



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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Emergency Petition to Remove Moskowitz from Board of Elections

Election law – Emergency petition – Motion to quash

1. The plain language of 25 P.S. § 2641 prohibiting a county commissioner from serving on the board of election if the commissioner is a candidate for any public office does not apply to the party office of state delegate.
2. State delegate is not a public office for purposes of 25 P.S. §2641.
3. A petitioner lacks standing where it does not have a substantial, direct and immediate interest in the outcome of the litigation.
4. The proper method to challenge the right to hold public office is through a quo warranto action.
5. Petitioner filed an emergency petition to remove a county commissioner from the Board of Elections. The Court Held the motion to quash Petitioner’s notice to attend was dismissed as moot by agreement of the parties and the emergency petition to remove the county commissioner from the Board of Elections was dismissed as moot.

P.McK.

C.C.P. Chester County, Civil Action – Election Law, No. 2024-03522-EL: In re: Emergency Petition Pursuant to 25 PA. Stat. §2641 to remove Marian Moskowitz from the Board of Elections

Dolores M. Troiani for the Republican Committee of Chester County
Timothy James Ford for the Chester County Board of Elections
Binder, J., May 14, 2024:

In re: EMERGENCY PETITION
PURSUANT TO 25 PA. STAT. § 2641 TO
REMOVE MARIAN MOSKOWITZ FROM
THE BOARD OF ELECTIONS

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2024-03522-EL

ORDER

AND NOW, this 14th day of May, 2024, following a hearing on May 13, 2024 on the Emergency Petition Pursuant to 25 Pa. Stat. § 2641 to Remove Marian Moskowitz from the Board of Elections filed by the Republican Committee of Chester County (Petitioner) on April 25, 2024, it is hereby **ORDERED** as follows:

1. The Motion to Quash Petitioner’s Notice to Attend Directed to Commissioner Marian Moskowitz filed May 10, 2024 by the Chester County Board of Elections (Respondent) is **DISMISSED** as moot by agreement of the parties based on the stipulated facts entered on the record; and
2. The Emergency Petition is **DISMISSED** as moot pursuant to Petitioner’s email to chambers, attached, noting that the certification which it hoped to stop had occurred during the hearing of this matter. Given that the written Petition requested the removal of Commissioner Moskowitz and invalidation of actions taken by the Board of Elections, this court will briefly address the substance of the written Petition.¹

BY THE COURT:

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

¹ Petitioner’s claim for relief would fail for three (3) reasons. First, Petitioner conceded during oral argument that the plain language of 25 P.S. § 2641 in prohibiting a county commissioner from serving on the board of election if the commissioner is a candidate for any “public office” does not apply to the party office of state delegate at issue; rather, Petitioner argued there is an inconsistent application of the state delegate position as a public office due to the Chester County Board of Elections denying poll watcher certificates to certain Republican state committee candidates pursuant to separate statute, i.e., 25 P.S. § 3060. However, that matter is currently being heard, among other claims, at docket #2024-03305 in front of the Honorable Anthony T. Verwey of this court. Here, Petitioner concedes that state delegate is not a “public office” for purposes of Section 2641 and thus the relief requested (removal of Commissioner Moskowitz) is not warranted. Second, Petitioner lacks standing given that it does not have a “substantial, direct and immediate interest in the outcome of the litigation.” *Markham v. Wolf*, 136 A.3d 134, 140 (Pa. 2016) (citing *In re Hickson*, 821 A.2d 1238, 1243 (Pa. 2003)). Here, no particular interest beyond that of the general citizenry is at stake. Rather, as argued at the hearing, Petitioner is concerned with the denial of poll watcher certificates pursuant to a different statute as it is arguing in a separate case. Moreover, it is unclear to this court what interest the Republican Committee of Chester County has that is affected by the Democratic state delegate nominee. Third, this action is untimely and in the incorrect procedural posture. Namely, it has been known that Commissioner Moskowitz was a candidate for state party delegate and further that she has been a member of the Board of Elections since at least February of 2024 when Commissioner Moskowitz filed her nomination petitions. The proper method to challenge the right to hold public office would have been through a quo warranto action at that time given her concurrent service on the Board of Elections. No such action was brought and the instant improper Petition was brought two days after the April 23, 2024 primary election at issue.

Phipps, Lynn A.

From: Dolores Troiani <dmr@tglasoffice.com>
Sent: Monday, May 13, 2024 12:23 PM
To: Phipps, Lynn A.; Timothy J. Ford
Subject: [EXTERNAL] - Petition

EXTERNAL: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms Phipps

Would you be so kind as to inform the court that the certification has happened and therefore our petition is moot

Thank you

Dolores

Sent from my iPhone
Dolores M. TROIANI, Esquire
TROIANI & GIBNEY, LLP
1273 Lancaster Avenue
Berwyn, PA 19312
610-688-8400

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Chester County Court of Common Pleas

Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE JOHN L. HALL COURTROOM 1

WEDNESDAY, AUGUST 07, 2024 09:00 AM

STEPHEN F. MACANGA **1521 -2621**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

RICHARD H. MORTON SANDRA L. FI LLIPPO, EXECUTOR

BRIAN H. LEINHAUSER STEPHEN F. MACANGA. JR., TRUSTEE

MAEVE E. BAIN

BRIAN H. LEINHAUER KIMBERLY TARR, TRUSTEE

CHARLOTTE P. TAYLOR **1521 -2955**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

SEAMUS M. LAVIN JULIAN ONDERDONK, EXECUTOR

MYRTLE I. GEORGE **1522-0709**
CALL OF TH E AUDIT LIST
FIRST AND FINAL ACCCOUNT

WILLIAM E. JONES JEFFREY ALAN GEORGE, EXECUTOR

JEFFREY DAVID CARL **15-22-2725**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

STEPHEN D. POTTS CRISTINE SCHIAVELLO, ADMINISTRATOR

BALDWIN H . POPJOY **15-23-1982**
CALL OF THE AUDIT LIST
INTERIM ACCOUNT

ELIZABETH T. STEFANIDE, ESQ. ELIZABETH T. STEFANIDE. ESQ.,
ADMINISTRATRIX

Chester County Court of Common Pleas

Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE JOHN L. HALL COURTROOM 1

WEDNESDAY, AUGUST 07, 2024 09:00 AM

MARILYN H. WHITE **15-23-2252**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT BY: POA
FIRST AND FINAL ACCOUNT

SEAMUS M. LAVIN, ESQ.

