



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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The **CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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Bradford Crossing Homeowners Assoc., Inc. v. DeSimone

Petition practice – Motion to make rule absolute – Service of process

1. The Chester County Rules of Civil Procedure provide that if no answer has been timely filed, the petitioning party, not less than five (5) days after the rule return date, may move to have the rule made absolute, granting the prayer of the petition, and the Court may consider such petition as unopposed and grant such motion as of course.
2. A judgment is void when entered by a court lacking personal jurisdiction obtained pursuant to proper service of original process, waiver, or consent.
3. It is the general rule that original process may be served (a) by handing a copy to the defendant; or (b) by handing a copy (i) at the residence of the defendant to an adult member of the family with whom he resides; but if no adult member of the family is found, then to an adult person in charge of such residence; or (ii) at the residence of the defendant to the clerk or manager of the hotel, inn, apartment house, boarding house or other place of lodging at which he resides; or (iii) at any office or usual place of business of the defendant to his agent or to the person for the time being in charge thereof.
4. Plaintiff initiated the action by filing a complaint as well as a petition for special relief in the nature of a preliminary injunction. Plaintiff obtained a Rule *per curiam* requiring defendant's response to the petition within twenty days. Thereafter, plaintiff filed a motion to make rule absolute, which was unopposed. The Court *Held*, that the motion was denied without prejudice as the record did not indicate original service of process, waiver of right to proper service or consent to jurisdiction.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2023-05885-IR; Bradford Crossing Homeowners Association, Inc. v. Robert A. DeSimone

James Doyle for Plaintiff

Binder, J., November 22, 2023:-

BRADFORD CROSSING HOMEOWNERS
ASSOCIATION, INC.

vs.

ROBERT A. DeSIMONE

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2023-05885-IR

CIVIL ACTION – LAW

ORDER and MEMORANDUM

AND NOW, this 22nd day of November, 2023, upon consideration of Plaintiff's Motion to Make Rule Absolute Pursuant to C.C.R.C.P. Rule 206.4(c)(4), no response in opposition having been filed thereto, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Motion is **DENIED** without prejudice.

BY THE COURT:

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

MEMORANDUM

Plaintiff Homeowner's Association commenced this action by Complaint filed August 16, 2023 against Robert DeSimone to repair the windows and siding of the property he owns at 34 Woodstream Drive, Wayne, PA 19087.¹ Plaintiff asks this court to enjoin Defendant to allow Plaintiff access the exterior and interior of the property to make repairs. Complaint, 8/16/2023, ¶¶ 15, 24 (wherefore clause). Plaintiff also seeks from Defendant estimated repair costs of \$7,800.00 together with fines, late fees, and attorneys' fees totaling \$23,749.23 or more. Complaint, 8/16/2023, ¶¶ 21, 24. On August 16, 2023, Plaintiff filed Plaintiff's Petition for Special Relief in the Nature of a Preliminary Injunction seeking access to the property. On August 17, 2023, Plaintiff obtained a Rule, *per curiam*, pursuant to C.C.R.C.P. 206.4(c)(1) requiring Defendant's response to the Petition within twenty days.

On October 31, 2023, Plaintiff filed its Motion to Make Rule Absolute Pursuant to C.C.R.C.P. Rule 206.4(c)(4) which is presently before this court. Plaintiff averred that the Petition and Rule were served on Robert DeSimone on October 4, 2023 and that no timely response has been filed to the Petition. Motion, 10/31/2023, ¶¶ 3-5.

The Chester County Rules of Civil Procedure provide that "[i]f no answer has been timely filed, the petitioning party, not less than five (5) days after the rule return date, may move to have the rule made absolute, granting the prayer of the petition, and the Court may consider such petition as unopposed and grant such motion as of course." C.C.R.C.P. 206.4(c)(4). However, a judgment is void when entered by a court lacking personal jurisdiction obtained pursuant to proper service of original process, waiver, or consent. *See, e.g., Sharpe v. McQuiller*, 206 A.3d 1179, 1184 (Pa. Super. 2019). Here, nothing of record indicates that Robert DeSimone was properly served with original process. The Sheriff's Return for October 4, 2023 indicates the reinstated Complaint and the Petition² were served at the property on Daira Hertel³ but nothing of record indicates that Robert DeSimone resides at the property and thus the service attempted is outside the scope of the general rule controlling original service of process.⁴ Moreover, nothing of record indicates that Robert DeSimone has waived his right to proper service or consented to this court's jurisdiction. This court cannot grant Plaintiff's Motion because this court lacks personal jurisdiction over Defendant and any judgment entered in Plaintiff's favor would be void.

Accordingly, for the reasons set forth above this court will enter an order denying Plaintiff's Motion to Make Rule Absolute Pursuant to C.C.R.C.P. Rule 206.4(c)(4) without prejudice.⁵

¹ Plaintiff alleged that the property is occupied by a tenant. Complaint, 8/16/2023, ¶ 14.

² The Sheriff's Return for October 4, 2023 does not indicate service of the Rule. *See* Return of Service, 10/10/2023, p. 1.

³ The Sheriff's Deputy described Daira Hertel as "current resident." *See* Return of Service, 10/10/2023, p. 1. A Sheriff's Return filed September 14, 2023 indicates that the Complaint and Petition could not be served on September 7, 2023 because Daira Hertel informed the Sheriff's Deputy that Robert DeSimone does not

live at the property. *See* Return of Service, 9/14/2023, p. 1. Ms. Hertel’s representation comports with Plaintiff’s averment at ¶ 14 of the Complaint that Robert DeSimone owns the property but rents it to others.

⁴ It is the general rule that “[o]riginal process may be served (1) by handing a copy to the defendant; or (2) by handing a copy (i) at the residence of the defendant to an adult member of the family with whom he resides; but if no adult member of the family is found, then to an adult person in charge of such residence; or (ii) at the residence of the defendant to the clerk or manager of the hotel, inn, apartment house, boarding house or other place of lodging at which he resides; or (iii) at any office or usual place of business of the defendant to his agent or to the person for the time being in charge thereof.” Pa.R.Civ.P. 402(a).

⁵ This court notes that Plaintiff appears to seek relief against Robert DeSimone which would affect Daira Hertel or other tenants who, as Plaintiff averred, “may have certain rights[.]” Complaint, 8/16/2023, ¶ 14. This court expresses no opinion as to whether Daira Hertel or others are necessary parties to this action.

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NOTICES

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

LAW NO. 2024-02581-NC

NOTICE IS HEREBY GIVEN that the name change petition of Rose Catharine McManus was filed in the above-named court and will be heard on Monday, July 8, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, March 27, 2024
Name to be changed from: Rose Catharine McManus to: Leon Fox McManus
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

CHANGE OF NAME NOTICE

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION – NAME CHANGE - No. 2024-03209-NC - NOTICE IS HEREBY GIVEN that on 4/18/24, the Petition of CARL DONALD JACOBS, JR., was filed in the above-named Court, praying for a Decree to change his name to C. DONALD JACOBS. The Court has fixed 7/22/24, at 2:00 p.m., Courtroom 3, Chester County Justice Center, 201 W. Market St., West Chester, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

KENNETH R. PUGH, Atty. for Petitioner, KAPLIN, STEWART, MELOFF, REITER & STEIN, PC, 910 Harvest Dr., P.O. Box 3037, Blue Bell, PA 19422, 610.941.2529

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

LAW NO. 2024-03609-NC

NOTICE IS HEREBY GIVEN that the name change petition of Colleen Kavanaugh Breuner on behalf of minor child Robert Rittenhouse Breuner was filed in the above-named court and will be heard on Monday, June 3, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Tuesday, April 30, 2024
Name to be changed from: Robert Rittenhouse Breuner to: Robert Rittenhouse Slaughter Breuner Jr.
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 shareholders and directors of Vaughan and Sons Builders, Inc. Pennsylvania corporation, with an address of 347 E. Conestoga Road, Wayne, PA 19087, 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

ALEXANDER, Laura J., late of West Goshen Twp. Allen R. Feinberg, 1306 Mary Jane Lane, West Chester, PA 19380, Executor.

