



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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Joachim vs. DiGiacomo

Discovery – Mental examination

1. The rules governing discovery are intended to prevent surprise and unfairness and to allow a fair trial on the merits.
2. A party may obtain discovery regarding any matter, not privileged, which is relevant to the subject matter involved in the pending action.
3. Upon good cause show, a court is authorized to order a party to submit to a mental examination if that party's mental condition is in controversy.
4. To finalize employment as a police officer, Plaintiff was required to undergo a psychological examination. Plaintiff alleges that Defendant conducted the examination in an inappropriate manner and sued Defendant for Defamation and Interference with Prospective Contractual Relations. Defendant filed a Motion to Compel Plaintiff's Independent Medical Examination. The Court determined Plaintiff had put his mental condition in controversy and *Held* Defendant's Motion to Compel Plaintiff's Independent Medical Examination was granted.

R.E.M.

C.C.P., Chester County, Pennsylvania, Civil Action No. 2020-07907-TT; William S. Joachim, III vs. Robert J. DiGiacomo, M.A.

Andrew Park for Plaintiff

Jesse W. McCarthy for Defendant

Binder, J., March 9, 2022:-

WILLIAM S. JOACHIM, III
Plaintiff

vs.

ROBERT J. DIGIACOMO, M.A.
Defendant

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2020-07907-TT

CIVIL ACTION – LAW

ORDER and MEMORANDUM

AND NOW, this 9th day of March, 2022, upon consideration of Defendant Robert J. DiGiacomo, M.A.’s Motion to Compel Plaintiff’s Independent Medical Examination, filed February 8, 2022, and Plaintiff’s Response thereto, for the reasons set forth in the accompanying Memorandum, it is hereby **ORDERED** that the Motion is **GRANTED**.

IT IS FURTHER ORDERED that the Plaintiff and Defendant shall confer and that Defendant shall present to this court, within twenty (20) days of the entry of this order, Defendant’s proposed order so this court can comply with Pa.R.C.P. No. 4010(a)(3).¹

BY THE COURT:

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

¹ The Rule requires this court to enter an order that specifies “the time, place, manner, conditions and scope of the examination and the person or persons by whom it is to be made.” Defendant’s proposed order requested only that Plaintiff “appear for an independent medical examination before Dr. Barbara Ziv within thirty (30) days.” This court recognizes that it was not feasible for Defendant to submit a proposed order without knowing when this court would decide Defendant’s Motion to Compel.

MEMORANDUM

As his final step to employment as a police officer with the Marcus Hook Police Department (MHPD), Plaintiff was required to undergo a psychological examination to be conducted by Defendant. Plaintiff alleges that Defendant conducted the examination in an inappropriate manner and made false and defamatory statements in his report which caused the MHPD to rescind the employment offer. Plaintiff set forth in his Complaint claims for Defamation and Interference with Prospective Contractual Relations.

Presently before this court is Defendant Robert J. DiGiacomo, M.A.'s Motion to Compel Plaintiff's Independent Medical Examination, filed February 8, 2022. Defendant averred that Plaintiff intends to prove at trial the falsity of Defendant's findings that "Plaintiff '[c]learly has executive functioning issues;' that there were multiple 'emotional, behavioral, and potential problematic areas' in Plaintiff's psychological test results; and, that Plaintiff was likely to be 'impulsive, combative, indicates probable conduct issues, indicates possible integrity issues, obsessive-compulsive and antisocial personality issues, [and] stress issues.'" Motion to Compel, 2/8/2022, ¶ 3 (brackets in original). Defendant also averred that Plaintiff has retained two experts who examined Plaintiff and issued expert reports concluding that Plaintiff is psychologically fit to be a police officer. Motion to Compel, 2/8/202, ¶¶ 7-12. Defendant argued that Plaintiff's mental condition is in controversy and that Defendant is entitled to an independent medical examination pursuant to Pa.R.C.P. No. 4010 (Physical and Mental Examination of Persons). Motion to Compel, 2/8/2022, ¶¶ 15, 19.

Plaintiff filed his Response on March 7, 2022. Plaintiff averred that "Plaintiff has not placed [his] mental condition in controversy." Response, 3/7/2022, ¶ 20. In that connection, Plaintiff averred that "Plaintiff's claims arise from the entirety of Defendant's Report, [sic] and are not limited to the select few statements concerning his purported mental condition or capacity." Response, 3/7/2022, ¶ 20. *See also* Response, 3/7/2022, ¶¶ 7, 10-11, 13 (averring that Plaintiff's psychological experts examined Plaintiff but were retained primarily to critique Defendant's methods and conclusions).

It is well-established that the rules governing discovery are intended to prevent surprise and unfairness and to allow a fair trial on the merits. Keystone Dedicated Logistics, LLC v. JGB Enterprises, Inc., 77 A.3d 1, 11 (Pa.Super. 2013); McGovern v. Hospital Service Assoc. of Northeastern Pennsylvania, 785 A.2d 1012, 1015 (Pa.Super. 2001); Dominick v. Hanson, 753 A.2d 824, 826 (Pa.Super. 2000). It is the general rule that "a party may obtain discovery regarding any matter, not privileged, which is relevant to the subject matter involved in the pending action." Pa.R.C.P. No. 4003.1(a). *See also* Berg v. Nationwide Mut. Ins. Co., Inc., 44 A.3d 1164, 1178, fn. 8 (Pa.Super. 2012). Upon good cause show, this court is authorized to order a party to submit to a mental examination if that party's mental condition is in controversy. Pa.R.C.P. No. 4010(a)(2)-(a)(3).