NANCY W. HICKS, EXECUTOR

JAMES E. BERGER **15-23-2854**
CALL OF THE AUDIT LIST
FIRST AND INTERIM ACCOUNT

ADAM T. GUSDORFF

TRACY BLAKE DEVLIEGER,
RESPONDENT

ADAM T. GUSDORFF

CYNTHIA BERGER IACOCCA,
RESPONDENT

ADAM T. GUSDORFF

CAM PINCUS, RESPONDENT

HARVEY M. THOMAS **1551- 24556**
CALL OF THE AUDIT LIST
FOURTH ACCOUNT

KAREN M. STOCKMAL

WELLS FARGO BANK, N.A., TRUSTEE

AMY C. QUIGG

ROBERT BRODIS JONES **1518-2352**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

THOMAS G. WOLPERT

FRAN K JONES , EXECUTOR

THOMAS G. WOLPERT

ISHA LUCA , EXECUTOR

ROBERT F. LEAHY **1519- 1001**
CALL OF THE AUDIT LIST
FIRST ACCOUNT

KARYN L. SEACE

WILLIAM R. LEAHY, EXECUTOR

Chester County Court of Common Pleas
 Orphans' Court Division
CALL OF THE AUDIT LIST
 THE HONORABLE JOHN L. HALL COURTROOM 1
 WEDNESDAY, AUGUST 07, 2024 09:00 AM

HAROLD J. RENNARD **1519-2293**
 CALL OF THE AUDIT LIST
 FIRST AND INTERIM ACCOUNT

SEAMUS M. LAVIN ESTHER R. BIXLER, EXECUTOR

CHARLES K. STEAD **1521-0770**
 CALLOF THE AUDIT LIST
 FIRST AND FINAL ACCOUNTING

THOMAS F. TOSCANI MITCHELL X. STEAD,
ADMINISTRATOR

THOMAS F. TOSCANI JONATHAN STEAD,
ADMINISTRATOR

NOTICES

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CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Monday, July 15, 2024, effective Monday, July 15, 2024 for Faithful Foundations Learning Center, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: To own and operate a Christian-based childcare center that services children 6 weeks of age and older.

JAMIE V. OTTAVIANO, Esquire
YERGEY.DAYLOR.ALLEBACH.SCHEFFEY.
PICARDI
1129 East High Street
P. O. Box 776
Pottstown, PA 19464-0776

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Friday, January 26, 2024, for Indian River Property Service, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Real Estate Management.

ANTONIO D. MICHETTI, Esquire
Diehl, Dluge, Michetti & Michetti
1070 Market Street
Sunbury, PA 17801

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Directors of 1351 Paoli Pike Associates GP, Inc., a Pennsylvania corporation, with a registered address at 707 Eagleview Blvd., P.O. Box 562, Exton, PA 19341, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Directors of Cameron Square Neighborhood Development, Inc., a Pennsylvania corporation, with a registered address at 707 Eagleview Blvd., P.O. Box 562, Exton, PA 19341, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Directors of Hamilton Sewer Company, Inc., a Pennsylvania corporation, with a registered address at 707 Eagleview Blvd., P.O. Box 562, Exton, PA 19341, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Directors of Hamilton Water Company, Inc., a Pennsylvania corporation, with a registered address at 707 Eagleview Blvd., P.O. Box 562, Exton, PA 19341, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding

up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Directors of Hankin Eagleview East GP, Inc., a Pennsylvania corporation, with a registered address at 707 Eagleview Blvd., P.O. Box 562, Exton, PA 19341, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

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

ANDREWS, Elva M., late of East Goshen Township. Douglas Andrews, David Andrews and Jeffrey P. Andrews, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BRADFORD, Maryanne, late of Phoenixville. Dean Bradford, 974 Spring City Road, Phoenixville, PA. 19460, Executor.

BRUCE, Robert Alan, late of Charlestown. James Bruce, PHD, 1173 S Mary Avenue Sunnyvale CA 94087, care of MICHAELANGELO L DIPPOLITO, Esquire, 712 Kimberton Road Chester Springs PA 19425, Administrator. MICHAELANGELO L DIPPOLITO, Esquire, ThePeoplesLawFirm.Com,LLC, 712 Kimberton Road Chester Springs PA 19425, atty.

DAWSON, Gertrude, late of Phoenixville. Richard Dawson, 1211 Out of Bounds Drive, Summerville, SC 29485, care of STEVEN D.W. MILLER, Esquire, 718 Poplar Street, Suite I, Lebanon, PA 17042, Executor. STEVEN D.W. MILLER, Esquire, Miller Law Firm PC, 718 Poplar Street, Suite I, Lebanon, PA 17042, atty.

GAZZILLO, Carol M., a/k/a Carol Mary Gazzillo, late of East Pikeland Township. Hazel Shipnough, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

HAYWOOD, Helen M., a/k/a Helen Marlin Haywood and Helen Haywood, late of East Pikeland Township. Joseph H. Dougherty, Esq., 2209 Mt. Carmel Ave., Glenside, PA 19038, care of JOSEPH H. DOUGHERTY, Esquire, 2209 Mt. Carmel Ave., Glenside, PA 19038, Executor. JOSEPH H. DOUGHERTY, Esquire, Dougherty & Eckel, 2209 Mt. Carmel Ave., Glenside, PA 19038, atty.

HEDGES, Corinne M, late of West Nottingham Township. Christine M. Bradley, 12 White Birch Road, Turnersville, NJ 08012, care of PETER GEORGE MYLONAS, Esquire, 2725 West Chester Pike, Broomall, PA 19008, Executrix. PETER GEORGE MYLONAS, Esquire, Law Offices of Peter George Mylonas, PC, 2725 West Chester Pike, Broomall, PA 19008, atty.

KANIA, Mark Edward, late of Glenmoore, West Brandywine Township. Valarie Kania, 15 Brandywine Drive, Glenmoore, PA 19343, Executor.

MARKHAM, Gilbert J., a/k/a Gilbert John Markham, late of Easttown Township. Carolyn R. Markham, care of JAMES R. ABBOTT, Esquire, 103 Chesley Dr., Media, PA 19063, Executrix. JAMES R. ABBOTT, Esquire, Abbott & Overholt PC, 103 Chesley Dr., Media, PA 19063, atty.

MARSHALL, Elsie Marie, a/k/a Elsie M. Marshall, late of Township of Valley. Debora A. Marshall, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, Executrix. KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, atty.

McCARTY, Kimberly Beth, late of Coatesville. Brent M. Mertz, 467 Hibernia Road, Coatesville, PA 19320, Executor.

MCGOVERN, John Dean, late of West Grove. John Andrew McGovern, 90 School Lane, Elizabethtown, PA 17022, care of LEO T. WHITE,

Esquire, 1220 Valley Forge Road, Phoenixville, PA 19460, Administrator. LEO T. WHITE, Esquire, Law Offices of Leo T. White, 1220 Valley Forge Road, Phoenixville, PA 19460, atty.

MERLUZZI, JR., Paul J., late of East Goshen Township. Jonathan M. Peterson, Esq., 130 W. Lancaster Ave., Ste. 201, Wayne, PA 19087, care of JONATHAN M. PETERSON, Esquire, 130 W. Lancaster Ave., Ste. 201, Wayne, PA 19087, Administrator. JONATHAN M. PETERSON, Esquire, Butera, Jones & Peterson, LLC, 130 W. Lancaster Ave., Ste. 201, Wayne, PA 19087, atty.

MURRAY, Donald L., late of Pottstown. Christopher J. Murray, 289 Roman Drive, Schwenksville, PA 19473, Peter J. Murray, 986 Hale Street, Apt. B, Pottstown, PA 19464, and Matthew J. Murray, 249 West Hoeffcker Road, Pottstown, PA 19465, care of H. CHARLES MARKOFSKI, Esquire, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, Executors. H. CHARLES MARKOFSKI, Esquire, Markofski Law Offices, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, atty.