ANDERSON, Sharon C., a/k/a Sharon Anderson, late of East Nottingham. James M. Anderson, IV, 653 Chestnut Street, Emmaus, PA 18049, care of ROBERT B. ROTH, Esquire, 123 North 5th Street, Allentown, PA 18102, Executor. ROBERT B. ROTH, Esquire, The Roth Law Firm, 123 North 5th Street, Allentown, PA 18102, atty.

CIUFFETELLI, Augustine T., late of West Whiteland Township. Susan M. Ciuffetelli, care of COURTNEY A. WIGGINS, Esquire, PO Box 3169, West Chester, PA 19381, Executrix. COURTNEY A. WIGGINS, Esquire, Clarion Law, LLC, PO Box 3169, West Chester, PA 19381, atty.

COFFIN, Judith J., late of East Pikeland Township. Andrew T. Coffin, care of STEPHEN P. TAYLOR, Esquire, 1235 Westlakes Dr., Ste. 295, Berwyn, PA 19312, Executor. STEPHEN P. TAYLOR, Esquire, Laman Law, LLC, 1235 Westlakes Dr., Ste. 295, Berwyn, PA 19312, atty.

COLL, Jane F., a/k/a Jane G. Coll, Jane Glascott Coll and Jane Glascott, late of West Goshen Township. Eileen Dargay and John Coll, Jr., care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executors. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

COMBS, Ruthann C., late of Downingtown Borough. Robert W. Combs, 2318 Poplar Street, Narvon, PA 17555, care of KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

DALESSIO, Steven W., late of Oxford. Nichole Cardarople, 814 Slate Hill Drive, Oxford, PA 19363, care of KAREN E. EICHMAN, Esquire, 8 Federal Road, Suite 3, West Grove, PA 19390, Personal Representative. KAREN E. EICHMAN, Esquire,

Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

DeNARDO, Linda Ann, late of Thornbury Township. Christopher A. DeNardo, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

DICKEY, Kenneth Rae, a/k/a Kenneth R. Dickey, late of West Brandywine Township. Catherine M. Swartz, 269 Spring Run Ln., Downingtown, PA 19335, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

DUNN, JR., George A., a/k/a George A. Dunn, late of Chester Springs. Barbara D. Mueller, 1026 Jaime Lane, Chester Springs, PA 19425, care of ALLAN B. GREENWOOD, Esquire, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, Executrix. ALLAN B. GREENWOOD, Esquire, Siana Law, LLP, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

FALCONE, Antonio, a/k/a Anthony L. Falcone, Sr., and Anthony Falcone, late of Treddyffrin Township. Anthony L. Falcone, Jr., 400 Saint Davids Rd., Wayne, PA 19087, and Loretta P. Falcone, 433 Stewart Dr., Mountain View, CA 94043, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executors. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

FIGURELLI, Joan P., late of West Bradford Township. Marsha Hodge, 1580 Sundance Drive, West Chester, PA 19380, and Jeffrey A. Figurelli, 116 Vista Drive, Wilton, CT 06897, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

FRECH, Randall R., late of Spring City Borough. Deborah Frech, 309 Walnut St., Spring City, PA 19475, care of TIMOTHY G. DALY, Esquire, 630 Freedom Business Center Dr., 3rd Fl., King of Prussia, PA 19406, Administratrix. TIMOTHY G. DALY, Esquire, Daly and Clemente, 630 Freedom Business Center Dr., 3rd Fl., King of Prussia, PA 19406, atty.

HAMSON, SR., Kenneth D., late of Township of West Fallowfield. Dwayne S. Hamson, care of JAMES R. CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. JAMES R. CLARK, Esquire, Law Office of James Clark, 277 Millwood

Road, Lancaster, PA 17603, atty.

HEACOCK, Richard, late of West Grove. Peggy Hayden, 244 Baltimore Pike, Unit 417, Glen Mills, PA 19342, Executrix.

HOLAK, Sophie Timoschuk, a/k/a Sophie T. Holak, Sophia T. Holak and Sophie Holak, late of Uwchlan Township. Susan L. Holak, 1402 Watchung Avenue, Plainfield, NJ 07060-3109, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

LADREW, Phyllis, late of Coatesville. Christine Hansel, 102 Morris Road, Coatesville, PA 19320, care of CHARLES W. PROCTOR, III, Esquire, 1450 E. Boot Rd., Building 400D, West Chester, PA 19380, Executrix. CHARLES W. PROCTOR, III, Esquire, PLA Associates PC, 1450 E. Boot Rd., Building 400D, West Chester, PA 19380, atty.

LEHNER, Joseph, late of Caln Township. Rudolph Lehner, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Executor. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

MILLER, George Vaughn, a/k/a Vaughn G. Miller and Vaughn Miller, late of East Brandywine Township. Kimberly Sapper, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, atty.

NICHOLAS, Joseph J., late of West Whiteland Township. Suzanne N. Dobson, care of ANDREW H. DOHAN, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 E. King Rd., Malvern, PA 19355-3049, atty.

POPOVICH, Helen M., a/k/a Helen Popovich, late of City of Coatesville. Frank W. Popovich, Jr., 102 Slate Ridge Road, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

PORTER, Mary R., a/k/a Mary Robinson, late of Kennett Township. Richard E. Beam, PO Box 530, Oxford, PA 19363, Executor.

ESTATE NOTICE Letters Testamentary have been granted in the Estate of JANET A. **RILEY**,

late of Coatesville, Chester County, Commonwealth of Pennsylvania (died April 8, 2024). All persons indebted to the Estate are requested to make payments and all those having claims or demands are to present same, without delay to Ann Balthis, Executrix of the Estate, 17 Evans Drive, Newark, DE 19711.

ROTHE, Arthur W., a/k/a Arthur Walter Rothe and Arthur Rothe, late of Uwchlan Township. Robert McFarland, care of SUSAN G. CAUGHLAN, Esquire, 2686 Overhill Drive, Center Point, PA 19403-4822, Executor. SUSAN G. CAUGHLAN, Esquire, 2686 Overhill Drive, Center Point, PA 19403-4822, atty.

SHANER, JR., Claude F., a/k/a Claude Jacob Franklin Shaner, Jr., late of Warwick Township. Claudia McCalicher, 804 Madison Street, Birdsboro, PA 19508, and Claude Allen Shaner, 509 Perry Street, Reading, PA 19601, care of ROBIN S. LEVENGOOD, Esquire, 213 East Lancaster Avenue, Suite One, Shillington, PA 19607, Executors. ROBIN S. LEVENGOOD, Esquire, Huckabee, Weiler & Levengood, P.C., 213 East Lancaster Avenue, Suite One, Shillington, PA 19607, atty.