Here, Defendant has established that Plaintiff's mental condition is in controversy and shown good cause why Plaintiff should submit to mental examination. Defendant found that Plaintiff is psychologically unfit to be a police officer and Plaintiff's claims depend upon his assertion that he is, in fact, psychologically fit to be a police officer. Plaintiff's experts performed mental examination of Plaintiff and this court rejects Plaintiff's argument that the mental examination portion of their inquiry is immaterial because they also criticize Defendant's methods and conclusions. Plaintiff characterized his experts' inquiry as *primarily* a critique of Defendant's methods and conclusions which tacitly acknowledges that their independent psychological examination informed their conclusion that Plaintiff is psychologically fit to be a police officer. In sum, this court agrees with Defendant that "Plaintiff himself has placed his mental condition in controversy by alleging that [Defendant's] psychological evaluation report is false and defamatory." Brief, 2/8/2022, p. 4.

Accordingly, this court will enter an order granting Defendant Robert J. DiGiacomo, M.A.'s Motion to Compel Plaintiff's Independent Medical Examination, filed February 8, 2022, as set forth above.

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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. 2022-02620-NC

NOTICE IS HEREBY GIVEN that the name change petition of Yueyang Wang was filed in the above-named court and will be heard on Monday, August 1, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, April 21, 2022
Name to be changed from: Yueyang Wang to: Stone Du Wang

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

Patricia A. Ames, Esq., Attorney for the Petitioner
Ames Law Group
24 Veterans Square
Media, PA 19063

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

LAW NO. 2022-04461-NC

NOTICE IS HEREBY GIVEN that the name change petition of Nathan David Weaver was filed in the above-named court and will be heard on Monday, September 26, 2022 at 2:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, June 24, 2022

Name to be changed from: Nathan David Weaver to: Nate Dani Weaver
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Tuesday, June 28, 2022 for Invergis Technologies Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

Notice is hereby given that Articles of Inc. have been filed with and approved by the Dept. of State of the Commonwealth of PA at Harrisburg, PA, for the purpose of obtaining a Certificate of Inc. pursuant to the provisions of the Professional Corporation Act of the Commonwealth of PA. The name of the corp. is: KEITH SILVERSTEIN ORAL & MAXILLOFACIAL SURGERY, PC. MacELREE HARVEY, LTD., Solicitors, 17 W. Miner St., West Chester, PA 19382

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

ANTLEY, Jane, a/k/a Jane Maria Antley, Jane M. Antley, late of West Chester Borough. Elizabeth Antley, P.O. Box 243, Yardley, PA 19067, Administratrix.

BELMONT, Patricia J., late of East Goshen Township. Thomas J. Belmont, Jr., care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

BEVAN, John, a/k/a John Strong Bevan, late of West Whiteland Township. Marcy Rymer Bevan, care of WILLIAM J. O'BRIEN, II, Esquire, 4322 Main St., P.O. Box 4603, Philadelphia, PA 19127, Executrix. WILLIAM J. O'BRIEN, II, Esquire, Man-

ayunk Law Office, 4322 Main St., P.O. Box 4603, Philadelphia, PA 19127, atty.

CASE, Jerry Lee, late of Kennett Square. Jennie Queen, 123 Woodhaven Drive, Landenberg, PA 19350 & Mark Case, 210 Presidential Drive, Apt. 110, Wilmington, DE 19087, Executors. JOHN WILLIAMS P.A., Esquire, The Williams Law Firm, 1201 N Orange St #600, Wilmington, DE 19801, atty.

CLANCY, Carol A., late of West Goshen Township. Jeanne Marie Clancy, care of JEREMY A. WECHSLER, Esquire, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, Executrix. JEREMY A. WECHSLER, Esquire, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, atty.

COUDEN, Josephine I., late of New Garden Township. Patricia Ann Couden, 1 Black Acres Ln., Chadds Ford, PA 19317, Executrix.

DAHME, Letty Lee, late of Honey Brook. Robert W. Krick, 169 Homestead Road, Wayne, PA 19087, Executor.

GIUNTA, James V., late of West Goshen Township. Margaret J. Giunta, 801 Ceredo Ave, West Chester, PA 19382, Administratrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

HELLER, Eric James, late of Phoenixville Borough. James F. Heller, Jr. & Medina A. Heller, care of RAYMOND J. FALZONE, JR., Esquire, 22 East Third Street, Media, PA 19063, Administrators. RAYMOND J. FALZONE, JR., Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

MASIELLO, Nancy J., a/k/a Nancy Masiello, late of Tredyffrin Township. Marna Masiello, care of NICHOLAS W. STATHES, Esquire, 899 Cassatt Road, Suite 320, Berwyn PA 19312, Executrix. NICHOLAS W. STATHES, Esquire, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Road, Suite 320, Berwyn PA 19312, atty.

MOWERY, Allen M., a/k/a Allen Mason Mowery, late of East Fallowfield Township. Laurie E. Keen, 535 Barley Sheaf Rd., Coatesville, PA 19320, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

PECHIN, JR., Frank S., late of Uwchlan Township. Frank S. Pechin, III, 308 Garden View Drive, Thorndale, PA 19372, Executor. CHARICE D. CHAIT, Esquire, Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438, atty.

SEGNER, Floyd L., late of East Pikeland Town-

ship. Laura Vasko, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

SHULER, Audra, a/k/a Audra Sue Shuler, late of London Oxford Township. Laura Paige Moses, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, Lamb McErlane, PC, PO Box 381, Oxford, PA 19363, atty.