NEWHOUSE, Vernon Leopold, late of Tredyffrin. Paul Newhouse, 3009 Toad Lake Road, Bellingham, WA 98226, Executor.

NOTEBOOM, Anita J., a/k/a Anita Joyce Noteboom and Anita Noteboom, late of Kennett Township. Kimberly A. Barker, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Bleczynski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

O'NEILL, Carla C., late of Easttown Township. Jeanne O'Neill and Edward O'Neill, Jr., P.O. Box 307, Oaks, PA 19456, Executors.

RYDER, Rosemarie, a/k/a Rosemary and Rose, late of Kennett Square. William Ryder, 120 Magnolia St, Kennett Square, PA 19348, Executor.

SERIANNI, Linda A., a/k/a Linda Anne Serianni, late of Coatesville. Andrea Glowatz, 522 Thouran Rd, Coatesville, PA 19320, Administrator.

ZANTUA, Catalina V., late of Tredyffrin Township. Nelson V. Zantua, care of ELIZABETH R. HOWARD, Esquire, 301 Gay St., PO Box 507, Phoenixville, PA 19460, Administrator. ELIZABETH R. HOWARD, Esquire, 301 Gay St., PO Box 507, Phoenixville, PA 19460, atty.

2nd Publication

BALLANTYNE, William A., a/k/a William Arthur Ballantyne, late of West Bradford Township. Todd A. Ballantyne, care of ROBERT T. KELLY, JR., Esquire, 425 Biden St., Ste. 200, Scranton, PA 18503, Executor. ROBERT T. KELLY, JR., Esquire, Myers Brier & Kelly, LLP, 425 Biden St., Ste. 200, Scranton, PA 18503, atty.

ESTATE OF ALLEN E. CARDWELL, JR., late of West Bradford Township, Chester County, Pennsylvania, deceased.

Letters Testamentary of the Estate of the above named, Allen E. Cardwell, Jr., deceased, having been granted to the undersigned on July 12th, 2024, all persons having claims or demands against the Estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment without delay to the undersigned Executrix or Counsel:

Lois Q. Cardwell, Executrix
1417 Carolina Place
Downingtown, PA 19335
FRANK W. HAYES, Esquire
Hayes & Romero
31 South High Street
West Chester, PA 19382

CARSTENS, Lois Velte, late of West Brandywine. Christopher Carstens, 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.

CHOATE, David T., late of Goshen Township. Johanna Pauciuolo, 22 Hickory Lane Malvern, PA 19355, care of MICHAEL L. DAIELLO, Esquire, 230 S. Broad Street, 17th Floor, Philadelphia, PA 19102, Executrix. MICHAEL L. DAIELLO, Esquire, 230 S. Broad Street, 17th Floor, Philadelphia, PA 19102, atty.

CURTIN, Margaret S., a/k/a Margaret Curtin and Margaret Peg Simon Curtin, late of East Goshen Township. Catherine Curtin and William Curtin, 1404 Morstein Rd., West Chester, PA 19380, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executors. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

DeVECCHIS, Mafalda R., a/k/a Mafalda DeVecchis Felice, Mickie DeVecchis Felice and Mickie R. DeVecchis, late of Tredyffrin Township. Gail A. Wygant, 716 Wilson Circle, West Chester,

PA 19382, care of ELIZABETH ZWAAN MILNE, Esquire, P.O. Box 161, Berwyn, PA 19312, Executrix. ELIZABETH ZWAAN MILNE, Esquire, Elizabeth Z. Milne, LLC, P.O. Box 161, Berwyn, PA 19312, atty.

DIAMOND, Joseph M., a/k/a Joseph Michael Diamond, late of Valley Township. Richard J. Diamond, 7 Lahawa Dr., Downingtown, PA 19335, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McLane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

DORAN, Maureen F., late of Honey Brook Township. Brian M. Doran, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

FERRY, III, Neil J., a/k/a Neil Ferry and Neil J. Ferry, late of Westtown Township. Janice Miller, 29 Strickland Way, Glen Mills, PA 19342, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STEPHANIE P. KALOGREDIS, Esquire, Lamb McLane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

FOSTER, III, Frank B., late of West Vincent Township. Timothy W. Foster, 20 Longfellow Ave., Brunswick, ME 04011, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STEPHANIE P. KALOGREDIS, Esquire, Lamb McLane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

GASTER, Bryan, late of East Goshen Township. Jhan Kiker Gaster, care of WILLIAM J. STEIN, Esquire, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006, Executrix. WILLIAM J. STEIN, Esquire, Semanoff Ormsby Greenberg & Torchia LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006, atty.

GIEGERICH, JR., John L., late of Tredyffrin Township. Danielle Francis and Dana O'Brien, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Media, PA 19063, Executrices. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 W. Third St., Media, PA 19063, atty.

MacDONALD, FRED E., late of Tredyffrin Township. Craig H. MacDonald, care of G. ELIAS GANIM, Esquire, P.O. Box 494, Paoli, PA 19301-0494, Executor. G. ELIAS GANIM, Esquire,

McLaughlin Ganim, LTD., P.O. Box 494, Paoli, PA 19301-0494, atty.

McGIBBON, Elizabeth W., late of East Fallowfield Township. Diann L. Rhoades, 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.

MESSNER, Carol E., late of Honey Brook Township. Ginger M. Jelinek, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Executrix. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

MEYLE, JR., Kenneth, late of Spring City. Carolyn Cott, 597 Porters Mill Rd., Spring City, PA 19475, Executor.

PODGORSKI, Barbara Ann, a/k/a Barbara A. Podgorski, late of East Goshen Township. Anne-Marie P. Dunn, 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.

RISTINE, Anita Maria, a/k/a Anita M. DeFrancisco and Ann Anita DeFrancisco, late of Westtown, West Chester. Robert M. Ristine, 604 Londonderry Drive, West Chester PA 19382, Executor.

STARLIPER, Nancy E., late of Upper Uwchlan Township. Eric Starliper, 337 Saw Mill Road, Pottstown, PA 19465, care of JENNIFER A. HULNICK, Esquire, 300 S. High Street, West Chester, PA 19382, Executor. JENNIFER A. HULNICK, Esquire, Eckert Ginty & Legg LLC, 300 S. High Street, West Chester, PA 19382, atty.

WALTER, Jack William, a/k/a Jack W. Walter, late of Pocopson Township. Donald B. Lynn, Jr., 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.

3rd Publication

BALLIET, Gloria E., late of East Goshen Township. Calvin C. Balliet, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executor. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

BIGELOW, Kenneth Robert, late of East Whiteland Township. Katherine Nancy Bigelow, 2121 Commonwealth Ave., Apt. 2, Auburndale, MA 02466, Executrix.

BYRD, Leona, late of Downingtown. Janet L. McCaffery, 415 Chesterfield Drive Downingtown, PA 19335, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Executrix. MICHAELANGELO L. DIPPOLITO, Esquire, ThePeoplesLawFirm.com, 712 Kimberton Road, Chester Springs, PA 19425, atty.

