/21/1995 in Record Book 3872 page 1774,3978 page 1170; First Amendment as in Record Book 4023 page 1621; Second Amendment as in Record Book 4039 page 2158; Third Amendment as in Record Book 4077 page 2056; Fourth Amendment as in Record Book 4107 page 1951; Fifth Amendment as in Record Book 4120 page 2327; Sixth Amendment as in Record Book 4133 page 1818; Seventh Amendment as in Record Book 4144 page 1769; Eighth Amendment as in Record Book 4161 page 2053; Ninth Amendment as in Record Book 4191 page 167; Tenth Amendment as in Record Book 4210 page 2362; Eleventh Amendment as in Record Book 4231 page 462; Twelfth Amendment as in Record Book 4267 page 1176; Thirteenth Amendment as in Record Book 4312 page 1247 and Fourteenth Amendment as in Record Book 4378 page 63, Fifteenth Amendment as Record Book 4401 page 1267 and Sixteenth Amendment as in Record Book 4445 page 2247; Seventeenth Amendment as in Record Book 4445 page 2247, Eighteenth Amendment as in Record Book 4557 page 1346, Nineteenth Amendment as in Record Book 4620 page 913, Twentieth Amendment as in Record Book 4646 page 148, Twenty-first Amendment as in Record Book 4678 page 229, Twenty second Amendment as in Record Book 4708 page 1303, Twenty-third Amendment as in Record Book 4752 page 506, Twenty-fourth Amendment as in Record Book 4764 page 794, Twenty-fifth Amendment as in Record Book 4778 page 2306, Twenty-fifth Amendment as in Record Book 4778 page 2306.

BEING and designated as Unit No. 1601 together with a proportionate undivided

interest in the Common Elements (as defined in such Declaration) of 0.92%

BEING the same premises which SEDE-LIAL L. MADAY by Deed dated September 30, 2005, and recorded in the Office of Recorder of Deeds of Chester County on October 19, 2005, at Book 6655, Page 1293 granted and conveyed unto MICHAEL J. KENNEDY AND AMY KENNEDY, HUSBAND AND WIFE.

Tax Parcel # 35-2-334

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT1, Mortgage-Pass-Through Certificates, Series 2006-OPT1

VS

DEFENDANT: **Amy Kennedy and Michael J. Kennedy**

SALE ADDRESS: 112 Jeffords Court 1601, Phoenixville, PA 19460-2841

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

SALE NO. 24-9-271

Writ of Execution No. 2023-01589

DEBT \$663,583.82

ALL THAT CERTAIN, LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF WEST WHITELAND, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA

Tax Parcel # 41-2-253

PLAINTIFF: WELLS FARGO BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST SERIES MLCC 2004-1 MORTGAGE PASS-THROUGH CERTIFICATES

VS

DEFENDANT: **DAVID G. LUCAS A/K/A DAVID GEORGE LUCAS**

A/K/A DAVID LUCAS

SALE ADDRESS: 916 Grand View Drive a/k/a 916 Grandview Drive, Exton, PA 19341

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

SALE NO. 24-9-272

Writ of Execution No. 2022-06790

DEBT \$380,836.72

PROPERTY SITUATE IN WEST VINCENT TOWNSHIP

Tax Parcel # 25-5-34.4

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **CHRISTINE RITTENBAUGH & EDWIN RITTENBAUGH**

SALE ADDRESS: 1891 Kimberton Road, Phoenixville, PA 19460

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

SALE NO. 24-9-273

Writ of Execution No. 2022-09694

DEBT \$96,176.69

PROPERTY SITUATE IN TOWNSHIP OF EAST BRANDYWINE

Tax Parcel # 30-2N-129

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WEICHERT FINANCIAL SERVICES

VS

DEFENDANT: **STACY L. SCHULZE
AKA STACYSCHULZE & DAVID M.
SCHULZE AKA DAVIDSCHULZE**

SALE ADDRESS: 105 Gloucester Court
aka 105 Glouchester Ct., Downingtown,
PA 19335