SZKIL, Eileen E., late of West Goshen Township. Megan E. Szkil & Mikaila A. Szkil, 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.

TAIT, Samuel R., late of West Whiteland. Theresa L. Tait, 397 West Boot Road, West Chester, PA 19380, Administratrix. ROSANA CHIPLE, Esquire, Law Office of Rosana Chiple, 31 South High Street, West Chester, PA 19380, atty.

WELSH, Jean, late of Coatesville. Michael Welsh, 131 Clearview Drive, Downingtown, PA 19335, Executor.

WILSON, Richard, late of Coatesville. Cora R. Wilson, 552 Elm Street, Coatesville, PA 19320, Executrix. E. ROBERT PECORI, III, Esquire, Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071, atty.

2nd Publication

ANDERSEN, Marvin V., a/k/a Marvin Verne Andersen, late of Charlestown Township. Kathryn S. Andersen, 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.

ASPLEN, Howard Joseph, late of West Chester. Donald Asplen, 16 Broadway Avenue, West Chester, PA 19382, Personal Representative.

CAPONI, Susanna T., late of Tredyffrin Township. Mary Ann Caponi, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

CORRIGAN, Carol, late of East Coventry Town-

ship. Judith A. Brennan, care of DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, Executrix. DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, atty.

CULBERTSON, Richard Ann, late of Coatsville. Thomas Douglass Culbertson, 1208 Waterford Road, West Chester, PA 19380, Personal Representative. L. THEODORE HOPPE, JR., Esquire, 25 West Second Street, Media, PA 19063, atty.

DOUBET, Ernest R., late of East Goshen Township. Carl A. Doubet, care of KRISTEN R. MATTHEWS, Esquire, 403 W. Lincoln Hwy., Ste. 110, Exton, PA 19341, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 403 W. Lincoln Hwy., Ste. 110, Exton, PA 19341, atty.

FELAHI, Geoffrey John, late of Easttown Township. Andrew-John Felahi, 1405 McCoy St., Unit 5, Dallas, TX 75204, Executor. KENNETH C. RUSSELL, Esquire, Russell Law, 3500 Reading Way, Huntingdon Valley, PA 19006, atty.

GELSINGER, Jerry Wayne, late of London Grove Township. Anita M. D'Amico, 65 S. Third St., Oxford, PA 19363, Administrator C.T.A. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

GRAY, Harold, late of Oxford. Harold Timothy Gray, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Administrator. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

HENSON, Anna S., late of West Chester Borough. John Henson, care of PATRICK C. O'DONNELL, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. PATRICK C. O'DONNELL, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

KNAUER, Nancy H., late of Westtown Township. Christopher J. Knauer, 1680 E. Boot Rd., West Chester, PA 19380 and James J. Lennon, 1545 Briarwood Ln., Pottstown, PA 19464, Executors. JOSEPH J. DOUGHERTY, Esquire, Cambridge Law, 544 Kennett Pike, Chadds Ford, PA 19317, atty.

LAL, Amrit, late of West Goshen Township. Atul Tony Lal, care of WAYNE C. BUCKWALTER, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. WAYNE C. BUCKWALTER, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

LASSOFF, Marlene, late of East Goshen Town-

ship. Cheryl G. Doran and Michelle S. Harbold, 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.

LEWIS, Thomas Darrell, late of Chester. Karen L. Keen, 587 Rosehill Drive, Narvon, PA 17555 & Terry Lewis, 612 Jolene Drive, West Chester, PA 19475, Administrator. MARTIN S. KARDON, Esquire, Kanter, Bernstein & kardon, P.C., 1617 John F. Kennedy Blvd., Ste 1080, Philadelphia, PA 19103, atty.

MacARTHUR, Cordelia C., a/k/a Cordelia MacArthur, late of Downingtown Borough. Ruth M. Mattioni, 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.

MENKINS, Mary B., late of Honey Brook Township. Sherry Townsend, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

RADCLIFFE, Noriene May, late of Downingtown Borough. Tracy Radcliffe, care of GARY E. THOMPSON, Esquire, 882 South Matlack Street, Suite 101 West Chester, PA 19382-4505, Administratrix. GARY E. THOMPSON, Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101 West Chester, PA 19382-4505, atty.

ROBERTS, Thomas D., a/k/a Thomas Downing Roberts, late of West Brandywine Township. Barbara Hansel Roberts and Thomas Scott Roberts, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executors. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

SAGANICH, William John, late of Elk Township. Christina A. Miller, 240 South Fifth Street, Oxford, PA 19363, Executor. THOMAS E. MARTIN, JR., Esquire, 201 S. Broad Street, Kennett Square, PA 19348, atty.

SEGNER, Floyd L., late of East Pikeland Township. Laura Vasko, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

TOMPKINS, Margaret Sowell, a/k/a Margaret

B. Sowell, late of East Goshen Township. Megan Tompkins, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

WARDELL, Thomas Joseph, late of West Grove. Sharon Wardell, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Administrator. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

WILLIAMS, Wesley N., a/k/a Wesley Williams, Wesley Neil Williams, late of Warwick Township. Kenneth B. Williams & Audrey H. Buckley, care of DAVID L. ALLEBACH, JR., Esquire, Esquire, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, Executors. DAVID L. ALLEBACH, JR., Esquire, Yergey.Daylor.Allebach.Scheffey.Picardi, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, atty.