CONNER, Merrill Ernest, late of Exton, West Whiteland Township. Nancy J. Toth, 115 Township Line Road, Exton, PA, 19341, care of RANDY MOYER, Esquire, 126 East King Street, Lancaster, PA, 17602, Executrix. RANDY MOYER, Esquire, Barley Snyder, 126 East King Street, Lancaster, PA, 17602, atty.

DYER, Daniel Richard, late of Schuylkill Township. Janet Lyons, 219 Ryans Run, Boothwyn, PA 19060, care of WILLIAM B. COOPER, III, Esquire, 747 Constitution Dr., P.O. Box 673, Exton, PA 19341-0673, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, 747 Constitution Dr., P.O. Box 673, Exton, PA 19341-0673, atty.

FEUSTEL, Gail D., late of Willistown Township. Alison D. Sweeney, 550 Sunset Hollow Rd., West Chester, PA 19380, care of STACEY W. McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY W. McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

ESTATE OF GEORGE R. FISCHER, late of East Goshen Township, Chester County, Pennsylvania, deceased. Letters Testamentary of the Estate of the above named, George R. Fischer, deceased, having been granted to the undersigned on June 26th, 2024, all persons having claims or demands against the Estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment without delay to the undersigned Executor or Counsel:

Gregory L. Fischer, Executor
14 Charlie Hill Road
Redding, CT 06896
FRANK W. HAYES, Esquire
Hayes & Romero
31 South High Street
West Chester, PA 19382

GILLIS, Avril M., late of East Goshen Township. Mark A. Gillis, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

GINN, David George, late of Landenberg. Irene Heller, care of JENNIFER H. WALKER, Esquire, 31 S. High St, Ste. 200 West Chester, PA 19382, Administratrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High St, Ste. 200 West Chester, PA 19382, atty.

HARRIS, Barry Gene, late of East Goshen Township. Richard J Harris, 420 Husted Station Road, Pittsgrove, NJ 08318, Administrator.

HINTON, Judith T., a/k/a Judith Theresa Hinton and Judith Hinton, late of West Whiteland. Bartholomew D. McKinnon, 1408 Hunter Lane West Whiteland, PA 19380, care of STEFANIE M. STACK, Esquire, Foster Plaza 7, Suite 315 661 Andersen Drive Pittsburgh, PA 15220, Administrator. STEFANIE M. STACK, Esquire, Fifik Law Group, P.C., Foster Plaza 7, Suite 315 661 Andersen Drive Pittsburgh, PA 15220, atty.

MORRIS, Angela Loud, a/k/a Angela K. Loud-Morris, late of West Goshen Township. Alexander C.H. Loud, III, 18 ½ Tremont St., Cambridge, MA 02139, care of MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executor. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

MORRIS, Neven Eugene, late of West Goshen Township. Patricia Lynn Morris, 1216 Caln Meeting House Rd., Coatesville, PA 19320, care of MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executrix. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

NOON, Hubert N., late of Mont Clare, Upper Providence Township. Donna M. Noon, 120 Amelia Street, Mont Clare, PA 19453-5027, care of JOHN J COLL JR, Esquire, 28 Richard Lee Lane, Phoenixville, PA 19460, Executrix. JOHN J COLL JR, Esquire, 28 Richard Lee Lane, Phoenixville, PA 19460, atty.

RIZZO, Cosimo Nicola, a/k/a Cosimo Rizzo and Cosmo Rizzo, late of East Brandywine Township. Jennifer Gallagher, 109 Briarwood Drive, Downingtown, PA 19335, care of JUDY ZIEGLER GALGON, Esquire, 327 Riverview Road, Swarthmore, PA 19081, Administratrix. JUDY

ZIEGLER GALGON, Esquire, 327 Riverview Road, Swarthmore, PA 19081, atty.

ROSS, Stephen Torey, a/k/a Stephen T. Ross, late of Tredyffrin Township. John Ross, 1916 SE 11th Terrace, Cape Coral, FL 33990 and Karen Lenker, 113 Crestside Way, Malvern, PA 19355, care of WAYNE C. BUCKWALTER, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executors. WAYNE C. BUCKWALTER, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

STOVER, Patricia S., late of Valley Township. Alana Blower, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19381-0660, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD, 17 W. Miner St., West Chester, PA 19381-0660, atty.

TOPOLSKI, Karen Lee, a/k/a Karen Topolski, late of Oxford. Michael Topolski, PO Box 6, Lincoln University, PA, 19352, Executor.

WAGNER, Kimberley L., late of Township of East Caln. James D. Wagner, 77 Gunning Lane, Downingtown, PA 19335, care of ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, Executor. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty. 610-384-1151.

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

Avante, with its principal place of business at 668 Downingtown Pike, West Chester, PA 19380. The application has been (or will be) filed on: Tuesday, July 9, 2024. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: BD&B, LLC, 668 Downingtown Pike, West Chester, PA 19380. MARGARET A. JOY, Esquire Unruh, Turner, Burke & Frees P.O. Box 515 West Chester, PA 19381

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

Center for Family Resolution, with its principal place of business at 109 East Evans Street, Suite 208, West Chester, PA 19380. The application has been (or will be) filed on: Friday, May 10, 2024. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Law Offices of Rochelle B. Grossman, LLC, 707 Hemlock Hill Lane, West Chester, PA 19380.

WILLIAM J. BURKE, III, Esquire Unruh, Turner, Burke & Frees P.O. Box 515 West Chester, PA 19381

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

TrainAll, with its principal place of business at 48 Blossom Lane, Pottstown, PA 19465. The application has been (or will be) filed on: Monday, July 8, 2024. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: TrainAll Athletics, LLC, 48 Blossom Lane, Pottstown, PA 19465. DANIEL S. LePERA, Esquire Unruh, Turner, Burke & Frees P.O. Box 515 West Chester, PA 19381

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that **MKSK, Inc.** filed a foreign registration to do business in the Commonwealth of Pennsylvania. The mailing address of the association’s principal office is 462 South Ludlow St., Columbus, OH 43215. The commercial registered office provider is in the care of National Registered Agents, Inc. in Chester County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412.