SOUICY, Robert, late of Malvern. Michael McBride, 10 Vernon Lane, Malvern, PA, 19355, Executor.

STAHLER, Helen L., a/k/a Helen Louise Stahle, late of West Brandywine Township. Paul L. Stahle, care of LISA COMBER HALL, Esquire, 27 S. Darlington St., West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S. Darlington St., West Chester, PA 19382, atty.

THOMAS, Caroline R., late of Borough of West Chester. Linda A. Thomas and Christopher H. Thomas, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

TIMNEY, III, Harry G., late of East Whiteland Township. Colleen A. Kristiansen, 1010 Arbor Way, Newtown Square, PA 19073, care of KRISTINE F. HUGHEY, Esquire, 22 W. Second St., Media, PA 19063, Executrix. KRISTINE F. HUGHEY, Esquire, Speare and Hughey, 22 W. Second St., Media, PA 19063, atty.

WADE, Betty Jane, late of South Coventry. Barry L. Wade, care of CAROLYN MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. CAROLYN MARCHESANI, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

WADSWORTH, Alicia E., a/k/a Alicia Pratt Wadsworth, late of Caln Township. Kaylee Simcik, 3650 St. Lawrence Ave., Reading, PA 19606, care of ROSE KENNEDY, Esquire, 1212 Liggett Ave., Reading, PA 19611, Administratrix. ROSE KENNEDY, Esquire, Curran Estate & Elder Law, PLLC, 1212 Liggett Ave., Reading, PA 19611, atty.

2nd Publication

BEHLER, Helen C., late of Malvern Borough. John A. Behler, care of ANDREW H. DOHAN, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 E. King Rd., Malvern, PA 19355-3049, atty.

BOWSER, Christopher D., late of Sadsbury Township. Kathleen W. Bowser, 12 Thorndale Place, Thorndale, PA 19372, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Road, Exton, PA 19341, Administratrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Road, Exton, PA 19341, atty.

BUCK, Elise Caroline, late of West Goshen Township. William Henry Buck, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

CHANNELL, Elizabeth T., late of Upper Uwchlan Township. Richard J. Channell, 203 Red Tail Circle Downingtown, PA 19335, Executor.

FRANZ, Florence Kahmar, late of Pennsbury Township. Wendy E. Fox, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square PA 19348, atty.

HARTMAN, William Thomas, late of Westtown Township. Rita Ann Essaf, care of RAYMOND J. FALZONE, JR., Esquire, 22 East Third Street, Media, PA 19063, Executrix. RAYMOND J. FALZONE, JR., Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

JONES, Robert Brodis, late of Valley Township. Frank Jones and Isha Lucas, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executors. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

JONES, JR., Joseph Louis, a/k/a Joseph L. Jones,

Jr., late of West Goshen Township. Jacqueline E. Butcher-Jones, 504 E. Miner St., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Road, Exton, PA 19341, Administratrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Road, Exton, PA 19341, atty.

KENT, SR., Paul James, a/k/a Paul J. Kent, Sr., late of New London Township. Donna K. Marchand, 29 N. Fourth St., Oxford, PA 19363, 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.

KIRK, Lawrence, late of Phoenixville. Monica Kirk, 237 Church Street, Phoenixville, PA 19460, Executrix.

LINDSAY, George T., late of Tredyffrin Township. Michael J. Gress, 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.

MAPA, Jean C., late of Birmingham Township. Stephen J. Mapa, Jr., 1188 Hampshire Place, West Chester, PA 19382, care of GARTH G. HOYT, Esquire, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, Executor. GARTH G. HOYT, Esquire, McNees, Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

PEHL, Christine E., late of Kennett Township. Gregory M. Cimino, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PETERSEN, James L., late of Pennsbury Township. Pamela W. Slaninko, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PODKOWKA, Beverly, a/k/a Beverly Ann Podkowka, late of Westtown Township. Angela Darlington, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher, Foley, Milliner, Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

PYLE, Gregg A., late of Kennett Township. Timothy Reinhart, care of NANCY W. PINE, Esquire, 104

S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

ROWLANDS, Muriel E., late of East Coventry Township. Muriel R. Bickhart, 1652 Ellis Woods Rd., Phoenixville, PA 19460, Executor.

SEARS, Peter A., a/k/a Peter Albert Sears, late of East Goshen Township. Kevin Sears, care of MARC H. JAFFE, Esquire, 795 E. Lancaster Ave., Ste. 260, Villanova, PA 19085, Executor. MARC H. JAFFE, Esquire, Fromhold Jaffe Adams & Jun, 795 E. Lancaster Ave., Ste. 260, Villanova, PA 19085, atty.

SHEARER, JR., Charles William, a/k/a C. William Shearer, late of Willistown Township. Linda Pulli, care of LINDA F. BERMAN, Esquire, 630 Freedom Business Center Dr., 3rd Fl., King of Prussia, PA 19406, Executrix. LINDA F. BERMAN, Esquire, 630 Freedom Business Center Dr., 3rd Fl., King of Prussia, PA 19406, atty.

SMITH, Vickie L., late of Oxford. Francis C. Miller, Esquire, 21 W. Washington St, Suite D, West Chester, PA 19380, care of FRANCIS C. MILLER, Esquire, 21 W. Washington St, Suite D, West Chester, PA 19380, Administrator. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W. Washington St, Suite D, West Chester, PA 19380, atty.

SPIESS, JR., Kenneth E., late of New London Township. Sasha KS Reimann-Spiess, 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.

STEVENSON, Nadine Carol, late of East Vincent Township. Donald R. McCleary, 3115 Main Street, Birdsboro, PA 19508, care of MICHAEL J. RIGHI, Esquire, 3115 Main Street, Birdsboro, PA 19508, Administrator. MICHAEL J. RIGHI, Esquire, Bitler Law, PC, 3115 Main Street, Birdsboro, PA 19508, atty.

WARD, Rina M., late of East Pikeland Township. Mariangela B. Ward, care of DAVID P. BROWN, III, Esquire, 1944 Kimberton Rd., P.O. Box 729, Kimberton, PA 19442, Executrix. DAVID P. BROWN, III, Esquire, 1944 Kimberton Rd., P.O. Box 729, Kimberton, PA 19442, atty.

3rd Publication

CARVER-BOOZ, Jean Bernadette, a/k/a Jean Carver, late of Phoenixville. Steven T. Castleman, 1116 Gay St., Phoenixville, PA 19460, Personal Rep-

resentative.

COMFORT, Mary J., a/k/a Mary Jessica Comfort, late of East Pikeland Township. John Philip Crampton, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, care of JOHN PHILIP CRAMPTON, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Executor. JOHN PHILIP CRAMPTON, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

DARPINO, Martha M., late of East Whiteland Township. Dianne L. Dennis, care of PHILIP G. CURTIN, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312-1244, Executrix. PHILIP G. CURTIN, Esquire, Philips, Curtin & DiGiacomo, 1231 Lancaster Ave., Berwyn, PA 19312-1244, atty.

DIXON, Edwin Saunders, late of East Goshen Township. Sallie F. Dixon, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

ESTEP, Lawrence Elder, a/k/a Lawrence E. Estep, late of Caln Township. Barbara J. Walton, 11299 Meadfield Drive, Bealeton, VA 22712, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

FORSYTHE, Mary Ellen, late of West Vincent Township. Jason Forsythe and Brett Forsythe, care of LINDSEY HOELZLE, Esquire, P.O. Box 98, Birchrunville, PA 19421, Executors. LINDSEY HOELZLE, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19421, atty.