3rd Publication

ANDERSON, Kenneth, late of West Grove. Matthew Galabinske, care of J. PATRICK HOLAHAN, II, Esquire, 113 South Broad Street, Kennett Square, PA 19348, Executor. J. PATRICK HOLAHAN, II, Esquire, Law Offices of J. Patrick Holahan, II, 113 South Broad Street, Kennett Square, PA 19348, atty.

BUCKALEW, IV, John L., late of West Bradford Township. John L. Buckalew, III, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Administrator. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

BURNS, Joseph F., late of Township of West Goshen. Karen M. Kellaher, 1 Saddle Ridge Road, Andover, NJ 07821, Executrix. KAY HENNESSY SEVEN, Esquire, Hennessy Law, P.C., 101 Lindenwood Drive, Suite 225, Malvern, PA 19355, atty.

COOPER, Sandra Lee, late of Birmingham Township. Daniel Cooper, 1320 Birmingham Rd., Birmingham, PA 19382, Executor. CYNTHIA L. DENGLER, Esquire, Murphy & Dengler, 43 E. Marshall St., Norristown, PA 19401, atty.

DENISEWICZ, Mark P., late of West Goshen. Marcy Denisewicz, 1312 Mary Jane Lane, West Chester, PA 19380, Administratrix.

DiPIETRO, Margaret R., late of Thornbury Township. Nancy L. Wagner, care of CHRISTOPHER M. MURPHY, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executrix. CHRISTO-

PHER M. MURPHY, Esquire, Breslin Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

DOUGHERTY, Sean Michael, late of Caln Township. Susan Dougherty, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Administratrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

KU, Hui Chen Sun, a/k/a Huichen Ku, Juchen Sun Ku, late of Berwyn. George Ku, 3109 Jennifer Drive, East Norriton, PA 19401-1573, Executor.

LITTLE, Ruth C., a/k/a Sarah Ruth Little, late of Kennett Square Borough. Linda Neubauer, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348 P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larimore Scarlett LLP, Address, atty.

MORAN, Carolyn L., a/k/a Carolyn Louise Moran, late of Oxford. Theodore Moran, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

NEIMAN, Ann M., late of Phoenixville. Karen Nesspor, 397 Kulp Road, Pottstown, PA 19465 & Marilou Thomas, 1607 Alcott Circle, West Chester, PA 19380, Executors. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

PEZZOTTI, Paul J., late of Tredyffrin Township. Robert A. Pezzotti, 76 Paddock Circle, Spring City, PA 19475, Executor.

POPLAWSKI, David J., late of West Chester. Lauren Mullens, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

SCOTT, Joan F., late of Franklin Township. Debra L. Scott, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larimore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SEARS, Cary Webb, late of East Goshen Township. Peter A. 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.

TROILO, Frank Joseph, late of East Bradford. Barbara Proto, 803 Happy Creek Ln., West Chester, PA 19380, Administratrix.

WALLS, Cecil Ann, late of Pennsbury Township. Amelia E. Hukoveh, 403 Forza Viola Way, Lakeway, TX 78738, Executrix. **HEATHER L. TURNER**, Esquire, Law Office Of Heather L. Turner, 137 N. Narberth Ave., Narberth, PA 19072, atty.

FICTITIOUS NAME

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

Collection Recovery Services, with its principal place of business at 356 Quigley Drive, Malvern, PA 19355. The application has been (or will be) filed on: Monday, April 4, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Main Line Recovery Solutions, Inc., 29 Regency Plaza, Glen Mills, PA 19342.

Anthony D. Giannascoli, Esq.
Giannascoli & Thomas, P.C.
460 Creamery Way, Suite 109
Exton, PA 19460

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 22, 2022 for ioHarbor at 277 W Lincoln Hwy, Unit 514, Exton, PA 19341. The name and address of each individual interested in the business is Grant Brotze at 277 W Lincoln Hwy, Unit 514, Exton, PA 19341. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 01, 2022 for Tow&Mer at 312 West Washington St, West Chester, PA 19380. The name and address of each individual interested in

the business is Shaun Edward Thomer at 312 West Washington St, West Chester, PA 19380. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 05, 2022 for Victorious DPT at 546 Wharton Blvd. Exton, PA 19341. The name and address of each individual interested in the business is Victoria Pepenelli at 546 Wharton Blvd. Exton, PA 19341. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 12, 2022 for RG 360 Consulting at 239 Aberdeen Avenue, Exton, PA 19341. The name and address of each individual interested in the business is Robert L. Givens III at 239 Aberdeen Avenue, Exton, PA 19341. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 19, 2022 for WC Dog Stalker at 246 E. Chestnut Street, West Chester, PA 19380. The name and address of each individual interested in the business is Jennifer Giordano at 246 E. Chestnut Street, West Chester, PA 19380. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 19, 2022 for STW Lawn and Tree Care at 345 Walnut St., Unit 107, Phoenixville, PA 19460. The name and address of each individual interested in the business is Seth T. Williams at 345 Walnut St., Unit 107, Phoenixville, PA 19460. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 09, 2022 for Revival Artisan Studio at 1 Green Hill Way, Thorndale, PA 19372. The name and address of each individual interested in the business is Rachel Lefko at 1 Green Hill Way, Thorndale, PA 19372. This was filed in accordance

with 54 PaC.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 17, 2022 for The Earth Tender at 2703 Dawn Way, Phoenixville, PA 19460. The name and address of each individual interested in the business is Jarod C. Metzger at 2703 Dawn Way, Phoenixville, PA 19460. This was filed in accordance with 54 PaC.S. 311.417