**CORPORATION NOTICE
LIMITED LIABILITY COMPANY**

NOTICE is hereby given that the **Certificate of Organization** has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: **Carter Drive Condominium Association, LLC** and the Certificate of Organization was filed on: **June 28, 2024.**

The purpose or purposes for which it was organized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

**CORPORATION NOTICE
LIMITED LIABILITY COMPANY**

NOTICE is hereby given that the **Certificate of Organization** has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: **Carter Drive Management Company, LLC** and the Certificate of Organization was filed on: **June 28, 2024.**

The purpose or purposes for which it was organized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

CORPORATION NOTICE

LIMITED LIABILITY COMPANY

NOTICE is hereby given that the **Certificate of Organization** has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: **Goshen Leisure Management Company, LLC** and the Certificate of Organization was filed on: **June 28, 2024.**

The purpose or purposes for which it was organized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

NONPROFIT CORPORATION NOTICE

Notice is hereby given that LAUDATE MENNONITE ENSEMBLE was incorporated on 7/5/24, under the provisions of the PA Nonprofit Corp. Law of 1988, as amended. The corp. is organized exclusively for charitable, religious, educational, and scientific purposes within the meaning of IRC Section 501(c)(3). NEVIN D. BEILER, Solicitor, BEILER LEGAL SERVICES PC, 105 S. Hoover Ave., New Holland, PA 17557

3rd Publication of 3

NOTICE

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

DOCKET NO. 2024-04872-RC

**PETITION OF THE BOARD OF SCHOOL
DIRECTORS OF KENNETT
CONSOLIDATED SCHOOL DISTRICT FOR
THE SALE OF REAL PROPERTY**

NOTICE OF HEARING

**ON THE PETITION OF THE BOARD OF
SCHOOL DIRECTORS OF KENNETT
CONSOLIDATED SCHOOL DISTRICT FOR
THE SALE OF REAL PROPERTY**

NOTICE IS HEREBY GIVEN that upon the Petition of the Board of School Directors of Kennett

Consolidated School District for the Sale of Real Property (“Petition”) and pursuant to Court Order, a hearing on the Petition will be held at 9:00 a.m. on September 3, 2024, in Court Room 2 of the Chester County Justice Center, 201 West Market Street, West Chester, PA 19380. The property to be sold, and the subject of the Petition, consists of approximately 7.52 acres ±, more or less, located on Newark Road in New Garden Township, Chester County, Pennsylvania, consisting of a portion of UPI 60-5-36, identified as “Proposed Lot #2” on a plan entitled “Kennett Middle School Subdivision Plan,” prepared by Gilmore & Associates, Inc., and recorded with the Chester County Recorder of Deeds as Document Number 11881160 on November 1, 2021. For further information, you may contact:

FOX ROTHSCHILD LLP
David H. Comer, Esquire
980 Jolly Road, Suite 110
P.O. Box 3001
Blue Bell, PA 19422-3001
(610) 397-6500

NOTICE

U.S. BANK TRUST NATIONAL ASSOCIATION, COURT OF COMMON PLEAS
AS TRUSTEE OF CHALET SERIES III TRUST,

Plaintiff

vs.

NO.: 2023-01614-RC

WILLIAM N. KEHOE, CHRISTA D. LONG,

CHESTER COUNTY

Defendant(s)

ACTION IN MORTGAGE FORECLOSURE

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff.

You may lose money or property or other rights important to you.

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

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

LAWYER REFERRAL SERVICE
Chester County Bar Association
15 West Gay Street
West Chester, PA. 19381
(610) 429-1500

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, August 15th, 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, September 16th, 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

2nd Publication of 3

SALE NO. 24-8-219

Writ of Execution No. 2019-05076

DEBT \$192,989.12

PROPERTY SITUATE IN TOWNSHIP OF CALN

Tax Parcel # 39-3-24.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: REVERSE MORTGAGE SOLUTIONS, INC.

VS

DEFENDANT: **BONITA L. WYATT AKA BONITA WYATT AKA BONITA**

L. WILSON

SALE ADDRESS: 2011 East Kings Highway, Coatesville, PA 19320

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

SALE NO. 24-8-220

Writ of Execution No. 2016-06785

DEBT \$617,828.05

PROPERTY SITUATE IN TOWNSHIP OF WEST PIKELAND

Tax Parcel # 34-04-0251.0000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, N.A.

VS

DEFENDANT: **JOE BOUSKA A/K/A JOSEPH R. BOUSKA & SHERRIE BOUSKA**

SALE ADDRESS: 1016 Mulberry Street, Chester Springs, PA 19425

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

SALE NO. 24-8-221

Writ of Execution No. 2022-06632

DEBT \$178,918.15

Property situate in the City of Coatesville County, Pennsylvania, being

UPI # 16-4-19.13

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **SADRIAN WHYTE & PAUL KOROMA**

SALE ADDRESS: 303 Mount Pleasant Street, Coatesville, PA 19320

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

BEING LOT NO. 49 ON SAID PLAN

BEING the same premises, which ANDREW J. WASHINGTON AND NICHE WASHINGTON, HUSBAND, AND WIFE, by Deed dated February 28, 2006, and recorded in the Office of Recorder of Deeds of Chester County on March 2, 2006, at Book 6778, Page 408 granted and conveyed unto EVELYN SIMMONS.

Tax Parcel # 38-2-274

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

VS

DEFENDANT: **Evelyn Simmons**

SALE ADDRESS: 53 Lamberts Lane, Coatesville, PA 19320

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

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF VALLEY, COUNTY OF CHESTER, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN OF VALLEY SPRINGS MADE BY DRAKE AND WADDINGTON, INC., P.O. BOX 612 E. BALTIMORE PIKE, KENNETT SQUARE, PA., 19348, DATED 3/9/87, LAST REVISED 6/11/87, AND RECORDED IN RECORD BOOK 7246 PAGE 48, AS FOLLOWS, TO WIT: BEGINNING AT A POINT OF CURVE ON THE NORTHEASTERLY SIDE OF LAMBERTS LANE, A CORNER OF LOT NO. 48 ON SAID PLAN; THENCE EXTENDING FROM SAID BEGINNING POINT NORTH 37 DEGREES 16 MINUTES 54 SECONDS EAST ALONG SAME 175.90 FEET TO A POINT IN LINE OF OPEN SPACE ON SAID PLAN; THENCE EXTENDING SOUTH 50 DEGREES 29 MINUTES 53 SECONDS EAST ALONG SAME 127.16 FEET TO A POINT A CORNER OF LOT NO. 50 ON SAID PLAN; THENCE EXTENDING SOUTH 50 DEGREES 59 MINUTES 20 SECONDS WEST ALONG SAME AND EXTENDING THROUGH AN 8 FEET WIDE PEDESTRIAN ACCESS EASEMENT 186.25 FEET TO A POINT OF CURVE ON THE NORTHEASTERLY SIDE OF LAMBERTS LANE; THENCE EXTENDING ALONG AN ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 350.00 FEET THE ARC DISTANCE OF 83.73 FEET TO THE POINT OF BEGINNING.

SALE NO. 24-8-223

Writ of Execution No. 2023-06785

DEBT \$330,083.35

Property situate in the TOWNSHIP OF WEST NOTTINGHAM, CHESTER County, Pennsylvania, being

BLR # 68-6-145.3A

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **BRIDGET SULLIVAN**

SALE ADDRESS: 82 Aarons Lane, Nottingham, PA 19362

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

SALE NO. 24-8-224

**Writ of Execution No. 2024-00398
DEBT \$306,989.97**

PROPERTY SITUATE IN TOWNSHIP OF SADSBUURY

Tax Parcel # 37-4-53.11

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC

VS

DEFENDANT: **ANDREW AHN & DEIRDRE B. AHN AKA DEIRDRE AHN**

SALE ADDRESS: 114 Autumn Trail, Coatesville, PA 19320

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

SALE NO. 24-8-227

**Writ of Execution No. 2014-08287
DEBT \$3,954.26**

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

Tax Parcel # 39-4-99.7

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Susan L. McClain**

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

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

SALE NO. 24-8-228

**Writ of Execution No. 2023-08893
DEBT \$273,227.81**

All that certain piece or parcel or Tract of land situate in Valley Township, Chester County, Pennsylvania, and being known as 674 Leeward Street, Coatesville, Pennsylvania 19320.

