



# Chester County Law Reporter

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# Chester County Law Reporter

(USPS 102-900)

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**In re: Genevieve Bush, deceased**

Orphans' court – Will contest – Caveat – Testamentary capacity

1. Whenever a caveat shall be filed or a dispute shall arise before the register concerning the probate of a will, the grant of letters or the performance of any other function by the register, he may certify, or the court upon petition of any party in interest may direct the register at any stage of the proceedings to certify, the entire record to the court, which shall proceed to a determination of the issue in dispute.
2. No letters of administration pendente lite shall be granted by the register after proceedings have been removed to the court except by leave of court.
3. A testatrix possesses testamentary capacity if she knows those who are the natural objects of her bounty, of what her estate consists, and what she desires done with it, even though her memory may have been impaired by age or disease.
4. The burden of proof as to testamentary capacity initially rests with the proponent of a will. However, a presumption of testamentary capacity arises upon proof of execution by two subscribing witnesses.
5. Where a will is drawn by decedent's attorney and proved by subscribing witnesses, the burden of proving lack of testamentary capacity is sustained only if the contestant can produce clear and compelling evidence of lack of testamentary capacity
6. It is well-recognized that testamentary capacity is to be determined by the condition of the testatrix at the very time she executes the will. However, evidence of incapacity for a reasonable time before and after the making of a will is admissible as an indication of lack of capacity on the day the will is executed.
7. Where a person is adjudicated a mental incompetent and thereafter executes a will, the burden is shifted to the proponent of the will to show by clear and convincing evidence that at the time the will was made such person possessed testamentary capacity.
8. The level of burden once a person has been declared incapacitated on the proponent of a will to prove testamentary capacity is a high one.
9. This burden requires proof greater than a mere preponderance, but less than beyond a reasonable doubt.
10. To prevail on a claim of undue influence, the contestant must show that: (a) the testator suffered from a weakened intellect; (b) the testator was in a confidential relationship with the proponent of the will; and (c) the proponent receives a substantial benefit from the will in question.
11. A will contest was initiated by three siblings alleging that two different wills of the decedent were legal operative. Following multiple hearings, the Court *Held* that the will executed on February 15, 2004 was legally operative and that the will executed on December 5, 2007 was invalid.

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**In re: Genevieve Bush, deceased**

43 (2025)]

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

Joseph Bush, *pro se*

Michael Bush, *pro se*

Mary Bush, *pro se*

Binder, J., December 31, 2024:-

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

IN RE: Genevieve Bush, Deceased

Docket No.: 1521-1459-MISC

**ORDER and MEMORANDUM**

**AND NOW**, this 31st day of December, 2024, after multiple hearings and written submissions, it is hereby **ORDERED** as follows: the February 14, 2004 (the 2004 Will) is legally operative and may be admitted to probate. The December 5, 2007 Will is legally inoperative and shall not be admitted to probate.

**BY THE COURT:**

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

MEMORANDUM

This case is a will contest. This case concerns disputes among siblings as to the disposition of the Estate of Genevieve Bush who passed away on June 16, 2021. Michael Bush and Joseph Bush claim that the legally operative will was executed by Genevieve Bush on February 14, 2004 (the 2004 Will). Mary Bush claims that the legally operative will was executed on December 5, 2007 (the 2007 Will). This court held multiple hearings. For the reasons that follow, this court holds that the February 14, 2004 Will is operative and that the December 5, 2007 will is invalid.

BACKGROUND

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

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

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

On October 20, 2021, Michael Bush filed a Memorandum of Law in Support of Request to Refuse Probate of Writings Presented by Mary Bush and to Receive Mrs. [Genevieve] Bush's Last Will and Testament Dated February 14, 2004 for Letters of Administration. A copy of the will dated February 14, 2004 was attached. Among other things, Michael Bush argued that the issue whether Genevieve Bush possessed testamentary capacity after 2004 is *res judicata* as having already been determined by the Honorable Katherine B.L. Platt in her June 24, 2011 Decision and Order filed in 1509-1720 which concerned Genevieve Bush's legal incapacity and Guardianship of her Person and Estate.

The Decedents, Estates and Fiduciaries Code provides that “[w]henver a caveat shall be filed or a dispute shall arise before the register concerning the probate of a will, the grant of letters or the performance of any other function by the register, he may certify, or the court upon petition of any party in interest may direct the register at any stage of the proceedings to certify, the entire record to the court, which shall proceed to a determination of the issue in dispute.” 20 Pa.C.S. § 907 (Certification of

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records to court).<sup>1</sup> Here, the Register of Wills certified this will contest to the court for decision in the first instance and the parties in attendance at the status hearing were in agreement.

At the hearings, the undersigned noted the contentious history among the parties and the general procedural irregularity of this case and suggested that it would be efficient for the court rather than the Register of Wills to preside over these proceedings in the future.<sup>2</sup> Agreement was expressed by the parties in attendance, namely, Mary Bush, Michael Bush, and Joseph Bush. This court announced that all undecided motions and/or petitions would be decided on the papers where possible but that an evidential hearing on undecided motions would be scheduled if necessary. Accordingly, this court scheduled evidential hearings to determine which of the two (2) wills is legally operative. The parties further agreed to incorporate prior testimony, proceedings, and court orders from the various matters between the parties, including the guardianship proceedings concerning Genevieve.<sup>3</sup>

Despite this court's best efforts, the parties continued to attempt to litigate past grievances including the fractured relationship between Michael, Joseph, and Mary as well as the ways in which the various parties allegedly wronged Genevieve. However, the questions before this court are relatively simple. Did Genevieve have testamentary capacity at the time of the 2007 Will? If so, did she have a weakened intellect and was she subject to undue influence from Mary? If not, did she have testamentary capacity at the time of the 2004 Will?

Here, Mary has provided a copy of a 2007 Will executed by Genevieve and drafted with the assistance of counsel. The standard for having testamentary capacity and the requirements to overcome the presumption of that capacity are long-established.

A testatrix possesses **testamentary capacity** if she knows those who are the natural objects of her bounty, of what her estate consists, and what she desires done with it, even though her memory may have been impaired by age or disease. See Brantlinger Will, 210 A.2d 246 (Pa. 1965); Hunter Will, 205 A.2d 97 (Pa. 1964); Sommerville Will, 177 A.2d 496 (Pa. 1962); Williams v. McCarroll, 97 A.2d 14 (Pa. 1953).

The burden of proof as to **testamentary capacity** initially rests with

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<sup>1</sup> 20 Pa.C.S. § 907 also provides that “[n]o letters of administration pendente lite shall be granted by the register after proceedings have been removed to the court except by leave of court.”

<sup>2</sup> The parties have been involved in litigation concerning their mother and her well-being for over twenty years including disputes over whether or not a guardianship was needed for Genevieve, who should be guardian, challenges to the appointments and removals of co-guardians, accounting and access to Genevieve, contempt motions, discovery motions, motions regarding the burial of Genevieve/autopsy requests, will contests, complaints against the presiding judges and/or court officials throughout, multiple appeals, Mary Bush's attempts to prevent or interfere with the sale of Genevieve's home pursuant to court order, etc. The undersigned has been involved since 2021, originally in matters pertaining to the guardianship case for Genevieve – docket #1509-1720.

<sup>3</sup> Given the shared surname, this court will refer to the various parties and individuals involved by first name.

the proponent of a will. However, a presumption of **testamentary capacity** arises upon proof of execution by two subscribing witnesses. Heiney Will, 318 A.2d 700 (Pa. 1974); Brantlinger Will, supra; Williams v. McCarroll, supra. Thereafter, the burden of proof as to incapacity shifts to the contestant to overcome that presumption. Heiney Will, supra; Brantlinger Will, supra; Gold Will, 182 A.2d 707 (Pa. 1962); Masciantonio Will, 141 A.2d 362 (Pa. 1958).

Moreover, where a will is drawn by decedent's attorney and proved by subscribing witnesses, as was Sarah Hastings' last will, the burden of proving lack of **testamentary capacity** is sustained only if the contestant can produce clear and compelling evidence of lack of **testamentary capacity**. Williams v. McCarroll, supra. In addition, it is well-recognized that **testamentary capacity** is to be determined by the condition of the testatrix at the very time she executes the will. Lanning Will, 200 A.2d 392 (Pa. 1964); Masciantonio Will, supra; Williams v. McCarroll, supra. However, evidence of incapacity for a reasonable time before and after the making of a will is admissible as an indication of lack of **capacity** on the day the will is executed. Masciantonio Will, supra; Skrtic Will, 108 A.2d 750 (Pa. 1954); Williams v. McCarroll, supra; Higbee Will, 75 A.2d 599 (Pa. 1950).

In re Hastings' Estate, 387 A.2d 865, 867 (Pa. 1978) (citations modified).

The above burden shifts in a case such as this where the deceased was adjudicated incapacitated prior to the execution of a will. "Where a person is adjudicated a mental incompetent and thereafter executes a will, the burden is shifted to the proponent of the will to show by clear and convincing evidence that at the time the will was made such person possessed testamentary capacity." Id. at 868. The level of burden once a person has been declared incapacitated on the proponent of a will to prove testamentary capacity is a high one. The Pennsylvania Superior Court in In re Estate of Vanoni, 798 A.2d 203, 209 (Pa.Super. 2002) (citations modified), held:

We find that the trial court was properly aware that "the burden was on the SPCA to prove by clear and convincing evidence that [the decedent] did in fact have testamentary capacity." The court even observed that "it is a daunting burden ... that ... can seldom be overcome." Indeed, the trial judge states that "if I were to apply this standard mechanically, I would be hard pressed to find that the SPCA has met its burden." Nonetheless, the court, after "simply" asking itself: "Has the SPCA carried its burden of proving that Anton Vanoni had testamentary capacity at the time he executed the 1996 will", responded in the affirmative. It merits emphasis that the court did not state what standard it was applying, as well as reiteration that the court found in favor of the SPCA, contrary to its previous statement that



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it would be “hard pressed to say that the SPCA has met its burden”.