FRIEDMAN, Thomas B., late of Tredyffrin Township. Joseph Friedman, 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.

GIRONELLI, Thomas Columbus, a/k/a Thomas C. Gironelli, late of Phoenixville Borough. James Guardino, 120 Foxgayte Lane, Pottstown, PA 19465, Executor.

HALTER, James J., late of Parkesburg Borough. Richard Halter, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Executor. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

HEMING, Linda G., late of Phoenixville Borough. Sharon H. McConaghy, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, Executrix. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, atty.

JAMES, Kathleen R., late of Phoenixville. Phyllis James, 222 2nd Ave., Phoenixville, PA 19460, Executrix.

JENNINGS, Rodney L., late of West Nottingham Township. Tracy J. Duvall, Sr., care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY T. ABELS, Esquire, Larimore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

JURY, Linda A., a/k/a Linda Ann Jury, late of West Goshen Township. Gail A. Manni, 2069 Schoff Rd., Atglen, PA 19310, care of DAVID A. MEGAY, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

KIPP, Jeffrey William, a/k/a Jeff Kipp and Jeff W. Kipp, late of East Fallowfield Township. Zedra Ann Kipp, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

KONCHEK, Eric Jason, late of Uwchlan Township. Jennifer Konchek, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Administratrix. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

KOSOWSKI, Bernard Marvin, late of Valley Forge. Brian M. Kosowski, 1119 S Sanatoga Rd, Pottstown, PA 19465, Administrator.

MONTAGUE, James, a/k/a James L. Montague and James L. Montague, Jr., late of East Bradford Township. Kathleen M. Montague, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

SAGNOR, Margaret Louise, late of Sadsbury Township. Bruce William Sagnor, 454 Octorara Trail, Parkesburg, PA 19385, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

SCHAEFFER, William Ross, a/k/a William R. Schaeffer, late of Uwchlan Township. Joshua W. Schaeffer, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

SLIFER, Catherine M., late of West Chester Borough. Eric Slifer, care of CYNTHIA LOVE DENGLER, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Executor. CYNTHIA LOVE DENGLER, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

WATTS, Florence M., late of Spring City Borough. Kathleen Darlington, care of CYNTHIA LOVE DENGLER, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Executrix. CYNTHIA LOVE DENGLER, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

WISE, Joan C., late of East Goshen Township. Karen W. Baker, 140 E. Township Line Rd., Exton, PA 19341, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on or before 4/26/2024, with respect to a proposed nonprofit corporation, Pennsylvania Charter Coalition in Action, which has been incorporated under the Nonprofit Corporation Law of 1988. The addr. of the registered office is 495 Virginia Ave., Paoli, PA 19301. A brief summary of the purpose or purposes for which said corporation is organized is: Corp. is organized and operated to provide support to the charter school community through education and advocacy.

1st Publication of 3

TRUST NOTICE

ELIZABETH E. BRINER IRREVOCABLE TRUST
DTD 08-26-1988

ELIZABETH E. BRINER, Deceased

Late of Easttown Township, Chester County, PA
This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons

indebted to the decedent to make payment without delay to NICHOLAS J. KOVICH, TRUSTEE, 604 Longchamps Dr., Devon, PA 19333-1866,
 Or to his Attorney:
 RICHARD J. BOVE
 6000 N. 62nd Place
 Paradise Valley, AZ 85253-4266

1st Publication of 3

TRUST NOTICE

REVOCABLE AGREEMENT OF TRUST OF ANTHONY L. FALCONE, SR. a/k/a ANTONIO FALCONE
 ANTONIO FALCONE a/k/a ANTHONY L. FALCONE, SR. and ANTHONY FALCONE, Deceased
 Late of Tredyffrin Township, Chester County, PA
 This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to ANTHONY L. FALCONE, JR. 400 St. Davids Rd., Wayne, PA 19087 and LORETTA P. FALCONE, 433 Stewart Dr., Wayne, PA 19087,
 Or to their Attorney:
 REBECCA A. HOBBS
 OWM LAW
 41 E. High St.
 Pottstown, PA 19464

1st Publication of 3

TRUST NOTICE

JUDITH H. GARVEY TRUST dtd. 12/3/2010
 JUDITH H. GARVEY, Deceased
 Late of East Goshen Township, County, PA
 This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to MARGARET M. GARVEY, TRUSTEE, c/o Ronald A. Luongo, Esq., 904 Saratoga Dr., West Chester, PA 19380,
 Or to her Attorney:
 RONALD A. LUONGO
 LUONGO LAW CENTER, P.C.
 904 Saratoga Dr.
 West Chester, PA 19380

3rd Publication of 3

TRUST NOTICE

ELSIE M. UPCHURCH REVOCABLE LIVING TRUST AGREEMENT DATED 08/23/2006, AS AMENDED AND RESTATED
 ELSIE M. UPCHURCH, Deceased
 Late of West Brandywine Township, Chester County, PA
 This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to AMY B. SIDDAL, TRUSTEE, c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602,
 Or to her Attorney:
 JEFFREY C. GOSS
 Brubaker Connaughton Goss & Lucarelli LLC
 480 New Holland Avenue, Suite 6205
 Lancaster, PA 17602

3rd Publication of 3

PERSONAL ESTATE NOTICE

ESTATE of SHIRLEY J. GREENDA. Grenda, late of Honey Brook Borough, deceased.
 ROGER A. HARTZ, son of Raymond Walter Hartz and Eleanor Jane Rample, is hereby placed on Notice that a Petition has been filed with the Chester County Register of Wills requesting admission of the Last Will and Testament of the Decedent dated March 18, 2008, with two charities named as the sole beneficiaries of the Will. A return date has been set for April 29, 2024. Any objections to the admission of the March 18, 2008, Will should be made by Roger A. Hartz in writing to the Register of Wills, Chester County, within twenty days of the date of this Notice. Any questions regarding this Notice should be addressed to
 Administrator & Attorney: Rick Morton, Esq.
 999 West Chester Pike, Suite 201
 West Chester, PA 19382
 610-430-1427
 rmorton@rmilaw.com

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, May 16th, 2024 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, June 17th, 2024.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

3rd Publication of 3

SALE NO. 23-8-250

Writ of Execution No. 2019-04522

DEBT \$274,281.91

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

Parcel Number: 50-05A-0343.0000

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

PASS-THROUGH CERTIFICATES SERIES 205-WHQ2

VS

DEFENDANT: **MARGARET LOMBARTINO & MICHAEL LOMBARTINO**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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

SALE NO. 24-5-142

Writ of Execution No. 2023-07718

DEBT \$177,471.09

ALL THAT CERTAIN lot or piece of land, situate in the Fourth Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the East side of South Street, 160 feet North of the Northeast corner of Emmett and South Streets, which point of beginning is 20-1/2 feet from the centerline of South Street; thence along the East side of South Street North 13 degrees 30 minutes West 90 feet; thence North 76 degrees 30 minutes East 195.8 feet to a point on the West side of North Street and 12 feet from the centerline thereof; thence along the West side of North Street, South 13 degrees 30 minutes East 90 feet; thence along the North side of a 10 feet wide alley or driveway in the rear of lands of Dennis Gainor Estate et al South 76 degrees 30 minutes West, 195.8 feet to the point and place of beginning.