Tax Parcel # 38-2-129.86

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

VS

DEFENDANT: **Shawn Paul Howell**

SALE ADDRESS: 674 Leeward Street, Coatesville, PA 19320

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

SALE NO. 24-8-229

**Writ of Execution No. 2022-07831
DEBT \$175,217.90**

All that certain piece or parcel or Tract of land situate in the TOWNHSIP OF EAST NOTTINGHAM, Chester County, Pennsylvania, and being known as 187 Barnsley Road, Oxford, Pennsylvania 19363.

Tax Parcel # 69-6-108

PLAINTIFF: DLJ MORTGAGE CAPITAL INC.

VS

DEFENDANT: **Eva M. Ham**

SALE ADDRESS: 187 Barnsley Road, Oxford, PA 19363

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

SALE NO. 24-8-230

Writ of Execution No. 2023-09767

DEBT \$138,394.57

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a Site Plan of Beaver Run Knoll, Phase I, originally called Wedgwood Estates, Phase III, dated February 8, 1984, last revised October 11, 1984, and recorded as Plan # 4885, as follows, to wit:

BEGINNING at an interior point, a corner of Lot 402 on said plan; thence extending along the line of same, North 89 degrees 25 minutes 00 seconds East, 25.00 feet to a point; thence extending South 00 degrees 35 minutes 00 seconds East, 100.00 feet to a point; thence extending South 39 degrees 25 minutes 00 seconds West, 25.00 feet to a point in line of Lot 402 on said plan; thence extending North 00 degrees 35 minutes 00 seconds West 100.00 feet to the point and place of beginning.

BEING Lot 401 on said Plan. CONTAINING 2500 square feet.

BEING the same premises which Linda C. White, Administratrix of the Estate of Nicholas Connus, Deceased, Linda C. White, Administratrix, C.T.A. of the Estate of William Connus, Deceased, Bruce J. Connus, Executor of the Estate of Theodore Connus, deceased and all six Specific Devises the same for both Decedents, William Connus and Theodore Connus, John L. Baxter, III, Bruce J. Connus, Thomas Connus, Jr., a/k/a Thomas J. Connus, Linda S. Connus now known as Linda C. White, Katherine Connus a/k/a Kathryn Connus and Patricia Connus by Deed dated December 15, 2005 and recorded in the Office of Recorder of Deeds of Chester County on February 14, 2006 at Book 6764, Page 1806 granted and conveyed unto Thomas F. Pratt and Michele A. Smith, husband and wife.

Tax Parcel # 39-5A-200

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF2 acquisition trust

VS

DEFENDANT: **Michele A. Smith and Thomas F. Pratt**

SALE ADDRESS: 278 Carlyn Court, Downingtown, PA 19335-4204

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

SALE NO. 24-8-231

Writ of Execution No. 2018-11548

DEBT \$367,144.70

PROPERTY SITUTATE IN NEW GARDEN TOWNSHIP

Tax Parcel # 60-040-171

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **BOUBACAR TOURE**

SALE ADDRESS: 106 Birkdale Circle, Avondale, PA 19311

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

SALE NO. 24-8-233

Writ of Execution No. 2023-09513

DEBT \$178,823.40

ALL THAT CERTAIN lot or piece of ground with the buildings and Improvements thereon erected, SITUATE in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, described according to a Map of "Richmond Gardens" made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr,

Pennsylvania, dated May 5, 1951 and revised June 7, 1951 and last revised January 16, 1952, as follows, to wit:

Tax Parcel # 54-1Q-240

PLAINTIFF: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCAF Acquisition Trust

VS

DEFENDANT: **Christine E. Strieb**

SALE ADDRESS: 102 Richmond Road, Paoli, PA 19301

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

SALE NO. 24-8-234

Writ of Execution No. 2024-00444

DEBT \$295,582.94

PROPERTY SITUATE IN EAST VINCENT TOWNSHIP

Tax Parcel # 21-01-0066

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the COLT 2021-4 Mortgage Loan Trust, a New York common law trust

VS

DEFENDANT: **MICHAEL JOYCE AKA MICHAEL JOSHUA JOYCE, GUARANTOR PATMOS PROPERTY LLC**

SALE ADDRESS: 1825 Old Schuylkill Road, Spring City, PA 19475

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

SALE NO. 24-8-235

Writ of Execution No. 2023-05439

DEBT \$258,150.02

Property to be sold is situated in borough/township of Exton, West Whiteland Township, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 41-4-142

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

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust

VS

DEFENDANT: **Debra A. Wiseley & Thomas E. Wiseley**

SALE ADDRESS: 540 Pewter Drive, Exton, PA 19341

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

SALE NO. 24-8-236

Writ of Execution No. 2023-10235

DEBT \$24,693,431.19

ALL THAT CERTAIN parcel or piece of land situate in the Township of East Whiteland, County of Chester, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, an iron spike corner on the title line in the bed of Lincoln Highway a corner of lands now or late of Allen H. and Elizabeth Blacklock; thence extending along the title line in the bed of Lincoln Highway North 83 degrees 59 minutes East 150.47 feet to a point a corner of lands now or late of Joseph Norcini and Sons; thence extending along the same and crossing the bed of Lincoln Highway South 15 degrees 3 minutes East 148.60

feet to a stake corner of lands now or late of Elmer & Olive Hampton; thence extending along the same South 74 degrees 57 minutes West 131.06 feet to a stake corner of lands now or late Allen H. Blacklock aforesaid; thence extending along the same and recrossing the bed of Lincoln Highway North 20 degrees 41 minutes West 173.03 feet to the first mentioned point and place of beginning.

BEING the same premises which Fredda L. Maddox, Sheriff of the County of Chester, by Sheriff Deed dated March 2,2021, and recorded in the Office of the Recorder of Deeds of Chester County on March 3, 2021, as Document No. 11811448 granted and conveyed unto First IC Bank.

BEING the same premises which First IC Bank, a Georgia banking corp., by Deed dated May 25, 2021 and recorded July 20, 2021 in Chester County at Record Book 10611 Page 1793, granted and conveyed unto J&P Singh Management L.P., a Pennsylvania limited partnership, in fee.

Tax Parcel # 42-3-228

PLAINTIFF: GREENLAKE REAL ESTATE FINANCE LLC

VS

DEFENDANT: **J&P SINGH MANAGEMENT LP**

SALE ADDRESS: 562 Lancaster Avenue, Malvern, PA 19355

PLAINTIFF ATTORNEY: **SIRLIN LESSER & BENSON, P.C. 215-864-9700**

SALE NO. 24-8-237

Writ of Execution No. 2020-05615

DEBT \$2,649.24

ALL THAT CERTAIN tract of land known as 246 Fleetwood Street, situate in the City of Coatesville County of Chester and State of Pennsylvania.