We find that the evidence presented by the SPCA was not sufficient to sustain its burden of proof. Once the burden shifted to the SPCA due to the adjudication of incapacity, it was incumbent upon the SPCA to show by clear and convincing evidence that the decedent had testamentary capacity at the time he executed the 1996 will. In re Estate of Hastings, supra. “This burden requires proof greater than a mere preponderance, Girsh Trust, 189 A.2d 852, 859 (Pa. 1963), but less than beyond a reasonable doubt [,] Petro v. Secary Estate, 170 A.2d 325, 327 (Pa. 1961).” In re Estate of Button, 328 A.2d 480, 484 n. 7 (Pa. 1974).

Presently, Genevieve Bush was declared incapacitated on June 24, 2011. Specifically, the Honorable Katherine Platt found Genevieve to be incapacitated at least as early as 2006. 6/24/2011 Decision.<sup>4</sup> At that time, Judge Platt held hearings on the Petition for Adjudication of Incapacity on nine (9) days over six (6) months and concluded that Genevieve was incapacitated and a plenary guardian of the person and estate should be appointed. Id., p. 1. In that Decision, Judge Platt laid out the background including Genevieve’s reliance during the course of the marriage on her husband Fabian Bush. Id., p. 2. In February of 2004, while Fabian was in hospital suffering a stroke, he and Genevieve executed power of attorneys designating Joseph as their agent and Michael as the alternate. Id. Additionally, they executed wills which provided that all of the children would share equally in their respective estates. Id. As noted by Judge Platt and witnessed by this court, the tensions in the family appeared to surface then – namely, Joseph, Michael, and Justin/Justin’s family<sup>5</sup> against Mary with Genevieve caught in the middle. Id.

An incident occurred in September of 2005 in which Mary physically attacked Joseph in the presence of Genevieve and Michael. Id. This court also reviewed photos of the injuries to Joseph. Exhibit P-32. A few days later, Genevieve revoked the Power of Attorney for Joseph. Id. Thereafter, in January of 2006, Genevieve executed a new Power of Attorney designating Mary as her agent and Leo Yourgevidge (Genevieve’s brother) as her alternate agent. Id. Mary then prevented access to her mother from her sons unless they went through Mary first. Id.

In March of 2006, Mary filed a lawsuit, docket # 2006-02590 on behalf of her mother against her three sons alleging, inter alia, that investment funds created by Fabian in the sons’ names actually belonged to Genevieve. Id., p. 2-3. Those claims were dismissed and at both deposition and trial, Genevieve was found to be confused and disoriented. Id.; see also 104/2007 Opinion of the Honorable Robert Shenkin,

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4 That decision was affirmed and the factual history adopted in whole by the Pennsylvania Superior Court in In re Bush, 53 A.2d 927 (Pa.Super. 2012) (unpublished memorandum).

5 Justin passed away prior to the instant will challenges but was also a child of Fabian and Genevieve. His death is a further source of contention between the parties.

docket # 2006-02590). Thereafter, on December 5, 2007, Genevieve executed a Revocable Living Trust Agreement and a new pour-over will naming Mary as the sole beneficiary. Id. Genevieve also executed an agreement of sale of the 15 acre family home to Mary for \$10.00 on March 11, 2008. Id. In August of 2009 Genevieve further gave Mary \$50,000.00 for renovations on the home despite it being transferred to Mary in 2008. Id.

That background and the isolation of her sons led to Joseph and Michael filing a guardianship petition in October of 2009, which was the subject of the 6/24/2011 Decision. Additionally, Judge Platt was charged with addressing “If Mrs. [Genevieve] Bush is an incapacitated person, when was the onset of her legal incapacity? This issue becomes important in determining the validity of the grant of agency to Mary under the 2006 Power of Attorney, and by extension, transfers made under the Power of Attorney or otherwise. The Bush brothers would also seek invalidation of the wills executed by Mrs. Bush in 2006 and 2007 if she was legally incapacitated.” Id., p. 4.

Judge Platt’s Decision is a thorough thirty-nine (39) page analysis of the evidence presented and applying the law regarding determination of capacity. Judge Platt considered, among other evidence, the evaluation of Dr. Bruce Mapes, Ph.D. and Dr. Samuel Romirowsky, Ph.D. Id., p. 5. As a further indicator of the control Mary exercised over Genevieve, the original interview with Dr. Mapes was canceled because Mary requested to be present and when that request was denied, Mary needed to speak to her legal counsel. Id. Dr. Mapes found Genevieve moderately impaired in ability to express herself and comprehend information but totally impaired with regard to managing her finances (including believing at that time that her son still had power of attorney). Id., p. 6. Dr. Mapes found severe impairment with regard to orientation and memory as well as age-related dementia. Id. He recommended the appointment of a plenary guardian of the person and estate. Id. Further, he found that Genevieve’s incapacity dates back to 2006 or earlier. Id., p. 37 (“I can only say that the information I have would let me conclude or offer an opinion that the functional impairments go back to 2004, and they got progressively more impaired.” (citing P-11A, P-11B, P-12A, P-12B, and P-13).

Dr. Romirowsky interviewed Genevieve in her home in May of 2010 while Mary was coming in and out of the room. Id., p. 7. Dr. Romirowsky shared Dr. Mapes’s conclusions. Id. IKOR, a private agency providing guardianship services, also performed an assessment of Genevieve in May of 2010. Id., p. 8. IKOR found Genevieve to be fearful and attempted to remain behind Mary. Id. Genevieve could not tell them the names of her deceased husband or her sons. Id.

Tellingly, for the purposes of the matter at hand, the medical records established that in April 2004, Genevieve received treatment at the Emergency Department at Chester County Hospital and complained that she couldn’t function anymore and was under stress following her husband’s passing. Id., p. 9. The radiology reports at the time also showed indications of Alzheimer’s disease. Id. In June 2005, the medical records established that Genevieve had a history of transient ischemic attack (TIA) with associated short-term memory loss. Id. In February of 2007, Dr. Leonard Geiger examined Genevieve and diagnosed early Alzheimer’s disease and cognitive failure,

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including an inability to recall any of three objects after five minutes. Id. Dr. Earl Triebel diagnosed Genevieve with Alzheimer's in 2008 and in November of 2009 diagnosed progressive dementia and stated that "She has become quite disabled." Id., p. 9-10 (citing exhibits P-13, P-11B).

Ultimately, Judge Platt then considered the family background and the breakdown of the relationships between the various siblings. Most details are not germane but affirm the broken and highly volatile relationship between the siblings as well as Genevieve's struggles to cope with the passing of Fabian. Moreover, certain aspects of Mary's control are telling such as changing the locks on the family home so the brothers could not enter and, when Genevieve gave a copy of the key to Michael, Mary changed the locks again. Id., p. 18. This repeated a third time. Id. Judge Platt also cited three instances of violence by Mary in 2005. Id., p. 19-21. This court also found credible the testimony regarding Mary's physically attacking Joseph in 2005.

Judge Platt found that Genevieve's emotional health and issues were "largely exacerbated by Mary's manipulation behavior [but] Mary holds the key to the quality of Mrs. Bush's last years." Id., p. 29. Judge Platt further found that Genevieve "can barely remember [her sons'] names when asked; and the perception she has of her sons, as perpetrated by Mary, is that they are dangerous and despicable." Id. This court has witnessed multiple proceedings with the parties and concurs with these findings entirely.

Judge Platt found "There is ample evidence that Mary persuaded Mrs. Bush to enter into a costly civil lawsuit against Joseph, Michael and Justin and to convey the title to her house for \$10, then to pay her \$50,000 for repairs to the house she no longer owns." Id., p. 33. Judge Platt found that it was "blatant self-dealing." Id.

Importantly for the 2007 Will at issue, Judge Platt found that Genevieve had a weakened intellect and was subject to undue influence of Mary and found that the POA appointing Mary as agent was invalid as well as the transfers of the home and \$50,000. Id. However, the court found that the issue of the 2006 and 2007 Wills were not ripe for review because they had not been admitted to probate and were pre-mortem. Id. (citing Estate of Sidlow, 543 A.2d 1143 (Pa.Super. 1988); In re Estate of Angle, 777 A.2d 114 (Pa.Super. 2001)). Judge Platt did find that Mary was in a confidential relationship with Genevieve who was "completely dependent" on Mary. Id., p. 35.

Moreover, Judge Platt rejected the contention of attorney Jay Fisher regarding the competency of Genevieve when executing the POA naming Mary as agent in 2006 and executing the 2006 Will. Id., p. 36. Likewise, this court heard testimony from Mr. Fisher and rejected his finding of competency as not being credible and unduly influenced by the presence of Mary. Judge Platt cited to the medical testimony finding Genevieve incapacitated pre-dating 2006. Id., p. 37. Accordingly, Judge Platt revoked the 2006 Power of Attorney, reversed the lifetime transfers made into the 2007 Revocable Living Trust as well as all other asset transfers after January 2006, including the home and the \$50,000 less expenditures on the home. Id., p. 37-39; see also 8/5/2011 Order (Judge Platt amending the June 24, 2011 Order to rescind all inter vivos transfers made after January 2006). The court named Joseph as guardian of the

estate and Mary and Michael as co-guardians of the Person. That was affirmed in In the Matter of Genevieve Bush, unpublished memoranda, Nos. 2726 EDA 2011 and 2746 EDA 2011 (Pa.Super. filed June 11, 2012).