BEING THE SAME PREMISES AS Erich Zimmerman and Jodi R. Zimmerman, by Deed dated May 17, 1999, and recorded on May 20, 1999, by the Chester County Recorder of Deeds in Deed Book 4566, at Page 2037, granted and conveyed unto

Shane M. Fineran, now deceased, and Eleanor D. Fineran, as Tenants by the Entireties.

TAX PARCEL NO. 15-5-158

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust Company, National Association, as Trust Administrator and as Indenture Trustee for Citigroup Mortgage Loan Trust 2023-RP1

VS

DEFENDANT: **Eleanor D. Fineran**

SALE ADDRESS: 323 South Street, Phoenixville, PA 19460

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

SALE NO. 24-5-143

Writ of Execution No. 2023-08642

DEBT \$310,466.48

ALL THAT CERTAIN lot or piece of ground situate at East Nottingham Township, Chester County, Commonwealth of Pennsylvania, bounded and described accordingly to a Final Plan of Wiltshire at Oxford, drawn by Lake Roeder Hillard & Beers, dated December 9, 1996 and last revised June 26, 1998, said Plan recorded in Chester County as Plan No. 14559, as follows, to wit:

BEGINNING at a point on the Easterly side of Quill Court (50 feet wide), said point being a corner of Lot No. 82 on said Plan; thence extending from said point of Beginning along the Easterly side of Quill Court the 2 following courses and distances: (1) Northwardly along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 19.67 feet to a point of tangent; and (2) North 06 degrees 35 minutes 55 seconds East, 71.54 feet to a point of curve; thence leaving Quill Court along the arc of a circle curving to the right having a radius of 25.00

feet the arc distance of 24.06 feet to a point of reverse curve on the Southeasterly side of the cul-de-sac (of irregular width) at the terminus of Quill Court; thence extending Northeastwardly along same along the arc of a circle curving to the left having a radius of 62.50 feet the arc distanced of 44.32 feet to a point, a corner of lands marked "Open Space"; thence extending along said lands the 2 following courses and distances: (1) South 68 degrees 53 minutes 03 seconds East, 89.63 feet to a point, a corner; and (2) South 06 degrees 35 minutes 55 seconds West, 138.77 feet to a point, a corner of Lot No. 82 on said Plan; thence extending along same, North 76 degrees 57 minutes 40 seconds West, 124.16 feet to the first mentioned point and place of BEGINNING. CONTAINING 16,901 square feet of land.

BEING Lot No. 81 as shown on the above-mentioned Plan.

BEING the same premises which Melissa S. Ott by Deed dated November 18, 2004 and recorded December 7, 2004 in Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Book 6352, Page 1177, conveyed unto Robert Kearney and Jennifer Kearney.

PARCEL NO. 69-3-64.19

PLAINTIFF: Fulton Bank, N.A. f/k/a Fulton Bank

VS

DEFENDANT: **Robert Kearney and Jennifer Kearney**

SALE ADDRESS: 611 Quill Court, Oxford, PA 19363

PLAINTIFF ATTORNEY: **HENRY & BEAVER LLP 717-274-3644**

SALE NO. 24-5-144

Writ of Execution No. 2023-05100

DEBT \$473,981.18

ALL THAT CERTAIN TRACT OR PAR-

CEL OF LAND WITH THE BUILDINGS ARE IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF TREDYFFRIN, COUNTY OF CHESTER STATE OF PENNSYLVANIA

Parcel Number: 4311E00750100

PLAINTIFF: CASCADE FUNDING MORTGAGE TRUST HB4

VS

DEFENDANT: CLEO L. SMITH A/K/A CLEO LAMONT SMITH, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF JUANITA R. SMITH A/K/A JUANITA R. CHILDS A/K/A JUANITA REBECCA SMITH A/K/A JUANITA SMITH; DENISE SMITH A/K/A DENISE JUANITA SMITH, IN HER CAPACITY AS HEIR OF JUANITA R. SMITH A/K/A JUANITA R. CHILDS A/K/A; JUANITA REBECCA SMITH A/K/A JUANITA SMITH; MERYL GWENDOLYN SMITH, IN HER CAPACITY AS HEIR OF JUANITA R. SMITH A/K/A JUANITA R. CHILDS A/K/A; JUANITA REBECCA SMITH A/K/A JUANITA SMITH; RENEE YVONNE BAYLIS, IN HER CAPACITY AS HEIR OF JUANITA R. SMITH A/K/A JUANITA R. CHILDS A/K/A; JUANITA REBECCA SMITH A/K/A JUANITA SMITH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST, FROM OR UNDER JUANITA R. SMITH A/K/A JUANITA R. CHILDS A/K/A; JUANI TA REBECCA SMITH A/K/A JUANI TA SMITH

SALE ADDRESS: 48 Old Lancaster Road, A/K/A 48 Old Lancaster Road #50, Devon, PA 19333

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

SALE NO. 24-5-145

Writ of Execution No. 2019-12740

DEBT \$656,364.35

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF PENN, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF ELK CREEK FARMS, MADE BY KELLY & ASSOCIATES, INC., GLEN MILLS, PA DATED OCTOBER 9,1998, LAST REVISED NOVEMBER 3, 1999 AND RECORDED AS PLAN FILE NO. 15972 AS FOLLOWS, TO WIT:

BLR# 58-3-33.67

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

VS

DEFENDANT: KAREN L. KLEMASZEWSKI; MICHAEL P. KLEMASZEWSKI

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19390

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

SALE NO. 24-5-146

Writ of Execution No. 2023-07038

DEBT \$97,155.89

ALL THAT CERTAIN UNIT, DESIGNATED AS BUILDING NO. 8, UNIT NO. B-357 BEING A UNIT IN THE RIDINGS AT CHESTERBROOK, A CONDOMINIUM, SITUATE IN THE TOWNSHIP OF TREDYFFRIN, COUNTY OF CHESTER

AND STATE OF PENNSYLVANIA.

Parcel Number: 43-05-1056

PLAINTIFF: USAA FEDERAL SAVINGS BANK

VS

DEFENDANT: **JOHN G. MEANEY**

SALE ADDRESS: 357 New Market Court, Wayne, PA 19087

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

SALE NO. 24-5-147

Writ of Execution No. 2023-04472

DEBT \$113,087.61

ALL THAT CERTAIN tract of ground, situate in Lower Oxford Township, Chester County, Commonwealth of Pennsylvania described according to a Plan of "University Heights" prepared for Cheyney Homesteads, Inc., by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, April 23, 1959 and revised May 4, 1959 and being more fully described as follows:

BEGINNING at a point in the Southeast line of Township Route No. 329 (proposed 50 feet wide) said point being South 53 degrees 3 minutes West, 25.05 feet from a point in the center line of Township Route 329 being a corner of lands now or late of Robert Bidwell and land of the Grantor; thence from said point of beginning and continuing along the Southwest line of Township Route No. 329; South 40 degrees 40 minutes 10 seconds East, 76.63 feet to a point, the radial corner at the intersection of a proposed 50 feet wide street; thence along said radial corner on a line curving to the right having a radius of 25 feet an arc distance of 39.27 feet and a chord bearing South 6 degrees 19 minutes 50 seconds West, 35.36 feet to a point in

the Northwest line of and proposed 50 feet wide Street; thence along said Northwest line South 49 degrees 19 minutes 50 seconds West, 175 feet to a point; thence along and through land of the Grantor North 30 degrees 41 minutes West, 141.43 feet to a point in the South line of lands now or late of Robert Bidwell; thence along said lands the following two courses: (1) North 84 degrees 39 minutes East, 30 feet to a point; (2) North 53 degrees 3 minutes East, 134.95 feet to the point of BEGINNING.