Tax Parcel # 16-5-51.4

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Douglas R. Ricketts**

SALE ADDRESS: 246 Fleetwood Street, Coatesville, PA 19320

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

SALE NO. 24-8-238

Writ of Execution No. 2024-01707

DEBT \$200,285.62

ALL THOSE TWO CERTAIN LOTS OR PIECES OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, DESCRIBED AS ONE LOT, SITUATE IN THE BOROUGH OF WEST CHESTER, COUNTY OF CHESTER, STATE OF PENNSYLVANIA

Tax Parcel # 01-09-0493

PLAINTIFF: SPECIALIZED LOAN SERVICING LLC

VS

DEFENDANT: **SEAN GLAUM**

SALE ADDRESS: 40 East Miner Street, West Chester, PA 19382

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

SALE NO. 24-8-240

Writ of Execution No. 2019-11735

DEBT \$349,561.43

ALL THAT CERTAIN tract of Woodland, Situate in the Township of West Marlborough aforesaid, bounded and described as follows, viz:

BEGINNING at a stone in the public road leading from Leonard to Clonmell;

THENCE by other lands of the said William Jones, North 1 degree West, 400 feet to a stone; THENCE the same course continued 587.3 feet; THENCE by land of W. Plunkett Stewart, North 89 degrees West 211.54 feet; THENCE by land of Anna M. Brosius Estate, South 3 degrees East, 987.3 feet to a stone; THENCE along the public road from Clonmell to Leonard, South 89 degrees East 211.54 feet to the place of beginning.

CONTAINING 5 acres of land, more or less.

BEING the same premises which Barbarann J. Evans and John W. Evans, Wife and Husband, and Mary Rose Balch, by Indenture dated 11-24-99 and recorded 1201-99 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 4676 Page 185, granted and conveyed unto Daniel Garrison Thomforde.

Tax Parcel # 48-7-9

PLAINTIFF: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust

VS

DEFENDANT: **Daniel G. Thomforde a/k/a Daniel Garrison Thomforde**

SALE ADDRESS: 238 Clonmell Upland Road, West Grove, PA 19390

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

SALE NO. 24-8-241

Writ of Execution No. 2023-09046

DEBT \$495,064.32

All that certain lot or parcel of ground situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania being known as Lot No. 1 on a Plan of Sub-Division (PECO Plan No.

D-5-5-7106) prepared for Philadelphia Electric Company by Henry S. Conrey, Inc., dated May 26, 1976 and last revised July 15, 1983, bounded and described as follows:

Beginning at a point on the center line within the bed of Poorhouse Road (T 430) (33 feet wide) at a corner common to ground herein described and ground now or late of Horace F. Martin, said point also being at the distance of 1,182 feet, more or less, measured Northeastwardly along the center line of Poorhouse Road from its intersection with Broad Run Road; and extending thence from said point of beginning along the line dividing ground now or late of Horace F. Martin and ground herein described, South 83° 50' 16" West crossing a monument set 28.77 feet Southwest of the beginning point of the course and distance, 244.30 feet to a monument set in line of ground now or late of Frank & Kathleen E. Burns; thence along the last mentioned ground North 06° 09' 44" West, 388.56 feet to an existing iron pin found at a corner common to Lot No. 1, herein described, and Lot No. 2 on the aforementioned subdivision plan; thence along Lot No. 2, aforesaid, South 59° 25' 44" East, crossing the end of a twenty (20) foot wide roadway easement and an existing iron pin found 25 feet Northwest from the end of this course and distance, 421.27 feet to a point on the center line within the bed of Poorhouse Road; thence along the center line of Poorhouse Road the two (2) following courses and distances; (1) South 30° 34' 16" West, 109.59 feet to a point and (2) South 23° 30' 16" West, 56.13 feet to the first mentioned point and place of beginning.

Together with the right, liberty and privilege to utilize a 20 foot wide strip of ground, in common with the subsequent owner of Lot No. 2, as indicated on the aforementioned subdivision plan, and Grantor, as a means of access to and from the said lot of ground and Poorhouse Road,

subject, however, to the obligation in common with the subsequent owner of Lot No. 2 of sharing in the cost of keeping said 20 foot wide strip of ground in good order, condition and repair at all times hereafter.

Being the same premises which Joseph M. Kilgarif and Teresa D. Kilgarif, his wife, by Deed dated October 11, 2007 and recorded October 12, 2007 in Chester County Deed Book Volume 7284, Page 434 conveyed unto Brian Kilgarif.

UPI # 50-4-17.2A

PLAINTIFF: FIRST BANK, successor by merger to Malvern Bank, National Association f/k/a Malvern Federal Savings Bank
VS

DEFENDANT: **BRIAN KILGARIF**
a/k/a BRIAN C. KILGARIF

SALE ADDRESS: 1575 Poorhouse Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CHARLES N. SCHURR, JR., ESQ. 610-670-2552**

SALE NO. 24-8-242

Writ of Execution No. 2022-08157

DEBT \$193,262.05

ALL THAT CERTAIN tract of land situate in the Township of North Coventry, County of Chester and State of Pennsylvania, bounded and described, as follows, to wit;

BEGINNING at a point in the middle of State Highway Traffic Route No. 100 leading from Pottstown to West Chester, said point being 316.50 feet from the center line intersection of the aforementioned road and another public road (33 feet wide) known as Kemp Road; thence continuing along the middle of the aforementioned Traffic Route No. 100 by two courses: North 23 degrees 26 minutes East 11.60 feet to a point of deflection; thence North 2 degrees 01 minutes East 35.46 feet to a corner of other lands of now or late Cedar

Estates, Inc., (Lot No 10); thence along the same South 87 degrees 59 minutes East 240 feet to a point in line of lands of now or late William H. Saylor and Son; thence along the same in two courses: South 2 degrees 01 minutes West 80.84 feet to a point of deflection and South 23 degrees 26 minutes West 56.98 feet to a corner of lands of now or late Howard Seibold (Lot No. 8); thence along the same North 66 degrees 34 minutes West 240 feet to the place of Beginning.

BEING THE SAME PREMISES AS Gregory A. Golden, Administrator D.B.N.-C.T.A. of the Estate of Louise D. Golden and Marie Petrucelli Saraceni, Gregory Anthony Golden, specific devisees, by Deed dated March 22, 2013, and recorded on April 19, 2013, by the Chester County Recorder of Deeds as Instrument No.11267318, granted and conveyed unto Joseph N. Venezia, now deceased, and Carol A. Venezia, as Tenants by the Entireties.