Subsequently, Mary and Michael were removed as guardians of the person and a third party was appointed. Again, this was affirmed. In the Matter of Genevieve Bush, unpublished memorandum, Nos. 1684 EDA 2013, 1861 EDA 2013, 1863 EDA 2013 (Pa.Super. filed June 24, 2014) (affirming removal of Mary as co-guardian); In the Matter of Genevieve Bush, unpublished memorandum, 3207 EDA 2015 (Pa.Super. filed Feb. 21, 2017) (affirming removal of Michael a co-guardian).

After all of this occurred, Michael and Joseph tried again to seek invalidation of the 2006 Will and the 2007 Will through a Petition for Declaratory Relief. This court denied that petition on May 1, 2017 finding that Genevieve was still alive and the issue was not ripe to be heard. The Superior Court again affirmed. In the Matter of Genevieve Bush, unpublished memorandum, 1686 EDA 2018 (Pa.Super. filed March 19, 2019).

The issue of the validity of the 2007 Will (and 2006 Will by implication) is now ripe. However, given the finding of incapacity predating the challenged Will, the high burden is on Mary to demonstrate testamentary capacity. Hastings, supra; Vanoni, supra.

Mary's evidence and testimony during the hearings in the instant matter did not meet this burden. Specifically, Mary rehashed the guardianship findings, the inter-family squabbles, her grievances (with her brothers, this court, the appellate courts, the attorneys involved, etc.), and presented limited evidence to counter the ample evidence cited above that Genevieve was incapacitated in at least 2006. That limited evidence included testimony by Dr. Doris Lebischak who had evaluated Genevieve in 2007, and three times in 2012. Judge Platt considered the report of Dr. Lebischak from the 2007 evaluation but this court benefited from hearing all of the evaluations by Dr. Lebischak. Nothing within her testimony or evaluations changes this court's conclusion that Genevieve did not have capacity, including testamentary capacity, in 2006 or 2007 to execute the 2006 or 2007 Wills. She was financially confused, had dementia, could not remember the names of her children or deceased husband, etc.

Moreover, to the extent that testamentary capacity could be found, Judge Platt found and the testimony and evidence in the instant matter corroborate and strengthen the conclusion that Genevieve had a weakened intellect in 2006 and 2007 and was subject to undue influence by Mary. Accordingly, even if testamentary capacity existed, the 2006 and 2007 Wills would be invalidated. See In re Estate of Clark, 334 A.2d 628, 632 (Pa. 1975) (establishing that to prevail on a claim of undue influence, the contestant must show that: (1) the testator suffered from a weakened intellect; (2) the testator was in a confidential relationship with the proponent of the will; and (3) the proponent receives a substantial benefit from the will in question). Accord In re Estate of Smaling, 80 A.3d 485 (Pa.Super. 2013). Here, there is no doubt that Genevieve suffered from a weakened intellect from at least 2006 on. Moreover, there is no doubt that Genevieve was in a confidential relationship with Mary at that time upon whom Genevieve was entirely dependent. Mary additionally prohibited or interfered

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with the ability of any of her siblings from assisting or having a material relationship with Genevieve. Lastly, the 2006 and 2007 Will would leave all of Genevieve's assets to Mary. Accordingly, the 2006 and 2007 Wills are invalid due to undue influence.

It was unclear at the hearings whether Mary was pursuing a challenge to the 2004 Will, which divided all assets equally between the then-living four children of Genevieve. The focus of the testimony was on the guardianship proceedings and Genevieve's mental state as of 2006 and 2007. As no evidence was presented suggesting incapacity in 2004 and the terms of the 2004 Will were testified to as a discussion with both Fabian and Genevieve as being their desire to treat their children equally, the 2004 Will is deemed valid and appropriate to admit to probate.

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 2024-10547-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Alexandra Kate Black was filed in the above-named court and will be heard on Friday, March 21, 2025 at 2:00:00 PM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Friday, November 22, 2024  
Name to be changed from: Alexandra Kate Black to: Alexandra Kate Grey  
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. 2024-10549-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Charlie Douglas Yancey was filed in the above-named court and will be heard on Friday, March 21, 2025 at 2:00:00 PM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, November 22, 2024  
Name to be changed from: Charlie Douglas Yancey to: Charlie Douglas Grey  
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. 2025-00673-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Douglas Coughlin on behalf of minor child Douglas M. Coughlin was filed in the above-named court and will be heard on Friday, May 2, 2025 at 2:00:00 PM, in Courtroom 2 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Wednesday, January 29, 2025  
Name to be changed from: Douglas M. Coughlin to: Douglas M. Colucci-Coughlin  
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN that the directors of **Lasata**, a Pennsylvania nonprofit corporation, with an address of 8 Abott Road, Coatesville, PA 19320, (Chester County), have unanimously approved a proposal that the corporation voluntarily dissolve and are now engaged in winding up and settling affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

**DISSOLUTION NOTICE**

NOTICE is hereby given that the sole shareholder and sole director of W.R. Frame, Inc., a Pennsylvania corporation, with an address of 987 N. New Street, West Chester, PA 19380, have approved a proposal that the corporation dissolve voluntarily 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.

UNRUH, TURNER, BURKE & FREES, Solicitors  
P.O. Box 515  
West Chester, PA 19381-0515

### 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

**BELL**, Wanda A., late of Malvern Borough. Stephanie Boyd, 1671 Avalon Dr., Rock Hill, SC 29730, care of GREGORY A. BARONI, Esquire, 13 E. Central Ave., First Fl., Paoli, PA 19301, Executrix. GREGORY A. BARONI, Esquire, 13 E. Central Ave., First Fl., Paoli, PA 19301, atty.

**BRINDLE**, Eric C, late of Landenberg. Donald Brindle, 1465 Boulder Creek Way, Rockford, IL 61108, care of KAREN E. EICHMAN, Esquire, 8 Federal Rd., Suite 3, West Grove, PA 19390, Administrator. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Rd., Suite 3, West Grove, PA 19390, atty.

**DEHAAS**, Helene, late of the Borough of West Chester. David Michael Dehaas Wood, care of DAVID W. CROSSON, Esquire, 609 W. Hamilton St., Suite 301, Allentown, PA 18101, Administrator. DAVID W. CROSSON, Esquire, Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101, atty.

**DEISS**, Marcia C., late of West Chester. Kara E. Bourdreau, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**DEVENNEY**, William, a/k/a William J. Devenney, late of West Chester. Martha Devenney, care of CAROLE HENDRIK, Esquire, 3927 Mill Rd., Collegetown PA 19426, Executrix. CAROLE HENDRIK, Esquire, 3927 Mill Rd., Collegetown PA 19426, atty.

**FINCK**, Henry, a/k/a Henry L. Finck, late of Caln Township. Ashley Forsythe, 105 Lori Circle, Exton, PA 19341, care of LINDSEY HOELZLE, Esquire, 1255 Drummers Ln, Ste. 105, Wayne, PA 19087, Ex-

ecutrix. LINDSEY HOELZLE, Esquire, Palmarella & Raab, PC, 1255 Drummers Ln, Ste. 105, Wayne, PA 19087, atty.

**GILES**, Dale, a/k/a Dale V. Giles, Dale Victor Giles, late of West Chester. Craig P. Giles, care of CAROLE HENDRIK, Esquire, 3927 Mill Rd., Collegetown PA 19426, Executor. CAROLE HENDRIK, Esquire, 3927 Mill Rd., Collegetown PA 19426, atty.

**HARIS**, Angela L., late of West Chester Borough. Clinton Haris, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**HATTON**, Lyman Peter, a/k/a Lyman P. Hatton, late of West Goshen Township. Mark P. Hatton, 2 Belmont Ln., North Reading, MA 01864, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. DENNIS C. VONDRAN, JR., Esquire, Lamb McLane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**HUGHES**, Jeanne C., a/k/a Jeanne Cashman Hughes, late of West Chester. David F. Hughes, 148 E. Riviera Avenue, Ocean Gate, NJ 08740, care of MARK M. DALLE PAZZE, Esquire, 15 Center Meeting Road, Wilmington, DE 19807, Executor. MARK M. DALLE PAZZE, Esquire, Herdeg du Pont & Dalle Pазze, LLP, 15 Center Meeting Road, Wilmington, DE 19807, atty.

**KLIM**, Patricia Sue, a/k/a Patricia Klim, late of Downingtown Borough. Megan Klim, 107 E. Cuthbert Blvd., Haddon Township, NJ 08108, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McLane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**KRUPER**, Mildred M., late of East Pikeland Township. Stefanie A. Mattina and Allison E. Morris, 309 S. Main Street, Spring City, PA 19475, care of DIANE M. ZABOWSKI, Esquire, 1001 Conshohocken State Road, Suite 1-210, W. Conshohocken, PA 19428, Co-Executors. DIANE M. ZABOWSKI, Esquire, Obermayer Rebmann Maxwell & Hippel, LLP, 1001 Conshohocken State Road, Suite 1-210, W. Conshohocken, PA 19428, atty.

**LAKE, IV**, Fred Lovett, late of Kennett Square. Devin Lake, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, Pennsylvania 19063, Administrator. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media,



Pennsylvania 19063, atty.