BEING Lot No. 1 as shown on the above-mentioned Plan.

BEING the same premises which William E. Gaymon and Estelle S. Gaymon, his wife by Deed dated October 3, 1972 and recorded October 12, 1972 in Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Book Y40, Page 193 conveyed unto Emery Wimbish, Jr., single man.

PARCEL NO. 56-4-67

PLAINTIFF: Fulton Bank, N.A., Successor by Merger to Fulton Bank

VS

DEFENDANT: **Emery Wimbish, Jr.**

SALE ADDRESS: 148 Elkdale Road, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **HENRY & BEAVER LLP 717-274-3644**

SALE NO. 24-5-148

Writ of Execution No. 2023-05438

DEBT \$517,329.87

Property to be sold is situated in the borough/township of KENNETT, County of Chester and State of Pennsylvania.

Parcel Number: 62-05-0067.350

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely in its capacity as indenture trustee

of cim trust 2021-NR1

VS

DEFENDANT: **Marie B. Dellinger**

SALE ADDRESS: 15 Walnut Valley Road, Chadds Ford, PA 19317

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

SALE NO. 24-5-149

Writ of Execution No. 2023-00282

DEBT \$390,517.13

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF WEST CALN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN FOR JOHN L. BEILER, ET UX, DATED FEBRUARY 6, 1992 AND LAST REVISED MAY 18, 1992, PREPARED BY JOHN D. STAPLETON, III, REGISTERED LAND SURVEYOR AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COMMON CORNER OF LAND OF LOT 1 AND LANDS OF EUGENE C. AND ELIZABETH KUCH LOCATED IN EXISTING PENNSYLVANIA ROUTE 10 (S.R. 0010); THENCE ALONG LANDS OF EUGENE C. AND ELIZABETH KUCH AND CROSSING OVER THE EXISTING RIGHT OF WAY LINE AND THE ULTIMATE RIGHT OF WAY LINE OF PENNSYLVANIA ROUTE 10 (S.R. 0010) SOUTH 54 DEGREES 04 MINUTES 02 SECONDS EAST A DISTANCE OF 613.7 FEET TO A POINT AT A COMMON CORNER OF LANDS OF EUGENE C. AND ELIZABETH KUCH AND GIDEON E. AND ELSIE B. SMUCKER; THENCE ALONG LANDS OF GIDEON E. AND ELSIE B. SMUCKER SOUTH 20 DEGREES 13 MINUTES 48 SECONDS EAST A DISTANCE OF 199.81 FEET TO A POINT

IN THE EXISTING RIGHT OF WAY OF TELEGRAPH ROAD (T-435); THENCE IN THE EXISTING RIGHT OF WAY LINE OF TELEGRAPH ROAD (T-435) SOUTH 48 DEGREES 18 MINUTES 18 SECONDS WEST, A DISTANCE OF 424.69 FEET TO A POINT AT A COMMON CORNER OF LOT 1 AND LOT 2 LOCATED IN THE EXISTING RIGHT OF WAY OF TELEGRAPH ROAD (T-435); THENCE CROSSING THE EXISTING RIGHT OF WAY LINE AND THE ULTIMATE RIGHT OF WAY LINE OF TELEGRAPH ROAD (T-435) NORTH 42 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 744.38 FEET TO A POINT AT A COMMON CORNER LOT 1 AND LOT 2 LOCATED IN THE EXISTING RIGHT OF WAY OF PENNSYLVANIA ROUTE 10 (S.R. 0010); THENCE IN THE EXISTING RIGHT OF WAY OF PENNSYLVANIA ROUTE 10 (S.R. 0010) NORTH 42 DEGREES 01 MINUTE 58 SECONDS EAST 375.77 FEET TO THE POINT AND PLACE OF BEGINNING

BEING the same premises which MARLIN R. BEILER AND NAOMI L. BEILER, HUSBAND AND WIFE by Deed dated 03/15/2002 and recorded in the Office of Recorder of Deeds of Chester County on 06/19/2002 at Book 5309, Page 1559 granted and conveyed unto BENJAMIN K. BEILER AND RACHEL E. BEILER, HUSBAND AND WIFE.

PARCEL NO.: 28-04-0027.060

PLAINTIFF: Deutsche Bank National Trust Company, as trustee, on behalf of the holders of the Washington Mutual Mortgage Securities Corp. WaMu Mortgage Pass-Through Certificates, Series 2005-AR6

VS

DEFENDANT: **Benjamin K. Beiler and Rachel E. Beiler and United States of America**

SALE ADDRESS: 3144 Compass Road, Honeybrook, PA 19344

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

SALE NO. 24-5-150

Writ of Execution No. 2019-07976

DEBT \$190,713.19

All that certain tract of land situate in the Township of West Sadsbury, Chester County, Commonwealth of Pennsylvania, compiled from surrounding deed and set forth as follows, to wit:

BEGINNING at a point in the center of Upper Valley Road (L.R. 15063) said point being the Northwest corner of lands of Pearl B. Cantler, thence passing over a spike on the South side of said road, South eleven degrees twenty minutes East (S 11 20' E), one hundred twenty-five (125) feet to an iron pin, thence continuing along land of Pearl G. Cantler, South seventy-nine degrees ten minutes West (S 79 10' W), one hundred ninety-two and nine tenths (192.9) feet to an iron pin in line of land of Pearl B. Cantler and being a corner of land of Timothy B. Kennedy, et ux; thence along Kennedy's land, South ten degrees fifty minutes East (S 10 50' E), two hundred eighteen and twenty-six hundredths (218.26) feet to an iron pin on the North line of the Penn Central Railroad Company, thence along said last mentioned line one hundred twenty-five (125) feet from a parallel to center line of said Railroad, South eighty-two degrees seven minutes thirty seconds West (S 82' 07' 30" W), two hundred twenty-eight and forty-three hundredths (228.43) feet to a point being the Southeast corner of land of Harold D. Hall, et ux; thence along Halls land North one degrees forty-eight minutes West (N 01 48' W), one hundred sixty-four and thirty-four hundredths (164.34) feet to a point in line of land of Earl C. Skiles, et ux; thence along Skiles land, North eighty

degrees East (N 80' E), forty-seven (47) feet to a pin, thence continuing along land of Skiles North ten degrees West (N 10 W), one hundred twentyfive (125) feet to a point in the center of Upper Valley Road (L.R. 15063); thence along said center line North seventy-nine degrees ten minutes East (N 79 10' E), twenty (20) feet to a point being the point and place of BEGINNING.

Said land bounded on the North by land now or late of Earl C. Skiles, and Iris V. Skiles his wife, Upper Valley (LR 15063) and Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler and Timothy B. Kennedy, Leslie A. Kennedy, his wife, bounded on the South by land of Penn Central railroad company; and bounded on the west by land of Harold M. Hall and Elizabeth A. Hall, his wife, and Earl C. Skiles and Iris V. Skiles, his wife. Title is vested in Richard E. Walker and Ethel Marie Walker, husband and wife by deed from Ethel Marie Walker, Married woman, dated 08/28/1986 and recorded 09/05/1986 in Book 431 and Page 541.