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is Game Creek Gives. Articles of Incorporation were filed on Tuesday, June 21, 2022

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on 6/17/2022, Articles of Incorporation were filed with the Department of State for PhillySafe, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes. GAWTHROP GREENWOOD, PC, Solicitors, 17 E. Gay St., Ste. 100, P.O. Box 562, West Chester, PA 19380

1st Publication of 3

TRUST NOTICE

Please take notice of the existence of THE BERNARD RAUSCH LIVING TRUST DATED OCTOBER 13, 1993, AS AMENDED ON MAY 6, 2004. The Settlor died May 13, 2022, as a result of which all persons having claims or demands against the estate of said trust of the decedent are requested to make known the same and all persons indebted to the decedent are request to make payment without delay to the Trustee, Jonathan Foster Rausch, c/o Anthony Morris, Esquire, 118 W. Market St., Suite 300, West Chester, PA 19382.

1st Publication of 3

TRUST NOTICE

RESTATED REVOCABLE TRUST OF HELEN J. LAMIET DTD. 6/2/1992 AS AMENDED 6/21/1993, 5/20/1994, 5/19/1998 and 10/16/2016 HELEN J. LAMIET, Deceased
Late of Pennsbury 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 MICHAEL TROIANI, TRUSTEE, c/o P. Kristen Bennett, Esq., 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807,
Or to his Attorney:
P. KRISTEN BENNETT
GAWTHROP GREENWOOD, PC
3711 Kennett Pike, Ste. 100
Wilmington, DE 19807

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW
NO. 2022-02539-RC
NOTICE OF ACTION IN MORTGAGE FORECLOSURE
MORTGAGE ASSETS MANAGEMENT, LLC
F/K/A REVERSE MORTGAGE SOLUTIONS, INC., Plaintiff
v.
DAVID ERVIN HEMRICK, JR., Defendants
To: DAVID ERVIN HEMRICK, JR. Defendant(s), 117 CAERNARVON COURT EXTON, PA 19341
COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County, PA docketed to No. 2022-02539-RC, seeking to foreclose the mortgage secured on your property located, 117 CAERNARVON COURT EXTON, PA 19341.
NOTICE
YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering

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

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

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

Chester County Bar Association Lawyer Referral and Information Service

15 West Gay Street
West Chester PA, 19380
610-429-1500

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF

Jenine Davey, Esq. ID No. 87077
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

2nd Publication of 3

TRUST NOTICE

CHARLOTTE G. GILPIN DEED OF TRUST DTD AUGUST 6, 1990, AS RESTATED ON JUNE 2, 2006, AND AS FURTHER RESTATED ON FEBRUARY 29, 2012, AND AS FURTHER RESTATED ON JUNE 28, 2018.

CHARLOTTE G. GILPIN, Deceased
Late of Kennett 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 ROBERT B. GILPIN, TRUSTEE, c/o Louis N. Teti, Esquire, 17 W. Miner Street, P.O. Box 660,

West Chester, PA 19381-0660,

Or to his Attorney:

LOUIS N. TETI
MacELREE HARVEY, LTD.
17 W. Miner Street, P.O. BOX 660
West Chester, PA 19381-0660

2nd Publication of 3

TRUST NOTICE

AMENDED AND RESTATED CHARLES A. SAUERBREY REVOCABLE TRUST DATED 1/16/2013 WHICH WAS THEN AMENDED AGAIN ON 5/19/18

CHARLES A. SAUERBREY, 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 PAMELA EMEL and MARK D. SAUERBREY, TRUSTEES, c/o Daniella A. Horn, Esq., 2202 Delancey Place, Philadelphia, PA 19103,

Or to their Attorney:
DANIELLA A. HORN
KLENK LAW, LLC
2202 Delancey Place
Philadelphia, PA 19103

2nd Publication of 3

TRUST NOTICE

Trust Estate of Jo Ann Wishniowski, deceased, late of East Goshen Township, Chester County, Pennsylvania. All persons having claims against the Trust Estate of Jo Ann Wishniowski are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to:

Eve Lyn Ann, Trustee,
c/o Carosella & Associates, P.C.
882 South Matlack Street
Suite 101
West Chester, PA 19382-4505

2nd Publication of 3

NOTICE

NOTICE IS HEREBY GIVEN that a Complaint to Quiet Title (Docket No. 2022-04189-RC) was filed on June 15, 2022 against Annie Arnot Dickey Miller, William D. Miller, Robert A. Dickey, and

John M. Dickey pursuant to Pa.R.C.P. 1061 through 1067, seeking a determination of Paul A. Johnson and Mark A. Johnson's right, title, and interest in a strip of land located between Valley Avenue and real property with an address of 408 Penn Avenue, Oxford, Pennsylvania 19363 described more fully as the former bed of the Peach Bottom Railroad the area between the centerline of said railroad bed and the South right of way line of Valley Avenue, Oxford Borough, Chester County ("the Property").

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

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

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

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

If you fail to do so, final judgment may be entered against you, as prayed for in the complaint. If you wish to defend, you must enter a written appearance 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, property, or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. 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.

Lancaster Bar Association
28 East Orange Street
Lancaster, PA 17602
(717) 393-0737

2nd Publication of 2

NOTICE

IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

LANCASTER ELECTRIC, INC. Plaintiff

vs.