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

**SALE NO. 24-9-274
Writ of Execution No. 2022-08988
DEBT \$332,699.75**

ALL THAT CERTAIN LOT OR PIECE
OF GROUND SITUATE IN TREDYF-
FRIN TOWNSHIP, CHESTER COUNTY,
PENNSYLVANIA

Tax Parcel # 43-7N-9.8

PLAINTIFF: U.S. BANK TRUST NA-
TIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLE-
LY AS OWNER TRUSTEE FOR VRMTG
ASSET TRUST

VS

DEFENDANT: **ROBERT L. WITCH-
ER; HADLEY ROBBINS HARPER
WITCHER**

SALE ADDRESS: 1106 King of Prussia
Road, Radnor, PA 19087

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

**SALE NO. 24-9-275
Writ of Execution No. 2023-06792
DEBT \$67,026.16**

ALL THAT CERTAIN lot or parcel of land
situated in the Township of West Goshen,
County of Chester, Commonwealth of
Pennsylvania, being more fully described
in Deed dated November 16, 2006 and re-

corded in the Office of the Chester County
Recorder of Deeds on December 4, 2006,
in Deed Book Volume 7022 at Page 2314,
as Instrument No. 200610709232.

Tax Parcel # 5202 0030000

PLAINTIFF: Citibank, N.A., not in its
individual capacity but solely as Own-
er Trustee of New Residential Mortgage
Loan Trust 2019-RPL3

VS

DEFENDANT: **Joel D. Mazur and
Mieke A. Mazur SALE ADDRESS: 554
Grubbs Mill Road, West Chester, PA
19380**

SALE ADDRESS: 554 Grubbs Mill Road,
West Chester, PA 19380

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

**SALE NO. 24-9-277
Writ of Execution No. 2023-03717
DEBT \$537,811.72**

PROPERTY SITUATE IN TOWNSHIP
OF EAST BRANDYWINE

Tax Parcel # 30-3-295

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: PENNYMAC LOAN SER-
VICES, LLC

VS

DEFENDANT: **STUART DOLDEN
ROSS IV & ASHA NICOLE ROSS**

SALE ADDRESS: 247 Seven Springs
Lane, Downingtown, PA 19335

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

SALE NO. 24-9-278

Writ of Execution No. 2023-09691

DEBT \$482,188.95

Property to be sold is situated in the borough/township of East Vincent, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 21-07C-0031.0000

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

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for Homes Mortgage Trust

VS

DEFENDANT: **Kelus Group Holding LLC**

SALE ADDRESS: 351 Pughtown Road, Spring City, PA 19475

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

SALE NO. 24-9-279

Writ of Execution No. 2019-04843

DEBT \$2,699.53

ALL THAT CERTAIN lot or piece of ground hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania.

Tax Parcel # 42-3H-57

PLAINTIFF: Great Valley School District
VS

DEFENDANT: **Nancy Stedman White**

SALE ADDRESS: 30 Rickmar Lane, East Whiteland Township, PA 19355

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

SALE NO. 24-9-280

Writ of Execution No. 2022-08911

DEBT \$88,480.33

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Spring City, County of Chester and Commonwealth of Pennsylvania, according to a Survey of Property of Robert R. and Luba M. Root for the Suburban Realty made by David Meixner, Surveyors, Collegetown, dated October 22, 1975, as follows, to-wit;

BEGINNING at a point in the bed of Bridge Street (57 feet) which point is located from the intersection of the Northeasterly side of said Bridge Street and the Southeasterly side of Penn Street (57 feet wide) by the two following courses and distances, to wit:

(1) South 78 degrees 20 minutes East, 246.75 feet and (2) South 12 degrees 00 minutes West, 31.50 feet; thence from the point of beginning and crossing the bed of the said Bridge Street and along the lands of the now or late Richard W. McMahon North 12 degrees 00 minutes East, 100 feet to an iron fence post; thence continuing along the lands of the now or late Richard W. McMahon North 06 degrees 22 minutes East 109.00 feet to an Iron pipe; thence along the lands of the now or late George W. Rauer, South 78 degrees 20 minutes East, 17.00 feet to a stake; thence along the lands of the now or late Robert W. Etzler and through the bed of the aforesaid Bridge Street South 05 degrees 45 minutes West, 209.00 feet to a point; thence through the bed of the aforesaid Bridge Street North 79 degrees 36 minutes East, 29.00 feet to the point and place of beginning.

BEING THE SAME PREMISES AS Guy D. Walters and Vicki L. Walters, by Deed dated August 28, 2003, and recorded on September 18, 2003, by the Chester Coun-

ty Recorder of Deeds as Instrument No. 10304776, granted and conveyed unto Juan Medina, now deceased.

Tax Parcel # 14-2-77

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VIII-C
VS

DEFENDANT: **Earline Medina, as Believed Heir and/or Administrator of the Estate of Juan Medina and Unknown Heirs and/or Administrators of the Estate of Juan Medina (if any)**

SALE ADDRESS: 229 Bridge Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-770**

**SALE NO. 24-9-281
Writ of Execution No. 2019-03899
DEBT \$160,672.81**

ALL THAT CERTAIN parcel or tract of land with the buildings and improvements erected thereon Situate partly in the Township of Easttown Township and partly in the Township of Tredyffrin, County of Chester, State of Pennsylvania, bounded and described in accordance with a plan of St. Luke’s Lutheran Church dated October 29, 1979 last revised November 15, 1979 as prepared by Yerkes Associates Inc., Bryn Mawr, Pennsylvania, and recorded 11-20-1979 in the Office of the Recorder of Deeds, West Chester being Plan No. 2738 as follows, to wit:

BEGINNING at a point within the intersection of Valley Forge Road and Old Lancaster Road; thence along the title line within the bed of Valley Forge Road said Road proposed to be widened to 25.00 feet Southeasterly from and parallel to the center line, North 27 degrees 53 minutes 20 seconds East 94.11 feet to a point

and angle; thence still along the title line and within the bed of Valley Forge Road, North 06 degrees 51 minutes East 90.27 feet to a point and angle; thence still along said title line and within the bed of Valley Forge Road North 03 degrees 00 minutes East 19.02 feet to a point a corner; thence leaving said Valley Forge Road and in and through lands of St. Luke’s Lutheran Church South 71 degrees 21 minutes 20 seconds East 167.39 feet to a point a corner in or near the Township line dividing the Township of Easttown to the Southwest from the Township of Tredyffrin to the Northeast; thence along or near the said township line South 22 degrees 38 minutes 34 seconds East 81.94 feet to a point a corner; thence still in and through lands of St. Luke’s Lutheran Church, South 71 degrees 21 minutes 20 seconds East 145.18 feet to a point a corner; thence still along the same South 18 degrees 38 minutes 39 seconds West 138.00 feet to a point a corner in the title line within the bed of Old Lancaster Road proposed to be widened 25.00 feet Northeasterly from and parallel to the center line; thence along the said title line in the bed of Old Lancaster Road North 71 degrees 21 minutes 20 seconds West 358.18 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

Tax Parcel # 55-3E-42

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **William W. Weaver, a/k/a William Woys Weaver**

SALE ADDRESS: 107 Old Lancaster Road, Devon (situate partly in the Township of Easttown and partly in the Township of Tredyffrin), PA 19333

PLAINTIFF ATTORNEY: **PRESSMAN & DOYLE 610-532-4222**

SALE NO. 24-6-172

Writ of Execution No. 2019-04955

DEBT \$178,098.85

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

Tax Parcel # 38-5-6.1B

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

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

SALE ADDRESS: 1451 Valley Road, Coatesville, PA 19320

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