Tax ID: 36-05-0135.060

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset- Backed Certificates, Series 2005-BC5

VS

DEFENDANT: **Ethel Marie Walker and Richard E. Walker**

SALE ADDRESS: 3342 Upper Valley Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **PARKER McCAY PA 856-596-8900**

SALE NO. 24-5-151

Writ of Execution No. 2023-03803

DEBT \$64,369.81

ALL THAT EAST HALF OF A DOUBLE

FRAME DWELLING HOUSE DESIGNATED AS NO. 809 EAST CHESTNUT STREET IN THE CITY OF COATESVILLE AFORESAID BOUNDED AND DESCRIBED AS FOLLOWS:

FRONTING APPROXIMATELY NINETEEN FEET ON THE NORTH SIDE OF EAST CHESTNUT STREET AND EXTENDING BACK BETWEEN PARALLEL LINES TO OTHER LAND OF THE GRANTOR EIGHTY SIX AND SEVENTY FIVE ONEHUNDREDTHS FEET THE WESTERN LINE PASSING THROUGH THE DIVISION WALL OF THIS HOUSE AND NO. 807 EAST CHESTNUT STREET.

TITLE TO SAID PREMISES IS VESTED IN ESTHER R. JOHNSON BY DEED FROM LAWRENCE ASH YEARSLEY DATED JANUARY 7, 1998 AND RECORDED FEBRUARY 5, 1998 IN DEED BOOK 4306, PAGE 1096. THE SAID ESTHER R. JOHNSON DIED ON DECEMBER 24, 2020 WITHOUT A WILL OR APPOINTMENT OF AN ADMINISTRATOR, THEREBY VESTING TITLE IN JAMES DEMETRIS JOHNSON, KNOWN SURVIVING HEIR OF ESTHER R. JOHNSON AND UNKNOWN SURVIVING HEIRS OF ESTHER R. JOHNSON BY OPERATION OF LAW.

TAX I.D. #: 16-2-329

PLAINTIFF: The Bank of New York Mellon, the successor to JPMorgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-1

VS

DEFENDANT: **James Demetris Johnson, Known Surviving Heir of Esther R. Johnson and Unknown Surviving Heirs of Esther R. Johnson**

SALE ADDRESS: 809 East Chestnut Street, Coatesville, PA 19320

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

SALE NO. 24-5-152

Writ of Execution No. 2023-08636

DEBT \$136,206.89

ALL THAT CERTAIN tract of land situated in Valley Township, County of Chester, Commonwealth of Pennsylvania, known as 925 Madison Street, bounded and described according to a survey made December 18, 1964 by DeArmit and Hayes, Engineers and Surveyors, as follows:

BEGINNING at a point in the North Right of Way line of Madison Street (fifty -- 50 feet wide) a corner of 923 Madison Street, said point being located two hundred thirty one and fifty one hundredths (231.50) feet from the West Right of Way line of West Ninth Avenue (fifty - 50 feet wide) as measured westwardly along the North Right of Way line of Madison Street; thence along Madison Street South seventy-eight degrees eleven minutes ten seconds West (S. 78 degrees 11'10" W.) twenty four and twenty five one hundredths (24.25) feet to a point, a corner of 927 Madison Street; thence along said land passing through a party wall North eleven degrees forty eight minutes fifty seconds West (N. 11 degrees 48'50" W.) one hundred twenty five (125) feet to a point in the South Right of Way line of Concord Street (twenty -20 feet wide); thence along Concord Street North seventy eight degrees eleven minutes ten seconds East (N. 78 degrees 11'10" E.) twenty four and twenty five one hundredths (24.25) feet to a point, a corner of Madison Street; thence along said land South eleven degrees forty eight minutes , fifty seconds East (S. 11 degrees 48'50" E.) one hundred twenty five (125) feet to the first mentioned point and place of beginning.

BEING the same premises which Adrian Negron and Paula Negron by Deed dated August 20, 2015 and recorded on August 24, 2015 in the Office of the Recorder of Deeds in and for the County of Delaware in Book 9168 at Page 2067, as Instrument

No. 11427268, granted and conveyed unto Dale Welsh, in fee.

PARCEL NO. 38-5C-88.2

PLAINTIFF: COBA, INC., assignee of TD BANK, N.A.

VS

DEFENDANT: **DALE WELSH**

SALE ADDRESS: 925 Madison Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **DUANE MORRIS LLP 215-979-1000**

SALE NO. 24-5-153

Writ of Execution No. 2023-04959

DEBT \$385,972.70

ALL THAT CERTAIN lot or parcel of land situated in the Township of Fallowfield, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated November 9, 2000 and recorded in the Office of the Chester County Recorder of Deeds on December 21, 2000, in Deed Book Volume 4871 at Page 1580 Tax Parcel No. 47-4-99.11

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMTP Trust, Series 2019-C

VS

DEFENDANT: **Richard P. Johnson a/k/a Richard Johnson, Beth Bradley Johnson a/k/a Beth Johnson and the United States of America**

SALE ADDRESS: 20 Wilmington Road, Coatesville, PA 19320

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

SALE NO. 24-5-154

Writ of Execution No. 2023-01898

DEBT \$89,149.37

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

All that certain, Unit situate in the Bradford Township, Chester County, Commonwealth of Pennsylvania, being within Building Group #17 and being designated as Condominium Unit No. 166 in Exhibit "B" of the Declaration of Condominium of Bradford Square - Phase 3, dated 8/28/1986 and recorded in the Office for the Recording of Deeds in and for Chester County at West Chester, PA., on 9/3/1986 in Deed Book 428 page 221 and Plats and Plans for Bradford Square Phase "3" Condominium dated 8/29/1986 and recorded 9/3/1986 in Condominium Plan Book. Together with all right, title and interest being 1.47% undivided interest of in and to the Common Elements as set forth in the aforesaid Declaration of Condominium. Together with all right, title and interest of in and to the Limited Common Elements designated for this unit in the Declaration of Condominium and/or Plats or Plans. Together with and subject to any and all terms, covenants, conditions, restrictions, right of ways, easements, trust and agreements of record in the aforesaid Office of the Recorder of Deeds of Chester County as contained in the aforesaid Condominium Declaration.

BEING THE SAME PROPERTY CONVEYED TO MARK HEALY WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM GERRETT H. A. CONOVER, DATED MAY 31, 2002, RECORDED JUNE 10, 2002, AT DOCUMENT ID 10093466, AND RECORDED IN BOOK 5301, PAGE 1129, OFFICE OF

THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

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

PARCEL NO.: 51-05-0565

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

VS

DEFENDANT: **Mark A. Healy, AKA Mark Healy**

SALE ADDRESS: 744 Bradford Terrace, Unit 166, West Chester, PA 19382

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

SALE NO. 24-5-156
Writ of Execution No. 2023-02813
DEBT \$178,854.18

SALE NO. 24-5-155
Writ of Execution No. 2023-04150
DEBT \$455,036.68

ALL THAT CERTAIN piece of ground, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, as established by Declaration of The Townes at Malvern, a Planned Community dated April 28, 2016 and recorded April 28, 2016 in Book 9300, page 2221, as amended in Book 9589, page 1812, as amended in Book 9846, page 2244, and any and all amendments thereto, with the Office of the Recorder of Deeds for Chester County, Pennsylvania.