**LENNOX**, Frances E, late of Phoenixville Borough. Patricia Lennox, 25 Victoria Circle, Collegeville, PA 19426, care of NEIL M. HILKERT, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executor. NEIL M. HILKERT, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

**LEWIS**, Amy C., late of Kennett Square. Maria L. Lewis, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executrix. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**MABE, SR.**, Charles M., a/k/a Charles Moses Mabe, Sr. and Charles M. Mabe, late of West Nottingham Township. Angela M. Pierce, 22 Boyd Dr., Colora, MD 21917, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**MAYHER**, Michael A., late of Spring City Borough. Karen Underwood, 115 Woodcrest Rd., West Grove, PA 19390, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**MAZZIOTTI**, Peter Vincent, late of Penn Township. Kathleen Marie Moyer, 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.

**MURRAY**, Kathy Yvonne, late of New Garden Twp. Mark Brown, care of JENNIFER WALKER, Esquire, 31 S High Street, Suite 200, West Chester PA 19382, Executor. JENNIFER WALKER, Esquire, Peak Legal Group, Ltd., 31 S High Street, Suite 200, West Chester PA 19382, atty.

**PLAYER**, Dolores, late of Honey Brook. Cynthia Snyder, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

**PUGLIESE**, Miranda, late of Atglen Borough. Anthony Pugliese, 739 3rd Ave., Atglen, PA 19310, care of TIMOTHY G. DALY, Esquire, 1288 Valley Forge Road, Suite 72, Phoenixville, PA 19460, Administrator. TIMOTHY G. DALY, Esquire, Daly &

Clemente, P.C., 1288 Valley Forge Road, Suite 72, Phoenixville, PA 19460, atty.

**SAUERWALD**, George William, a/k/a Bill, late of West Chester. Michael Sauerwald, 480 N Guthriesville Rd., Downingtown, PA 19335, and Tim Sauerwald, 12301 Terracotta Drive, Bradenton, FL 34211, care of MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341, Executors. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341, atty.

**WHITE**, Camille, late of Westtown Township. Andrew H. Dohan, 45 Liberty Blvd., #230, Malvern, PA 19355-1419, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., #230, Malvern, PA 19355-1419, Personal Representative. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., #230, Malvern, PA 19355-1419, atty.

**WHITE**, James M., late of Westtown Township. Glenn M. White, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., #230, Malvern, PA 19355-1419, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., #230, Malvern, PA 19355-1419, atty.

**WILKINSON**, George J., late of Schuylkill Township. G. Jay Wilkinson and Mark A. Wilkinson, care of ELIZABETH R. HOWARD, Esquire, 301 Gay St., P.O. Box 507, Phoenixville, PA 19460, Co-Executors. ELIZABETH R. HOWARD, Esquire, 301 Gay St., P.O. Box 507, Phoenixville, PA 19460, atty.

**WILLIAMS**, Donald Evan, a/k/a Donald E. Williams, late of Tredyffrin Township. Fidelity Bank, 101 North Blakely Street, Dunmore, PA 18512, care of JAMES J. GILLOTTI, Esquire, 1212 South Abington Road, Clarks Summit PA 18411, Executor. JAMES J. GILLOTTI, Esquire, Oliver, Price & Rhodes, 1212 South Abington Road, Clarks Summit PA 18411, atty.

## 2nd Publication

**ANDERSON**, Caroline A., late of West Chester Borough. Delos M. Anderson, Jr., 179 Rainbow Road, Coatesville, PA 19320 and Phillip G. Anderson, 331 King Road, West Chester, PA 19380, care of JANICE E. FALINI, Esquire, 392 N. Church Street, West Chester, PA 19380, Executors. JANICE E. FALINI, Esquire, Falini Law Office, LLC, 392 N. Church Street, West Chester, PA 19380, atty.

**BENKOVICH**, Mary M., late of West Brandywine Township. Robert Benkovich, care of W. MAR-

SHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

**BERENDS**, Henry E., a/k/a Henry Everett Berends, late of East Caln Township. Kevin J. Berends, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executor. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

**BUSH**, Genevieve H., late of West Bradford Township, West Chester. Michael F. Bush, 708 Shadland Ave. Drexel Hill Pa 19026, Executor.

**BYRNE**, Margaret E., late of Tredyffrin Township. Timothy G. Byrne, 525 Tory Hill Rd., Devon, PA 19333, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executor. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

**CENTRELLA**, Patricia, a/k/a Patricia E. Centrella, late of Phoenixville Borough. Stephen J. Centrella, 517 Dartmouth Drive, King of Prussia, PA 19406, care of SALVATORE F. BELLO, III, Esquire, 144 E. DeKalb Pike, Suite 300, King of Prussia, PA 19406, Executor. SALVATORE F. BELLO, III, Esquire, Bello, Reilley, McGrory & Dipippo P.C., 144 E. DeKalb Pike, Suite 300, King of Prussia, PA 19406, atty.

**DEGNAN**, Dana E., a/k/a Dana Degnan, late of West Whiteland Township. Mark E. Degnan, care of NATHAN EGNER, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executor. NATHAN EGNER, Esquire, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

**DeHAVEN, JR.**, William Thomas, a/k/a William T. DeHaven, Jr., late of Easttown Township. William DeHaven, III, 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.

**DEVENEY**, Tonya, late of Downingtown. Preva Doyle, 604 Highland Avenue, Downingtown, PA 19335, Personal Representative.

**EMERY**, Gertrude F., late of East Pikeland Township. Craig P. Emery, care of ELIZABETH R. HOWARD, Esquire, 301 Gay St., P.O. Box 507, Phoenixville, PA 19460, Executor. ELIZABETH

R. HOWARD, Esquire, 301 Gay St., P.O. Box 507, Phoenixville, PA 19460, atty.

**GAY**, Frank, a/k/a Frank P. Gay, late of Kennett Township. Susan C. McIsaac and Thomas E. Gay, care of LISA COMBER HALL, Esquire, 27 S Darlington Street, West Chester, PA 19382, Executors. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S Darlington Street, West Chester, PA 19382, atty.

**GRANT**, Andrew L., late of West Goshen Township. Judith Grant, 410 Apple Rd., Newark, DE 19711, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

**HAMILTON**, Mark, a/k/a Mark J. Hamilton, late of East Goshen Township. April L. Charleston, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

**KELLY**, Patricia Ellen, a/k/a Patricia E. Kelly, late of Downingtown. Maureen Greim, 2004 Bonds-ville Road, Downingtown, PA 19335, Executor.

**KNEISLEY**, Kevin R., late of Tredyffrin Township. Modi Magid-Slav, care of ASHLEY A. GLICK, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. ASHLEY A. GLICK, Esquire, Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**KUZMAN, JR.**, Kenneth K., a/k/a Kenneth King Kuzman, Jr., late of West Bradford Township. Diana M. Whaley, 1426 Crestmont Dr., Downingtown, PA 19335, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Adminsitratrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**LAMBERT**, Harvey R., late of Tredyffrin Township. Geraldine O. Lambert, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**McCREARY**, Kenneth Benjamin, late of North Coventry Township. Deborah Thompson, care of W. MARSHALL PEARSON, Esquire, 311 Exton Com-

mons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

**McELROY**, Alexander M., a/k/a Alexander M. McElroy Sr. and Alexander McElroy, late of Willistown Township. John C. Bramley, 68 Farrier Lane, Newtown Square, PA 19073, and Susan C. Bramley, 68 Farrier Lane, Newtown Square, PA 19073, care of SOPHIA M. CHEREISKY, Esquire, 590 Bethlehem Pike, Suite D, Colmar, PA 18915, Executors. SOPHIA M. CHEREISKY, Esquire, Pritchard Law Offices, 590 Bethlehem Pike, Suite D, Colmar, PA 18915, atty.

**McELROY**, Robert Dale, late of Malvern. Loretta McElroy, 36 Rabbit Run Rd, Malvern, PA 19355, care of DOUGLAS P HUMES, Esquire, 975 Mill Rd Box E, Bryn Mawr, PA 19010, Executrix. DOUGLAS P HUMES, Esquire, 975 Mill Rd Box E, Bryn Mawr, PA 19010, atty.

**MEYER**, Rosemary C., a/k/a Rosemary M. Meyer, Rosemary Meyer, and Rosemary Claire Meyer, late of Uwchlan Township. Christine M. Marlo-Triemstra, 3208 39th Avenue S, Minneapolis, MN 55406-2212, care of CAROLYN M. MARCHESANI, Esquire, 800 East High Street, Pottstown, PA 19464, Executor. CAROLYN M. MARCHESANI, Esquire, Wolf, Baldwin, and Associates, P.C., 800 East High Street, Pottstown, PA 19464, atty.

**MORAN**, Lawrence E., a/k/a Lawrence Edward Moran, late of Elverson. Hugh B. Moran, care of ANDREW J. BELLWOAR, Esquire, 126 W. Miner Street, West Chester, PA 19382, Executor. ANDREW J. BELLWOAR, Esquire, Bellwoar Kelly LLP, 126 W. Miner Street, West Chester, PA 19382, atty.

**PANNIER**, Wendy S., late of Penn Twp.. Mark Roger Gormel, care of EDWARD M FOLEY, Esquire, 213 E State St Kennett Square PA 19348, Executor. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St Kennett Square PA 19348, atty.

**POTTS**, Constance M., a/k/a Constance Mary Potts, late of West Pikeland Township. Jason R. Potts, 1 West Southview Avenue, WilliamSPORT, PA 17701, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**REGESTER**, David J., late of London Grove Township. Doris J. Oranzi, care of NICHOLAS T. GARD, Esquire, 121 East Main Street, New Holland, PA 17557, Executrix. NICHOLAS T. GARD, Es-

quire, Smoker Gard Associates LLP, 121 East Main Street, New Holland, PA 17557, atty.

**ROACHE**, Alda A., late of Easttown Township. Jonathan J. Roache, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**SAUNDERS**, Rebecca Ann, late of Exton. Marcia Ellen Saunders, 1252 Yellow Springs Rd., Chester Springs, PA 19425, Executrix.