MCGUCKIN & PYLE, INC. Defendant

No. CI-21-01911

CIVIL ACTION

NOTICE TO: Defendant, MCGUCKIN & PYLE, INC. TAKE NOTICE THAT: Plaintiff, LANCASTER ELECTRIC, INC., has filed a Complaint in the aforesaid Court as of the above number, averring that Defendant respond to the charges against them. You are hereby ordered to file an Answer within twenty (20) days following the date of this publi-

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, July 21st, 2022 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, August 22nd, 2022.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time and place of sale. **Payment must be paid in cash, certified check or money order made payable to the purchaser or “Sheriff of Chester County”. The balance must be made payable to “Sheriff of Chester County”. within twenty-one (21) days from the date of sale by 4PM.**

FREDDA L. MADDOX, SHERIFF

2nd Publication of 3

SALE NO. 22-7-215

Writ of Execution No. 2017-01576

DEBT \$258,719.65

PROPERTY SITUATE IN NEW LONDON TOWNSHIP

TAX PARCEL # 71-03-0024.03G

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **BARRY BOLT**

SALE ADDRESS: 479 Kirks Mill Road, Lincoln University, PA 19352

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

SALE NO. 22-7-217

Writ of Execution No. 2017-01838

DEBT \$1,343.52

ALL THAT CERTAIN tract of land upon which is built a dwelling house in the City of Coatesville, Chester County, Pennsylvania.

TAX PARCEL NO. 16-6-20

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Ursella L. Young**

SALE ADDRESS: 118 N. Fifth Avenue, Coatesville, PA 19320

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

SALE NO. 22-7-221

Writ of Execution No. 2020-02310

DEBT \$85,145.40

PROPERTY SITUATE IN BOROUGH OF DOWNINGTOWN

TAX PARCEL # 11-5-72.26

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: STATE FARM BANK, F.S.B.

VS

DEFENDANT: **SIDNEY E. REASON, JR. & HELENE T. REASON**

SALE ADDRESS: 507 Mark Lane, Downingtown, PA 19335

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

SALE NO. 22-7-222

Writ of Execution No. 2020-04440

DEBT \$355,282.85

ALL THAT CERTAIN lots situated in East Pikeland Township, Chester County and State of Pennsylvania, being lot nos. 85A and 85B laid out on the survey and plan of lots of Valley Dell, Kimberton, made by C., Raymond Weir, R.S. of Ambler, PA, on 11-30-1940 and revised on 04-22-1941 said plan being recorded in plan book 2 page 48 in the Office of the Recording of Deeds in and for Chester County, PA as follows:

BEGINNING at a point in the Northwest-erly side of Forrest Avenue (33 feet wide) which is the point intersection with the center line of Hillcrest Avenue (40 feet wide) a corner of lot nos. 85B and 101A; thence along the northwesterly side of Forrest Avenue north 55 degrees 46 minutes East, 124.35 feet to a point, a corner of lot nos. 85A and 84B; thence extending along the westerly side of lot no. 84B south 49 degrees 29 minutes 30 seconds East, 167 feet to a point on the Northerly side of lot no 86; thence along the Northerly side of lot no. 86 south 55 degrees 46 minutes west, 124.35 feet to a point in the center line of Hillcrest Avenue, aforesaid; thence along the center line of Hillcrest Avenue North 49 degrees 29 minutes 30 seconds West, 167 feet to the first mentioned point and place of beginning.

BEING the same which Leonard J. Levi, Jr and Louise Anne Levi by Indenture dated June 24, 1993 and recorded on June 29, 1993 in and for the Recorder of Deeds of Chester County, Pennsylvania in Deed Book 3579, Page 1888 granted and conveyed unto Bruce R. Mattis.

BEING Tax Parcel: 26-2P-31

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB

VS

DEFENDANT: **BRUCE R. MATTIS**

SALE ADDRESS: 153 Hillcrest Avenue, East Pikeland Township, Kimberton, PA 19442

PLAINTIFF ATTORNEY: **MILLER, TURETSKY, RULE & McLENNAN 610-489-3300**

SALE NO. 22-7-225

Writ of Execution No. 2019-11680

DEBT \$218,367.73

PROPERTY SITUATE IN TOWNSHIP OF SADSBURY

TAX PARCEL # 37-04-0040.08B

IMPROVEMENTS thereon: a residential dwelling

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 2006-24

VS

DEFENDANT: **GERALDINE A. HALL**

SALE ADDRESS: 307 Fox Trail, Parkesburg, PA 19365-0000

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

SALE NO. 22-7-226

Writ of Execution No. 2018-11538

DEBT \$1,459.75

ALL THAT CERTAIN TRACT OR LOT OR PIECE OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL NO. 29-7-131.34C

PLAINTIFF: West Brandywine Township

VS

DEFENDANT: **Ronald E. Allison & Barbara J.Allison**

SALE ADDRESS: 12 Landover Drive, West Brandywine, PA 19320

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

SALE NO. 22-7-228

Writ of Execution No. 2019-11683

DEBT \$324,221.29

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN OF PROVIDENCE HILL, MADE BY EDWARD B. WALSH AND ASSOCIATES, INC., DATED DECEMBER 12, 2003, LAST REVISED DECEMBER 14, 2004, AND RECORDED AS PLAN NO. 17297, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OF CURVE ON THE NORTHWESTERLY SIDE OF NARRAGANSETT LANE (50 FEET WIDE), SAID POINT BEING A CORNER OF LOT NO. 216, AS SHOWN ON SAID PLAN; THENCE , FROM SAID POINT OF BEGINNING EXTENDING ALONG SAID LANE, ON A LINE CURVING TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 22.00 FEET TO POINT, A CORNER OF LOT NO. 214; THENCE, LEAVING SAID LANE EXTENDING ALONG LOT NO. 214, NORTH 39 DEGREES 03 MINUTES 53 SECONDS WEST, 114.19 FEET TO A POINT IN LINE OF OPEN SPACE AFORESAID, A CORNER OF LOT NO. 214; THENCE EXTENDING PARTIALLY ALONG SAID OPEN SPACE, NORTH 50 DEGREES 50 MINUTES 07 SECONDS EAST, 22.00 FEET TO A POINT,