Tax Parcel(s) 42-3-652

PLAINTIFF: Aurora Financial Group, Inc. c/o Roundpoint Mortgage Servicing LLC f/k/a Roundpoint Mortgage Servicing Corporation

VS

DEFENDANT: **Walter Rodrigues De Oliveira Neto, Aline De Souza Costa**

SALE ADDRESS: 145 Mulberry Drive, Malvern, PA 19355

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF HUNTERS GLEN MADE BY TATMAN AND LEE ASSOCIATES, INC., DATED 10/15/1991 AND REVISED 2/15/1995 RECORDED IN CHESTER COUNTY AS PLAN NO. 12467 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEAST SIDE OF HUNTER DRIVE, A CORNER OF LOT #4, AS SHOWN ON SAID PLAN, THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHEAST SIDE OF HUNTER DRIVE NORTH 19 DEGREES 03 MINUTES 50 SECONDS EAST 103.25 FEET TO A POINT A CORNER OF LOT #6; THENCE ALONG LOT #6 SOUTH 54 DEGREES 28 MINUTES 11 SECONDS 202 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF JAMES C. WAYMAN; THENCE ALONG THE LANDS NOW OR LATE OF JAMES C. WAYMAN SOUTH 19 DEGREES 03 MINUTES 50 SECONDS WEST 103.25 FEET TO A POINT, A CORNER OF LOT #4; THENCE ALONG LOT #4 NORTH 54 DEGREES 28 MINUTES 11 SECONDS WEST 202 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #5 ON SAID PLAN.

CONTAINING 20,000 SQUARE FEET

OF LAND BE THE SAME MORE OR LESS.

UNDER AND SUBJECT TO RESTRICTIONS, CONDITIONS, EASEMENTS, RIGHTS OF WAY AND COVENANTS AS IN PRIOR INSTRUMENTS OF RECORD.

TITLE TO SAID PREMISES IS VESTED IN ROBERT JARA BY DEED FROM MARK A. HILL AND HEATHER L. HILL, HUSBAND AND WIFE, DATED JULY 25, 2003 AND RECORDED SEPTEMBER 3, 2003 IN DEED BOOK 5870, PAGE 641 INSTRUMENT NUMBER 10297722.

TAX I.D. #: 29-4-364

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

VS

DEFENDANT: **Robert Jara**

SALE ADDRESS: 20 Hunter Drive, Glenmoore, PA 19343

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

SALE NO. 24-5-157

Writ of Execution No. 2022-06711

DEBT \$235,244.84

PROPERTY SITUATE IN THE TOWNSHIP OF CHARLESTOWN

TAX PARCEL # 3502 0095 0100

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **SHARYN L. GALLAGHER**

SALE ADDRESS: 1 Hartman Run 1, Phoenixville, PA 19460

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

SALE NO. 24-5-158

Writ of Execution No. 2023-03983

DEBT \$5,812.30

Property to be sold is situated in the Borough of Phoenixville, Chester County, PA and is being sold as the property of Susan M. Koch, Deceased and the Estate of Susan M. Koch.

TAX PARCELS BEING UPI #15-7-182 and UPI #15-7-297.

IMPROVEMENTS thereon: a residential dwelling with detached garage

PLAINTIFF: Westridge Estates HOA

VS

DEFENDANT: **Karen L. Ferry, Executor of the Estate of Susan M. Koch and the Estate of Susan M. Koch**

SALE ADDRESS: 381 Westridge Circle, Phoenixville, PA 19460 with detached garage #8

PLAINTIFF ATTORNEY: **JAMIE W. GONCHAROFF, ESQ. 610-436-9700**

SALE NO. 24-5-159

Writ of Execution No. 2022-05228

DEBT \$305,141.18

ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF DOWNINGTOWN IN THE COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 12/09/2004 AND RECORDED 12/28/2004, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 6373 AND PAGE 1806.

BEING the same premises which ALAN

J. TRYENS by Deed dated 12/09/2004 and recorded in the Office of Recorder of Deeds of Chester County on 12/28/2004 at Book 6373, Page 1806 granted and conveyed unto WENDI D. TRYENS, AN UNMARRIED WOMAN.

PARCEL NO.: 11-05-0052

PLAINTIFF: DLJ Mortgage Capital, Inc.
VS

DEFENDANT: **Wendi D. Tryens a/k/a Wendi D. Fitzsimmons**

SALE ADDRESS: 17 Whiteland Avenue, Downingtown, PA 19335

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

SALE NO. 24-5-160

Writ of Execution No. 2023-08175

DEBT \$87,938.12

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Honeybrook, County of Chester and Commonwealth of Pennsylvania, which is bounded and described according to a Plan of Property made for Taylor Mills Associates, Inc., and ARA Consulting LTD, made by Berger and Mayes, Inc. dated 10/11/1977 and recorded in the Recorder of Deeds under Plan 1645. Being Lot 4 on the above mentioned survey

Tax Parcel # 12-4-44.1

PLAINTIFF: MCLP Asset Company, Inc.
VS

DEFENDANT: **Shane C. Snyder**

SALE ADDRESS: 839 Pine Street, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **JACQUELINE F. MCNALLY, ESQ. 850-422-2520**

SALE NO. 24-5-162

Writ of Execution No. 2023-01914

DEBT \$196,919.07

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Kennett Township, CHESTER County, Pennsylvania, bounded and described according to a Plan of Lots 94 - 96 Final Subdivision of Balmoral, made by Morris & Ritchie Associates, Inc., Bel Air, MD, dated 8/7/1991, last revised 10/2/1991 and recorded on 12/17/1991, as Plan #11474, as follows, to wit:

BEGINNING at an interior point from the Northwesterly side of MacDuff Court, a comer of Limited Common Area: thence extending along same, the 7 following courses and distances: (1) South 56 degrees 25 minutes 28 seconds West, 12.33 feet to a point; (2) North 33 degrees 34 minutes 32 seconds West, 2.33 feet to a point; (3) South 56 degrees 25 minutes 28 seconds West, 11.67 feet to a point; (4) North 33 degrees 34 minutes 32 seconds West. 9.67 feet to a point: (5) South 56 degrees 25 minutes 28 seconds West, 6.33 feet to a point; (6) North 33 degrees 34 minutes 32 seconds West, 4.33 feet to a point and (7) South 56 degrees 25 minutes 28 seconds West, 12.00 feet to a point: thence extending North 33 degrees 34 minutes 32 seconds West, along Lot #95. the distance of 26.00 feet to a point, a comer of Limited Common Area; thence extending along the same, the 4 following courses and distances: (1) North 56 degrees 25 minutes 28 seconds West, 30.00 feet to a point: (2) South 33 degrees 34 minutes 32 seconds East, 16.33 feet to a point: (3) North 56 degrees 25 minutes 28 seconds East, 12.00 feet to a point and (4) South 33 degrees 34 minutes 32 seconds East, 26.00 feet to the first mentioned point and place of beginning.

BEING Unit #94 as shown on said Plan.

TOGETHER with an easement for exclusive use over the respective areas shown as Limited Common Area and as driveway space on the plan made by Morris & Ritchie Associates, Inc., aforesaid.

BEING the same premises which Robert L. Duke, IV and Terri L. Graybill, by Deed dated 03/31/2003 and recorded 04/03/2003 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5636, Page 371, granted and conveyed unto John J. Danko, Jr.

UPI NO. 62-5-343

IMPROVEMENTS thereon: a single family residence

PLAINTIFF: Louviers Federal Credit Union

VS

DEFENDANT: **John J. Danko, Jr.**

SALE ADDRESS: 805 Macduff Court, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **JACK M. SEITZ, ESQ 610-530-2700**