Tax Parcel # 17-3-270

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust K

VS

DEFENDANT: **Carol A. Venezia**

SALE ADDRESS: 1236 South Hanover Street, Pottstown, PA 19465

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

SALE NO. 24-8-243

Writ of Execution No. 2023-04386

DEBT \$295,096.56

ALL THAT CERTAIN tract of land situate in Valley Township, Chester county, Pennsylvania, bounded and described more particularly according to a Subdivision Plan for Country Club Valley made by Drake & Waddington, Inc., Registered

Surveyors, dated 9/22/1987 and last revised on 4/29/1988, and recorded as plan #8284 through 8287, as follows, to wit:

BEGINNING at a point on the easterly side of Oakmont Place, said point being a corner of unit #68 (as shown on said plan); thence from said point of beginning and extending along said side of Oakmont Place on a line curving to the left having a radius 50.00 feet an arc distance of 32.18 feet to a point, said point being a corner of unit #65; thence leaving Oakmont Place extending along unit #66 and crossing a 10 feet wide utility easement North 77 degrees 05 minutes 39 seconds East 100.00 feet to a point in line of open space, said point being another corner of unit #66; thence extending along said open space South 12 degrees 54 minutes 21 seconds East 30.00 feet a point, said point being another corner of unit #68; thence leaving, the aforesaid open space and extending along unit #68 recrossing the aforesaid easement south 77 degrees 05 minutes 39 seconds west 110.00 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES AS Doris Q. Eufrazio, by Deed dated February 10, 2005, and recorded on March 5, 2005, by the Chester County Recorder of Deeds in Book 6423, at Page 178, granted and conveyed unto Jay R. Jacks, an Individual.

Tax Parcel # 38-2L-25

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-BC4

VS

DEFENDANT: **Jay R. Jacks**

SALE ADDRESS: 67 Oakmont Place, Coatesville, PA 19320

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

SALE NO. 24-8-244

Writ of Execution No. 2024-00765

DEBT \$49,189.87

ALL THAT CERTAIN unit in the property known, named and identified in Declaration Plan referred to below as Arbordeau located on Berwyn-Baptist Road, Devon, Tredyffrin Township, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania, of a Declaration dated August 9, 1974 and recorded August 23, 1974 in Miscellaneous Deed Book 245 pages 1-38, a Declaration Plan dated August 9, 1974 and recorded on August 23, 1974 in Plan Book 60 page 02, and a Code of Regulations dated August 9, 1974 and recorded on August 23, 1974 in Misc. Deed Book 245 Page 39, being and designated on such Declaration Plan as Unit #1 L’FLEUR, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .70934% of the Proportionate Interest.

BEING the same premises which Kathryn D. Souder, Executrix, by Deed dated August 14, 2017 and recorded in Chester County, Pennsylvania August 18, 2017, at Instrument No. 11561630, granted and conveyed to Katherine D. Souder, individually, in fee.

Tax Parcel # 43-10D-0179

PLAINTIFF: Arbordeau, A Collectivity of Unit Owners

VS

DEFENDANT: **Katherine D. Souder**

SALE ADDRESS: 1 L’Fleur, Devon, PA 19333

PLAINTIFF ATTORNEY: **GAWTHROP**

GREENWOOD, PC 610-889-0700

SALE NO. 24-8-245

Writ of Execution No. 2023-03596

DEBT \$2,127,974.78

Leasehold Interest in the Display Lease Agreement between Univest Bank and Trust Co.(predecessor-ininterest to 1473 Dunwoody, LLC) and Dunwoody Drive Outdoor, LLC dated effective as of October 5, 2020 (the "Initial Lease"), and assigned by Dunwoody Drive Outdoor, LLC to Mortgagor by way of an Assignment and Assumption of Lease Agreement dated September 21, 2021 (the "Lease Assignment" and together with the Initial Lease, the "Original Lease"), as amended by that certain Amended and Restated Display Lease Agreement, dated on or about the date hereof, (collectively, the "Display Lease") and leasehold estate in the real property located in the County of Chester, Commonwealth of Pennsylvania, as described In Exhibit A attached hereto (the "'Land");

UPI # 41-6-18.2A

PLAINTIFF: WPC BILLBOARD LENDER, LLC

VS

DEFENDANT: **1473 DUNWOODY (L) WEST WHITELAND LH LLC and 1473 DUNWOODY, LLC**

SALE ADDRESS: 1473 Dunwoody Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **STARK & STARK, P.C. 267-759-9670**

SALE NO. 24-8-246

Writ of Execution No. 2021-09836

DEBT \$261,938.33

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE

TOWNSHIP OF WILLISTOWN, CHESTER COUNTY, PENNSYLVANIA:

Tax Parcel # 54-01Q-0245

PLAINTIFF: PHH MORTGAGE CORPORATION

VS

DEFENDANT: **CARL D SNYDER**

SALE ADDRESS: 109 Richmond Road, Paoli, PA 19301

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

SALE NO. 24-8-247

Writ of Execution No. 2022-04110

DEBT \$468,796.86

PROPERTY SITUATE IN TOWNSHIP OF WEST GOSHEN

Tax Parcel # 5206E00350000

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **RICHARD FUSCO & BEVERLY GRAVINA**

SALE ADDRESS: 414 Penn Lane, West Chester, PA 19382

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

SALE NO. 24-8-248

Writ of Execution No. 2022-04080

DEBT \$465,031.53

ALL THAT CERTAIN lot or parcel of land situated in the Honey Brook Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated April 15, 2002 and recorded in the Office of the Chester County Re-

order of Deeds on May 3, 2002, in Deed Book Volume 5271 at Page 2345, as Instrument No. 200210080499.

Tax Parcel # 22-10-43.1

PLAINTIFF: DLJ Mortgage Capital, Inc.
VS

DEFENDANT: **Samuel Paschall a/k/a Samuel M. Paschall, Individually, and as Surviving Heir of Virginia M. Paschall, Deceased**

SALE ADDRESS: 900 Beaver Dam Road, Honey Brook, PA 19344

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

SALE NO. 24-8-249

Writ of Execution No. 2024-00456

DEBT \$306,937.65

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

Tax Parcel # 6203 00060000

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

PLAINTIFF: Civic Real Estate Holdings III, LLC
VS

DEFENDANT: **North Mill Holdings, LLC**

SALE ADDRESS: 491 North Mill Road, Kennett Square, PA 19348

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

SALE NO. 22-7-229

Writ of Execution No. 2020-00966

DEBT \$104,022.55

ALL THAT CERTAIN UNIT LOCAT-

ED IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS PENN CROSSING, LOCATED IN THE CITY OF COATESVILLE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA C S 3101, ET SEQ, BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN A FOR THE COUNTY OF CHESTER, PENNSYLVANIA RECORDED ON 05/20/2002 IN RECORD BOOK 5284, PAGE 1778, AND ANY AMENDMENTS THERETO, AS THE SAME MAY CHANGE FROM TIME TO TIME, BEING AND DESIGNATED AS UNIT NO M-74, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN SUCH DECLARATION)

Title to said premises is vested in Michael Knox and Rebekah Knox by deed from ERIN M. SMITH, N/K/A ERIN MAUREEN STEELE dated November 30, 2018 and recorded December 3, 2018 in Deed

Book 9851, Page 2044 Instrument Number 11641971.

Tax Parcel # 16-2-248.8

PLAINTIFF: Citizens Bank NA f/k/a RBS Citizens NA
VS

DEFENDANT: **Michael Knox & Rebekah Knox**

SALE ADDRESS: 915 Boundary Court, Coatesville, PA 19320

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