**SMITH**, Dale Raymond, a/k/a Dale R. Smith, late of Valley Township. Ross E. Smith, 6965 Sterling Road, Harrisburg, PA 17112, care of ELIZABETH R. PLACE, Esquire, 3401 North Front Street, P.O. Box 5950, Harrisburg, PA 19110, Executor. ELIZABETH R. PLACE, Esquire, METTE, 3401 North Front Street, P.O. Box 5950, Harrisburg, PA 19110, atty.

**TARABOLETTI**, Dirce R., a/k/a Dirce Renata Taraboletti, late of Kennett Square Borough. Richard Taraboletti and Hugo Taraboletti, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**VANDERGRIFT**, John A., a/k/a John Andrew Vandergrift, late of East Marlborough Township. Leslie M. Johnson, 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.

**WALSH**, Craig Patrick, late of East Nottingham Township. Lauren Diane Walsh, 141 Hillside Circle, Lincoln University, PA 19352, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**ZDUN**, Jane A., a/k/a Jane Skorupa Zdun, late of New Garden Township. Caren Donnelly And Christine Tyson, care of CATHERINE L. APPEL, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrices. CATHERINE L. APPEL, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

### 3rd Publication

**ALLENSTEIN**, Sally M., late of Penn Township. Pamela A. Allenstein, care of JENNIFER AB-

RACHT, 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.

**ALLGAIER**, Mark A., a/k/a Mark Allgaier, late of West Chester Borough. Matthew Richard Allgaier, care of LEIGH A. SEGAL, Esquire, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, Executor. LEIGH A. SEGAL, Esquire, Wisler Pearlstone, LLP, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, atty.

**BECKER**, Marshall J., a/k/a Marshall Joseph Becker, late of West Chester Borough. Denise Baccino Tyler, 38400 Maple Ln., Selbyville, DE 19975, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**BRANDFASS**, William Steele, late of West Pike-land Township. Kristen J. Brandfass, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executrix. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

**BOLZ**, Charles R, late of West Chester. Marilyn Bolz, care of JENNIFER WALKER, Esquire, 31 S. High St. Suite 200, West Chester, PA 19382, Executrix. JENNIFER WALKER, Esquire, Peak Legal Group Ltd., 31 S. High St. Suite 200, West Chester, PA 19382, atty.

**COATES**, Nancy, a/k/a Nancy L. Coates, late of City of Coatesville. Bert L. Mize, 100 Lilly Road, Honey Brook, PA 19344 and Robert A. Coates, 22253 Brinsfield Ave., Seaford, DE 18973, 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.

**CONWAY**, Gerald F, a/k/a Gerald Conway, late of Valley Township. Richard H. Morton, care of RICHARD H. MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, Pennsylvania 19382, Administrator. RICHARD H. MORTON, Esquire, Ryan Morton and Imms LLC, 999 West Chester Pike, Suite 201, West Chester, Pennsylvania 19382, atty.

**CORKHILL, III**, Eric A., a/k/a Eric Alfred Corkhill, III and Eric A. Corkhill, late of East Goshen

Township. Helen H. Corkhill, 1721 Hibbard Ln., West Chester, PA 19380, care of KAREN SCHECTER DAYNO, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Executrix. KAREN SCHECTER DAYNO, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

**CRAIG**, Alice M., late of East Bradford Township. Maureen Craig Snook, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

**FROST**, Linda S., late of East Goshen Township. Heather Teng, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**GEIGUS**, Marie R., late of East Vincent Township. Theodore J. Geigus and Leeann Geigus DeFusco, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**GOLDBERG**, Robert, late of Phoenixville Borough. Mindy Kramer, 27 Rossiter Ave., Phoenixville, PA 19460, care of TIMOTHY G. DALY, Esquire, 1288 Valley Forge Rd., Ste. 72, Phoenixville, PA 19460, Executrix. TIMOTHY G. DALY, Esquire, Daly & Clemente, P.C., 1288 Valley Forge Rd., Ste. 72, Phoenixville, PA 19460, atty.

**GOULD**, Jean K., late of Honey Brook Township. Catharine Gould Smith, 10 Avenue of Two Rivers, Rumson, NJ 07760, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

**HICKMAN**, Margaret E., late of Upper Oxford Township. Lauren Ann Patrick, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

**JAMESIN**, Doris, late of Vista, CA. Sortirios Tsementzis, care of JENNIFER WALKER, Esquire, 31 S. High St, Ste. 200, West Chester PA 19382, Executor. JENNIFER WALKER, Esquire, Peak Legal Group Ltd., 31 S. High St, Ste. 200, West Chester PA 19382, atty.

**KLAPP**, Steven M., a/k/a Steven Michael Klapp, late of West Whiteland Township. Katelyn S. Klapp, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executrix. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

**KRAEGEL**, Madeline R., a/k/a Madeline P. Kraegel, late of East Goshen Township. Nancy W. Pine, 104 S. Church St., West Chester, PA 19382, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix CTA. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**POOLE**, Shirley A., a/k/a Shirley Ann Poole, late of Unionville Borough. Kathleen Allaband, P.O. Box 318, Unionville, PA 19375 and Donald Poole, Jr., 124 Myrtle Ave., West Grove, PA 19390, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executors. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**RAMNATH**, Rohit, late of Paoli. Catherine Hueston, care of JENNIFER WALKER, Esquire, 31 S. High St Ste 200 West Chester, PA 19382, Executrix. JENNIFER WALKER, Esquire, Peak Legal Group Ltd., 31 S. High St Ste 200 West Chester, PA 19382, atty.

**SANTILLO**, Frank S., a/k/a Frank Simome Santillo, late of East Vincent Township. Kathleen Santillo, 800 E. High St., Pottstown, PA 19464, care of SUPRIYA G. PHILIPS, Esquire, 800 E. High St., P.O. Box 444, Pottstown, PA 19464, Executrix. SUPRIYA G. PHILIPS, Esquire, Wolf, Baldwin & Associates, P.C., 800 E. High St., P.O. Box 444, Pottstown, PA 19464, atty.

**SARMENTO**, Robert J., late of Coatesville City. Barbara Ann Sarmento, care of KRISTEN L. BEHRENS, Esquire, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, Administratrix. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, atty.

**STRATMAN**, Audrey K., a/k/a Audrey Kathleen Stratman, late of Borough of West Chester. John Charles Stratman, III, 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.

**THOMAS**, Marie H., late of Tredyffrin Township.

Edward Thomas, 3503 Husted Driveway, Chevy Chase, MD 20815, care of NICHOLAS J. CANIGLIA, Esquire, 125 Strafford Ave., Ste. 110, Wayne, PA 19087, Executor. NICHOLAS J. CANIGLIA, Esquire, Pierce, Caniglia & Taylor, 125 Strafford Ave., Ste. 110, Wayne, PA 19087, atty.

**WHITE**, Nancy S, a/k/a Nancy J White, late of West Brandywine. Mary Ellen Richter, 18 Maple Street, Medfield MA 02052, and Maureen McCormick, 8 Edward Drive, East Fallowfield, PA 19320, Executrix.

**WHITEMAN**, John W., late of West Nantmeal Township. John Whiteman, Jr., care of DAVID G. GARNER, Esquire, 2129 East High Street, Pottstown, PA 19464, Executor. DAVID G. GARNER, Esquire, 2129 East High Street, Pottstown, PA 19464, atty.

**WHITEMAN**, Richard J., a/k/a Richard James Whiteman, late of West Caln Township. Richard J. Whiteman, Jr., care of H. MICHAEL COHEN, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. H. MICHAEL COHEN, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**WILHELM**, James Patrick, a/k/a James P. Wilhelm, late of Downingtown Township. John Przychozdzien, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

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### 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*

**ORMEDICO**, with its principal place of business at 201 Roise View Dr, West Grove, Pennsylvania 19390. The application has been (or will be) filed on: Friday, January 31, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Robert T Kaiser,

Kaiser Medical Inc, 201 Rose View Dr, West Grove, Pennsylvania 19390.

a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. **Lawyer Referral Service, Chester County Bar Association, 15 W. Gay Street, West Chester, Pennsylvania 19380, (610) 429-1500.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010

**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 12/30/2024, for:

**The Firefly Hill Organization**

799 Grubbs Mill Road  
Berwyn, PA 19312

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

**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 1/3/2025, for:

**The Oxford Theatre**

39 S 3rd Street  
Suite 2

Oxford, PA 19363

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

**NOTICE**

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

IN RE: E.R.L.

Case Number: AD-2024-0047

**TO: John Doe**

Petitions have been filed by Debra Lichtenberg asking the Orphans' Court to put an end to all rights you have to a female minor child, Eleanor Ruth Lichtenberg (d.o.b. 12/19/2023) and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List/Hearing for Monday, April 7, 2025, at 9:30 o'clock A.M., Honorable Thomas P. McCabe in Court Room No. 12 Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

**NOTICE**

Chester County

Court of Common Pleas

Number: 2023-06970-RC

Notice of Action in Mortgage Foreclosure

The Huntington National Bank, Plaintiff v. Jason LaMar Denson, Known Surviving Heir of Janet L. Denson a/k/a Janet Louise Denson and Unknown Surviving Heirs of Janet L. Denson a/k/a Janet Louise Denson, Defendants

**TO: Unknown Surviving Heirs of Janet L. Denson a/k/a Janet Louise Denson.** Premises subject to foreclosure: 320 Octorara Ave, Parkesburg, Pennsylvania 19365. 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

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. 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 Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Lawrence J. Persick, Esquire, Weber Gallagher, 700 American Avenue, Suite 206, King of Prussia, PA or phone 610-272-5555.