A CORNER OF LOT NO. 216, NORTH 50 DEGREES 56 MINUTES 07 SECONDS EAST, 22.00 FEET TO A POINT, A CORNER OF LOT NO. 216; THENCE, LEAVING SAID OPEN SPACE EXTENDING ALONG LOT NO. 216, SOUTH 39 DEGREES 03 MINUTES 53 SECONDS EAST, 114.00 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES CONVEYED TO ANTHONY M. PENZARELLA AND MARIE ANDERSON FROM ANTHONY M. PENZARELLA BY DEED DATED APRIL 8, 2015, AND RECORDED ON JUNE 12, 2015, AS INSTRUMENT NUMBER 11412601 IN BOOK 9123, PAGE 2319.

TITLE TO SAID PREMISES IS VESTED IN ANTHONY M. PENZARELLA AND MARIE ANDERSON BY DEED FROM ANTHONY M. PENZERELLA DATED APRIL 8, 2015 AND RECORDED JUNE 12, 2015 IN DEED BOOK 9123, PAGE 2319 INSTRUMENT NUMBER 11412601.

BEING PARCEL NUMBER 47-5-344

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Anthony M. Penzarella & Marie Anderson**

SALE ADDRESS: 47 Narragansett Lane, Coatesville, PA 19320

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

SALE NO. 22-7-229

Writ of Execution No. 2020-00966

DEBT \$104,022.55

ALL THAT CERTAIN UNIT LOCATED 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.

UPI NO 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**

SALE NO. 22-7-230

Writ of Execution No. 2019-09862

DEBT \$136,717.07

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East

Nottingham, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plot Plan of property owned by Elmer Reese to be conveyed to Martin W. Sumner and Edith H. Sumner, made by George E. Regester, Jr., and Sons, Inc., Registered Land Surveyors, Kennett Square, PA, dated 4/16/1973 and recorded ad Chester County Plan # 49 page 18, as follows, to wit:

BEGINNING at a point on the title line in the bed of Public Road T-355 known as Barren Road at the Southwesterly corner of this about to be described lot at the North-easterly corner of lands now or late of Walter Reinhardt, said point being measured South 14 degrees 29 minutes 14 seconds East 863.85 feet along said title line from a point on intersection with the title line in the bed of Public Road L.R. 15162 known as Media Road, as shown on said Plan; thence crossing the ultimate right of way line of said Barren Road, extending along said Reinhardt's land North 81 degrees 39 minutes 43 seconds West 463.60 feet to a point; thence extending still along the same South 54 degrees 31 minutes 43 seconds West, 322.17 feet to a point at the Southwesterly corner of this lot and the Southeasterly corner of land about to be conveyed unto Martin Bardley, et ux, as shown on said Plan; thence extending along the same North 09 degrees 29 minutes 54 seconds West 333.61 feet to a point at the Southwesterly corner of Lot #16, as shown on said Plan; thence extending along the same North 81 degrees 02 minutes 19 seconds East 350.00 feet to a point in line of Lot #13, as shown on said Plan; thence extending along the same and Lot # 14 the two following courses and distances: (1) South 09 degrees 29 minutes 54 seconds East 156.15 feet to a point; and (2) South 81 degrees 39 minutes 43 seconds East, recrossing said ultimate right of way line of said Barren Road, 395.24 feet to a point on the title line in the bed of the same; thence extending South 14 degrees 29 minutes 14 seconds East 54.25 feet to the first mentioned point and place of beginning.

BEING Lot #15 as shown on said Plan.

BEING THE SAME PREMISES which Franklin L. Moyer and Monica E. Moyer, by Deed dated May 10, 1999 and recorded May 11, 1999 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 4561, Page 0886, as Instrument Number 38881, granted and conveyed unto Daniel Thomas Campbell and Mitzi Baron-Campbell, in fee.

AND THE SAID Mitzi Baron-Campbell departed this life on or about May 3, 2011 thereby vesting title unto Daniel Thomas Campbell by operation of law.

Tax Parcel No. 69-07-0098.120

PLAINTIFF: Selene Finance LP

VS

DEFENDANT: **Daniel Thomas Campbell**

SALE ADDRESS: 565 Barren Road, Oxford, PA 19363

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

SALE NO. 22-7-231

Writ of Execution No. 2018-01211

DEBT \$323,402.30

Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment. New London Township

UPI # 71-03-0035.370

PLAINTIFF: The Bank of New York Mellon, fka, The Bank of New York, as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR1, Mortgage Pass-Through Certificates, Series, 2006-AR1

VS

DEFENDANT: **Michael Depoulter a/k/a Michael E. Depoulter**

SALE ADDRESS: 404 Bobs Lane, Lincoln

University, PA 19352

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

SALE NO. 22-7-232

Writ of Execution No. 2015-07056

DEBT \$332,403.08

Property situate in the NEW GARDEN TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 60-2-93.8

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR2

VS

DEFENDANT: **RICHARD WANNEMACHER, JR A/K/A RICHARD WANNEMACHER & NANI WANNEMACHER A/K/A NANI SHIN-WANNEMACHER**

SALE ADDRESS: 800 Sunrise Drive, Kennett Square, PA 19348

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

SALE NO. 22-7-233

Writ of Execution No. 2014-06016

DEBT \$2,885.70

ALL THAT CERTAIN parcel of land, with the hereditaments and appurtenances, thereon erected, designated as Lot #3 of the Development known as "Whiteland Hills" laid out by Lewis S. Hickman, Jr. and Situate in

West Whiteland Township, Chester County,
Pennsylvania.