Lawrence J. Persick, Esquire  
Attorney for Debra Lichtenberg

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**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](http://www.bid4assets.com/chestercopasheriffsales), on **Thursday, February 20th, 2025 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, March 24th, 2025.** 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. 25-2-22**

**Writ of Execution No. 2020-08575  
DEBT \$1,553.89**

ALL THAT CERTAIN LOT OR TRACT OF LAND SITUATED IN THE 5TH WARD of the CITY of COATESVILLE, CHESTER COUNTY PENNSYLVANIA.

Tax Parcel # 16-2-152

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **554 Family Trust**

SALE ADDRESS: 554 Coates Street, Coatesville, PA 19320

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

**SALE NO. 25-2-25**

**Writ of Execution No. 2023-06678  
DEBT \$5,684.30**

ALL THOSE TWO CERTAIN tracts of ground more particularly bounded and described as follows:

TRACT NO. 1 ALL THAT CERTAIN tract of land situated in West Caln Township, Chester County, Pennsylvania, bounded and described according to a new survey made by J. W. Harry, C. E., November 28, 1950.

TRACT NO. 2 ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Caln, Chester County, Pennsylvania, bounded and described according to, a new survey made by J. W. Harry, C. E., September 3, 1954.

Tax Parcel # 28-5-123

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Robert C. Wallace**

SALE ADDRESS: 221 Creamery Road, West Caln Township, PA 19320

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

**SALE NO. 25-2-28**

**Writ of Execution No. 2024-02412  
DEBT \$396,869.13**

ALL THAT CERTAIN tract or parcel of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of West Pikeland, County of Chester and State of Pennsylvania, bonded and described according to a Survey of Property



made for Sun Oil Company, made by Henry H. Hopkins, Jr., R.S., Kimberton, Pa., dated February 6, 1968 and revised February 13, 1968, as follows, to wit:

BEGINNING at a point on the Southeast-erly side of Pa. Route# 113 (LR 270-5) (sixty feet wide) which point is measured the two following courses and distances from a point of curve on the Northeast-erly side of Conestoga Pike (L.R.15139) (Various widths) (as shown on said Plan): 1) extending from said point of curve on a line curving to the right having a radius of one hundred forty-eight feet the arc distance of one hundred forty-two and sixteen onehundredths feet to an iron pin marking a point of compound curve: and 2) on a line curving to the right having a radius of one thousand four hundred two and sixtynine one-hundredths feet the arc distance of one hundred eighty-eight and ten one-hundredths feet to the point and place of beginning; thence extending from said beginning point, along the South-easterly side of Pa. Route # 113, on a line curving to the right having a radius of One thousand four hundred two and sixtynine one-hundredths feet the arc distance of Four hundred twentytwo and fifty-three onehundredths feet to an iron pin, a corner of land now or late of Thomas H. Hall; thence extending along the same and along lands now or late of Everett C. McNear and Paul Charles Draper, North Eighty-two degrees, five minutes, thirty seconds East, five hundred forty-eight and seventeen one-hundredths feet to a P.K. nail in the fence post in line of land now or late of J.E. Rittenbaugh; thence extending along the same South seven degrees, thirty-eight minutes, fifty seconds East, Four hundred thirty-eight and fifty-eight one-hundredths feet to an iron pin, a corner of land now or late of Robert Billingham; thence extending along the same and partly along land now or late of George W. Griseman, South Eighty degrees, twenty-three minutes, fifty seconds West, Three hundred fourteen

and one one-hundredths feet to an iron pin; thence extending still along land now or late of George W. Griseman, the following courses and distances: 1) South ten degrees, twenty-seven minutes, fifty seconds West, Seventy-five and eighty-four one-hundredths feet to an iron pin; and 2) South Seventy-nine degrees, fifty minutes, forty-five seconds West, Three hundred three and eighty-six one-hundredths feet to an iron pin; thence extending North Forty-five degrees, thirty-three minutes, fifty-three seconds West, Two hundred thirty-two and forty-five one-hundredths feet to the first mentioned point and place of beginning.

Being Parcel Nos. 1 & 2 as shown on said Plan.

BEING the same premises which George C. Morelli, Executor under the will of Loretta M. Cimeo, a/k/a Loretta Morelli Cimeo, deceased, by deed dated September 26, 2003 and recorded October 14, 2003 at Doc. ID 10319508, Book 5937, Page 815 in the Office of the Recorder of Deeds of Chester County, PA, granted and conveyed unto Christopher C.J. Wurts, in fee.

Tax Parcel # 34-04-0067.020

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **Christopher C. J. Wurts and United States of America**

SALE ADDRESS: 912 Kimberton Road a/k/a 912 Chester Springs Road, Chester Springs, PA 19425

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

**SALE NO. 25-2-30**

**Writ of Execution No. 2023-06987**

**DEBT \$50,329.50**

ALL THAT CERTAIN lot of land situate in the Township of West Whiteland, Coun-

ty of Chester, and State of Pennsylvania, bounded and described according to a map made for Exton Woods Partnership by Yerkes, Inc. dated August 27, 1976 and last revised January 12, 1977 as follows to wit:

BEGINNING at a point, a corner of Unit #32-G on said plan, which point is measured the three (3) following courses and distances from a point at the intersection of Flintshire Terrace, and Belvidere Circle; (1) Along and in the bed of Belvidere Circle, North 24 degrees 50 minutes 14 seconds West 219.97 feet to a point; (2) crossing the Northwesterly side of Belvidere Circle, North 47 degrees 43 minutes 42 seconds West 83.29 feet to a point; the Southeast corner of Building Group "G"; and (3) along the Southerly side of same South 68 degrees 21 minutes 50 seconds West 103.32 feet to the beginning print; thence along Unit #320- G North 21 degrees 38 minutes 10 seconds West 110.00 feet to a point in line of lands of Hannah Rosing; thence along the same North 68 degrees 21 minutes 50 seconds East 20.00 feet to a point, a corner of Unit #34-G; thence along the same South 21 degrees 38 minutes 10 seconds East 110.99 feet to a point on the Southerly side of Building Group "G" aforesaid; thence along the same South 68 degrees 21 minutes 50 seconds West 20.00 feet to the beginning point.

CONTAINING 22 Square Feet More or Less

BEING THE SAME PREMISES AS Jill A. Bullock, by Deed dated December 21, 1999, and recorded on December 30,1999, by the Chester County Recorder of Deeds as Instrument No. 0104337, granted and conveyed unto Frank Knowles.

Tax Parcel # 41-5P-19

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

VS

DEFENDANT: **Frank Knowles**

SALE ADDRESS: 133 Denbigh Terrace, West Chester, PA 19380

PLAINTIFF ATTORNEY: **HILL WALLACK LLP 215-579-7700**

**SALE NO. 25-2-31**  
**Writ of Execution No. 2024-03720**  
**DEBT \$271,585.24**

All that certain unit in the property known, named and identified in the Declaration of Covenants, Easements and Restrictions for Green Street Mews, located in Downingtown Borough, Chester County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Planned Community Act, by the recording in the County of Chester Department of Records of a Declaration dated August 27m, 2007, and recorded in Record Book 7250 page 1994, being and designated as Unit No. 26, together with a proportionate undivided interest in the common elements (as defined in such declaration).

BEING known as Unit No. 26, Green Street Mews.

BEING THE SAME PREMISES AS Green Street Mews, LLC, by Deed dated December 4, 2007, and recorded on December 6, 2007, by the Chester County Recorder of Deeds in Deed Book 7321, at Page 1544, granted and conveyed unto Robert M. Lilley, III.

Tax Parcel # 11-8-239.26

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of MFA 2022-RPL1 Trust

VS

DEFENDANT: **Robert M. Lilley, III**

SALE ADDRESS: 326 Jefferson Avenue,  
Downingtown, PA 19335

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

SALE ADDRESS: 25 Dutton Farms Lane,  
West Grove, PA 19390

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

**SALE NO. 25-2-32**

**Writ of Execution No. 2024-06607**

**DEBT \$318,646.09**

Property situate in the WEST BRANDY-  
WINE AND WALLACE TOWNSHIP,  
CHESTER County, Pennsylvania, being

Tax Parcel # 31-03-0076.020

IMPROVEMENTS thereon: a residential  
dwelling

PLAINTIFF: Wells Fargo Bank, Nati-  
onal Association as Trustee for Option  
One Mortgage Loan Trust 2007-3, Asset-  
Backed Certificates, Series 2007-3

VS

DEFENDANT: **Ronald E. Parker a/k/a  
Ronad E. Parker & Andrea Parker**

SALE ADDRESS: 1250 North Manor  
Road, Honey Brook, PA 19344

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

**SALE NO. 25-2-33**

**Writ of Execution No. 2024-03535**

**DEBT \$290,803.55**

Property to be sold is situated in the bor-  
ough/township of Penn, County of Chester  
and Commonwealth of Pennsylvania.

Tax Parcel # 58-4-93.2B

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

VS

DEFENDANT: **Constance L. Lapham**

**SALE NO. 25-2-37**

**Writ of Execution No. 2024-02385**

**DEBT \$54,861.13**

Property situate in the WEST CALN  
TOWNSHIP, CHESTER County, Penn-  
sylvania, being

Tax Parcel # 2801 01030000

IMPROVEMENTS thereon: a residential  
dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **BART R. GARVER**

SALE ADDRESS: 117 Lilly Road, Honey  
Brook, PA 19344

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

**SALE NO. 25-2-38**

**Writ of Execution No. 2024-01779**

**DEBT \$340,045.35**

Property situate in the TOWNSHIP OF  
NEW LONDON, CHESTER County,  
Pennsylvania, being

BLR # 71-02-0060.070 aka 71-2-60.7

IMPROVEMENTS thereon: a residential  
dwelling

PLAINTIFF: TRUIST BANK, F/K/A  
BRANCH BANKING AND TRUST  
COMPANY

VS

DEFENDANT: **KIMBERLY A. MANO-  
CCHIO**

SALE ADDRESS: 7 Shady Lane, Lincoln  
University, PA 19352

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

**SALE NO. 25-2-39**

**Writ of Execution No. 2024-02417**

**DEBT \$510,659.16**

ALL THAT CERTAIN lot or piece of ground situate in Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 41-8E-74

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Selene Finance, LP

VS

DEFENDANT: **BROCK BUTLER**

SALE ADDRESS: 1263 Palomino Drive, West Chester, PA 19380

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

**SALE NO. 25-2-40**

**Writ of Execution No. 2016-10019**

**DEBT \$425,627.83**

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Title Plan of "Ponds View," prepared by D.L. Howell and Associates, Inc., dated 5/20/2003, last revised 3/30/2004 and recorded in Chester County as Plan #17245 as follows, to wit:

BEGINNING at a point on the southerly side of Janet Lane, a corner of Lot #3 as shown on said plan; thence from said point of beginning, along the said side of Janet Lane the following two courses and distances: (1) on the arc of a circle curving to the left having a radius of 410.00 feet the arc distance of 111.29 feet to a point

of tangent (2) South 83 degrees 34 minutes 57 seconds East 5.15 feet to a corner of Lot #1; thence along Lot #1 the following two courses and distances: (1) South 26 degrees 37 minutes 27 seconds West 96.87 feet (2) South 03 degrees 48 minutes 02 seconds West 201.96 feet to a point on the northerly side of Airport Road (T-409); thence along the said side of Airport Road North 86 degrees 24 minutes 00 seconds West 150.00 feet to a corner of Lot #3; thence along Lot #3 the following two courses and distances: (1) North 03 degrees 48 minutes 02 seconds East 202.48 feet (2) North 37 degrees 35 minutes 31 seconds East 131.80 feet to the first mentioned point and place of beginning.

Being Lot #2 as shown on said plan.

Being the same premises conveyed from Pond's View, LLC to Kevin McCoy Hunt and Lynette M. Hunt by Deed dated February 14, 2006 and recorded on February 27, 2006 in the Chester County Recorder of Deeds Office at Book 6774, Page 601 and Instrument #10627282.

UPI # 28-8-23.19

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VI-A

VS

DEFENDANT: **Kevin McCoy Hunt and Lynette M. Hunt**

SALE ADDRESS: 102 Janet Lane, Coatesville, PA 19320

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

**SALE NO. 25-2-41**

**Writ of Execution No. 2020-09495**

**DEBT \$209,415.14**

PROPERTY SITUATE IN VALLEY TOWNSHIP

Tax Parcel # 38-02Q-0009.060

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR CONSECO FINANCE HOME EQUITY LOAN TRUST 2002-A

VS

DEFENDANT: ALLEN T. SMITH

SALE ADDRESS: 919 North Walnut Street, Coatesville, PA 19320

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

**SALE NO. 25-2-42**

**Writ of Execution No. 2003-04081**

**DEBT \$267,586.06**

PROPERTY SITUATE IN TOWNSHIP OF WILLISTOWN

Tax Parcel # 54-1P-299

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NA, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NA, AS TRUSTEE, AS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR BEARN STEARNS ASSET BACKED SECURITIES TRUST, 2001-3, ASSET BACKED CERTIFICATES SERIES 2001-3

VS

DEFENDANT: PATRICIA M. HALSEY

SALE ADDRESS: 3 Bryan Avenue, Malvern, PA 19355

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

**SALE NO. 25-2-43**

**Writ of Execution No. 2021-08101**

**DEBT \$322,688.06**

ALL THAT CERTAIN lot of land SITUATE in the Township of East Nottingham, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Plan made for C. Edward Lawrie by N.M. Lake and Associates, Inc., dated July 1, 1987, last revised April 5, 1988 and recorded to Chester County Recorder of Deeds Office, as Plan No. 8207, as follows, to wit:

BEGINNING at a point in the bed of Fifth Street Road (LR 15010) a corner of Lot 2 on said plan; thence extending from the beginning point through the bed of said road, South 7 degrees 47 minutes 53 seconds East, 85.52 feet; thence extending along same South 9 degrees 10 minutes 6 seconds East, 69.62 feet to a point in the bed of a common driveway easement, a corner of Lot 4 on said plan; leaving the bed of said road and extending through said easement and along said Lot 4 South 77 degrees 27 minutes 29 seconds West 321.55 feet to a point in line of remaining along the lands of C. Edward Lawrie; thence extending along said lands North 9 degrees 10 minutes 00 seconds West 155 feet to a corner of aforementioned Lot 2; thence extending along Lot 2 North 77 degrees 27 minutes 29 seconds East 323.60 feet to the first mentioned point of beginning.

BEING Lot 3 on said plan.

CONTAINING 1.144 acres of land more or less.

BEING THE SAME PREMISES which Nicholas C. Carbonetta a/k/a Nicholas G. Carbonetta and Barbara C. Carbonetta a/k/a Barbara M. Carbonetta, Husband and Wife and Nicholas R. Carbonetta, son, by deed dated February 21, 2001 and recorded in the Office of the Recorder of Deeds in the County of Chester, Pennsylvania as

instrument number 0010605 granted and conveyed unto Nicholas G. Carbonetta and Barbara M. Carbonetta, in fee.

AND THE SAID Barbara M. Carbonetta departed this life on or about September 08, 2003 thereby vesting title unto Nicholas G. Carbonetta by operation of law.

Tax Parcel # 69-6-67.5

PLAINTIFF: Reverse Mortgage Funding LLC

VS

DEFENDANT: **Nicholas R. Carbonetta, Known Heir of Nicholas G. Carbonetta, deceased; Joseph J. Carbonetta, Known Heir of Nicholas G. Carbonetta, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Nicholas G. Carbonetta, deceased; and Dawn M. Patterson, known heir of Nicholas G. Carbonetta, deceased**

SALE ADDRESS: 604 5th Street, Oxford, PA 19363

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

**SALE NO. 25-2-44**

**Writ of Execution No. 2019-05086**

**DEBT \$391,105.14**

ALL THAT CERTAIN lot or piece of ground, being known as LOT NO. 17, situate in the TOWNSHIP OF EAST NOTTINGHAM, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of "Hopewell Ridge" prepared by Lake Roeder Hillard & Associates and Ranck Lake Roeder Hillard & Associates, dated 9-10-2003, last revised 11-28-2005 and recorded as Plan No. 17688, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Buttercup Drive (50 feet

wide), a corner of Lot No. 15 on said Plan; thence from said beginning point, leaving Buttercup Drive and extending along Lot 15 South 40 degrees 08 minutes 04 seconds East 198.71 feet to a point, a corner of Lot 18 on said Plan; thence extending along Lot 18 the two following courses and distances, viz.: 1) South 76 degrees 55 minutes 31 seconds West 123.74 feet to a point, thence 2) South 58 degrees 31 minutes 54 seconds West 255.84 feet to a point on the Northeasterly side of Forge Road (SR 3001); thence extending along Forge Road the three following courses and distances, viz.: 1) North 16 degrees 51 minutes 39 seconds West 128.37 feet to a point, thence 2) North 16 degrees 17 minutes 54 seconds West 36.16 feet to a point of curve, thence 3) on the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 47.12 feet (and a chord bearing of North 28 degrees 42 minutes 06 seconds East 42.43 feet) to a point of tangent on the Southeasterly side of Buttercup Drive aforesaid; thence extending along Buttercup Drive the two following courses and distances, viz.: 1) North 73 degrees 42 minutes 06 seconds East 38.46 feet to a point of curve, thence 2) on the arc of a circle curving to the left having a radius of 550.00 feet the arc distance of 229.58 feet (and a chord bearing of North 61 degrees 44 minutes 37 seconds East 227.91 feet) to the first mentioned point and place of BEGINNING.

BEING THE SAME PREMISES which Willow Creek, LLC, by Deed dated October 17, 2011 and recorded October 20, 2011 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 8271, Page 44, as Instrument Number 1130618, granted and conveyed unto William B. Carey III and Matthew J. Fischer, adult individuals, in fee.

Tax Parcel # 6905 00151600

PLAINTIFF: Wilmington Savings Fund

Society, FSB, as trustee of Quercus Mortgage Investment Trust

VS

DEFENDANT: **Matthew J. Fischer and William B. Carey, III**

SALE ADDRESS: 141 Granite Drive, Oxford, PA 19363

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

**SALE NO. 25-2-45**

**Writ of Execution No. 2020-00030**

**DEBT \$269,576.64**

All that certain parcel of land being Lot Number 9 of Monclare Development and laid out by Clarence H. Kemery and Monroe J. Green situate in the Township of West Bradford, County of Chester, and State of Pennsylvania, which according to a survey made by J. Vernon Keech, Registered Surveyor, is bounded and described as follows, to wit:

Beginning at a spike in the middle of State Road, Route #15073 a corner of Lots Numbered 8 and 9, said spike being three hundred forty-five feet measured north eighty-seven degrees fifty-one minutes east from the intersection of the middle of State Road Route #15073, and the middle of another public road leading from Caln to Romensville; thence extending by State Road aforesaid north eighty-seven degrees fifty-one minutes east one hundred and twenty-five feet to a spike corner of Lot No. 10; thence leaving the road and extending by Lot No. 10 and passing over an iron pin set on the south side of the road south two degrees and nine minutes east two hundred eighteen and sixty-six hundredths feet to an iron pin; thence extending by property belonging to I. Willard Gray, south eighty-seven degrees and fifty-one minutes west one hundred and twenty-five feet to an iron pin a cor-

ner of Lot No. 8; thence extending by Lot No; 8, and passing over an iron pin set on the south side of the state road aforesaid north two degrees nine minutes west two hundred eighteen and sixty-six hundredths feet to the first mentioned spike and place of beginning.