TAX PARCEL NO. 41-6K-89

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Deborah A. Smith, Trustee of the Deborah Doran Smith Family Residence Trust**

SALE ADDRESS: 1334 Phoenixville Pike,
West Whiteland Township, PA 19380

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

SALE NO. 22-7-234

Writ of Execution No. 2021-08785

DEBT \$201,419.88

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

Tax Parcel Number: 370100190100

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **Christine Moore a/k/a Christine M. Moore & John C. Moore**

SALE ADDRESS: 309 Compass Road,
Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **ADAM FREIDMAN, ESQ. 212-471-5100**

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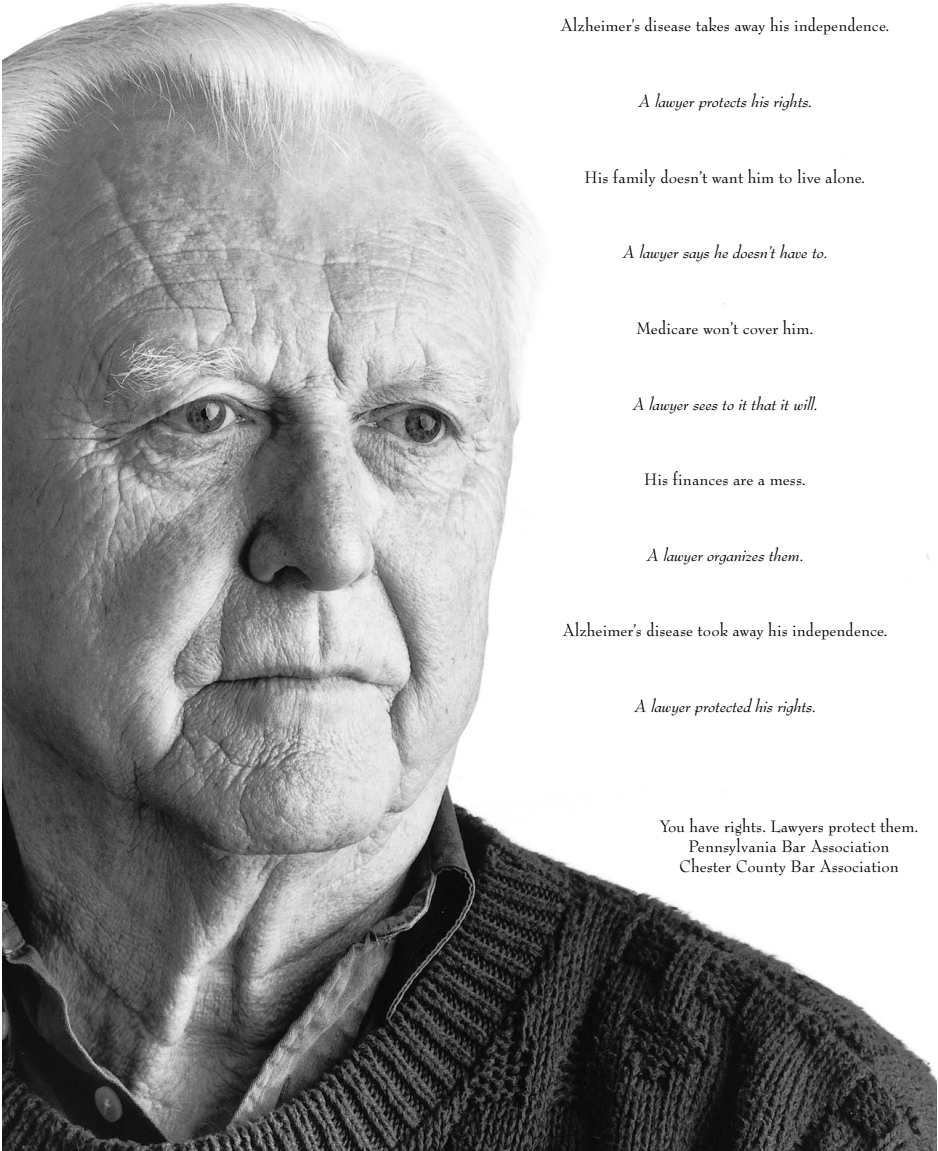
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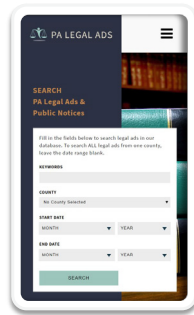
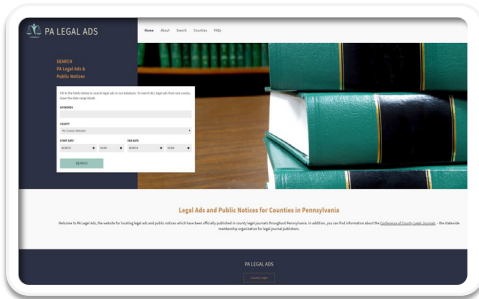
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