CONTAINING twenty-seven thousand three hundred thirty-two square feet of land be the same more or less.

Being the same premises which Thomas C. McClain and Mary Lou McClain, his wife and Lewis R. Kish, Jr., by Deed dated 3/1/1977 and recorded 3/3/1977 in the Office for the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 050 Page 302 granted and conveyed unto Karl T. Ziegler and Linda L. Ziegler, his wife, in fee. AND THE SAID Karl T. Ziegler passed away on or about November 13, 2002, thereby vesting title of the premises unto Linda L. Ziegler, by operation of law.

UPI # 50-1-64.4

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST

VS

DEFENDANT: **Linda Ziegler; Julia Ziegler, known heir of Linda Ziegler, deceased; Theresa Petrohoy, known heir of Linda Zeigler, deceased; Karl Ziegler, known heir of Linda Ziegler, deceased; and Unknown heirs, Successors, Assigns and all Persons Firms or Associations Claiming right, title or interest under Linda Zeigler, Deceased**

SALE ADDRESS: 2720 West Chester Road, Downingtown, PA 19355

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

**SALE NO. 25-2-46****Writ of Execution No. 2016-10547****DEBT \$400,007.18**

ALL THAT CERTAIN tract of land, with the building and improvements thereon erected, SITUATE in the Borough of Spring city, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, 198 and 1/2 feet from the center line of Bridge Street, on the West side of a 32 feet wide street; THENCE along said West side of Street (known as Glass Avenue) South 11 degrees, 40 minutes West, 194 feet to an iron pin near the edge of Yost Creek; THENCE along said Creek North 87 degrees, 20 minutes West, 388 feet to a line of land of Francis Latschar; THENCE along said land, North 1 degree, 15 minutes East, 259 feet to a stake on the South side of a 20 feet wide alley; THENCE along the South side of said alley, South 78 degrees, 20 minutes East, 430 feet to the place of beginning.

CONTAINING two and one-fifth acres of land, more or less.

AND ALSO ALL THAT CERTAIN tract of land with the buildings and improvements thereon, SITUATE in the Borough of Spring City, County of Chester and State of Pennsylvania bounded and described as follows:

BEGINNING at a stake in the Southern margin of a 20 feet wide alley, 201.8 feet, South of a limestone in the center line of Bridge Street, as extending from the Borough of Spring City; THENCE along a line of land, formerly of Wm. P. Snyder, now the Southern margin of said alley, South 1 degree, 15 minutes West, 291 feet to a stake, a corner of lands formerly of Dr. F.W. Heckel, now the Estate of Arthur Preimuth; THENCE along the same, South 81 degrees, 15 minutes West, 173 feet to a stake; THENCE by other lands of formerly Francis Latschar, now Estate of Albert F. Winner, North 11 degrees, 40 minutes

East, 346 feet to a stake and THENCE South 78 degrees, 20 minutes East, 108 feet to the place of beginning.

CONTAINING one acre of land, more or less.

BEING diminished however by one 110 square perches of land (about 3/4 of an acre) more or less, by Indenture of Albert F. Winner, et ux, dated MEW 10, 1937 and recorded in the Office for the Recording of Deeds, in and for the County of Chester at West Chester, Pa. in Deed Book M 17. Vol. 409 page 136, wherein an whereby the said Albert F. Winner, et ux., did grant and convey unto Arthur K. Freimuth, then of Royersford, Pa. the herein mentioned diminution, as by reference thereto, with more fully and at large appear. THE said premises being further diminished by a rectangular tract of ground 100 feet by 40 feet forming the Northeastern portion of the first above described tract of ground as more fully described in Deed dated Sept. 12, 1938 and recorded in Chester County in Deed Book X 19 page 530, by which Joseph Powers granted and conveyed the same unto Blair Knerr, in fee.

BEING THE SAME PREMISES which Paul W. Branca and Eva Jane Branca, his wife, by Deed dated 5/3/82 and recorded 5/5/82 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book W59, Page 450, granted and conveyed unto John Gertenitch and Eva Jane Gertenitch, his wife, in fee. AND THE SAID John Gertenitch passed away on or about January 2, 2013, thereby vesting title in the premises unto Eva Jane Gertenitch as surviving spouse.

Tax Parcel # 14-3-6 & 14-3-7

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York as Successor in Interest to JP Morgan Chase Bank, NA f/k/a The Chase Manhattan Bank as Trustee for Asset Backed Securities Corporation Equity Loan Trust 1999-LB1



VS

DEFENDANT: **Eva Jane Gertenitch**

SALE ADDRESS: 448 Plum Alley & 470 Plum Alley f/k/a

Glass & Plum Street, Spring City, PA 19475

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

**SALE NO. 25-2-47**

**Writ of Execution No. 2023-05285**

**DEBT \$253,853.08**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the West Caln Township, Chester County, Pennsylvania bounded and described according to a subdivision of land for Stephen Cushman, made by Berger and Hayes, Inc., Consulting Engineers, Thorndale, PA dated 10/27/76, recorded 6/2/77 in Plan File #1069 as follows, to wit:

BEGINNING at an interior point on the Southeasterly side of a 50 feet wide easement for Lots 1, 2, and 3 said point measured North 56 degrees 51 minutes East, 378.77 feet from a point of intersection of same with the Easterly side of Sandy Hill Road (T-364)(as shown on said Plan); thence extending from said beginning point along the Southeasterly side of said 50 feet wide easement North 56 degrees 51 minutes East, 227.84 feet to a point; thence extending South 34 degrees 5 minutes 5 seconds East, 237.81 feet to a point in line of lands now or late of Evelyn Douglas; thence extending along the same South 55 degrees 54 minutes West 227.81 feet to a point; thence extending North 34 degrees 5 minutes 5 seconds West, 241.53 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common

use, right, liberty and privilege of the 50 feet wide easement being a part of Lot No. 1 on said plan leading Southeasterly from Sandy Hill Road, as for a right of way, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the other parcels of ground bounding thereon and having the use thereof.

SUBJECT, however, to the proportionate part of the expense of keeping said 50 feet wide easement in good order, condition and repair at all times hereafter, forever.

BEING the same premises which Scott A. Foulke and Denise K. Foulke, by deed dated June 28, 2002 and recorded July 8, 2002 at Inst. No. 10102411, Book 5323, Page 1275 in the Office of the Recorder of Deeds of Chester County, PA, granted and conveyed unto Michael W. Swarner, in fee.

Tax Parcel # 28-5-63.3

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **Michael W. Swarner**

SALE ADDRESS: 102 Mellot Lane, Coatesville, PA 19320

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

**SALE NO. 25-2-49**

**Writ of Execution No. 2023-10027**

**DEBT \$247,806.50**

ALL THAT CERTAIN tract of land as designated on a Plan of Lots known as "McGargee Heights" duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 1, Page 76, situate in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a new survey thereof made by J. W. Harry, C. E., dated April 21, 1950 as follows:

BEGINNING at a stake in the South

curb line of Oak Street, as shown on the original Plan of "Megargee Heights" and distant two hundred (200) feet, measured Eastwardly from the point of intersection of the said South curb line of Oak Street with the East curb line of Fourteenth Avenue, a corner of land of William M. Ford, Jr. and Ida E. Ford, his wife; thence from said point or place of beginning along the said south curb line of Oak Street, North eightyfive degrees three minutes thirty seconds East (N. 85° 3' 30" E.) one hundred (100) feet to a stake, a corner of remaining land of the grantor herein, about being conveyed to Antoinette Rothberg; thence along said remaining land of the grantor herein, South four degrees fifty six minutes thirty seconds East (S. 4° 56' 30" E.) one hundred sixty eight (168) feet to a stake in the North line of Spruce thence along said North line of Spruce Street, south eighty five degrees three minutes thirty seconds West (S. 85° 3' 30" W.) one hundred (100) feet to a stake, another corner of land of William M. Ford, Jr. and Ida E. Ford, his wife; thence along the same, North four degrees fifty six minutes thirty seconds West (N. 4° 56' 30" W.) one hundred sixty eight (168) feet to a stake in the South curb line of Oak Street, the point and place of beginning.

BEING the same premises which Mary Lou Knight and Judy Hall, also known as Judith A. Hall CoExecutrixes of the estate of Mary T. Kish, Deceased and Mary Lou Knight, individually and Judith A. Hall, Individually by Deed dated June 8, 2007 and recorded in the Office of Recorder of Deeds of Chester County on June 19, 2007 at Book 7190, Page 1050 Instrument#10763923 granted and conveyed unto Judith A. Hall .

Tax Parcel # 39-3Q-88

PLAINTIFF: PHH Mortgage Corporation

VS

DEFENDANT: **Judith A. Hall**

SALE ADDRESS: 1408 Oak Street, Coatesville A/K/A Caln Township, PA 19320

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

**SALE NO. 25-2-50**

**Writ of Execution No. 2021-08777**

**DEBT \$248,965.21**

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

Tax Parcel # 3802 01770000

PLAINTIFF: U.S Bank National Trust Association, as Trustee of the Chalet Series IV Trust

VS

DEFENDANT: **Carmen G. Figueroa**

SALE ADDRESS: 1051 Front Street, Coatesville, PA 19320

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