



Chester County Law Reporter

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[71 Ches. Co. Rep. **Kramer, et al. vs. Tran, et al.**

Kramer, et al. vs. Tran, et al.

Petition for counsel to withdraw appearance

1. Pennsylvania Rule of Professional Conduct 1.16(b)(4) provides a lawyer may withdraw from representing a client if the client insists upon taking action that the lawyer considers repugnant or with which the lawyer has a fundamental disagreement.
2. Pennsylvania Rule of Professional Conduct 1.16(b)(5) provides a lawyer may withdraw from representing a client if the client fails substantially to fulfill an obligation to the lawyer regarding the lawyer's services and has been given reasonable warning that the lawyer will withdraw unless the obligation is fulfilled.
3. The parties' settlement agreement was recited on the record with the intent that it would be formalized in a separate written document. The parties failed to formalize their settlement agreement. Petitioners, attorneys for two Defendants, aver that a fundamental disagreement exists between Petitioners and Defendants; Defendants refuse to pay Petitioners; and Petitioners have given notice of their intent to withdraw. Defendants do not deny that a fundamental disagreement exists or that they refuse to pay Petitioners. Instead, Defendants oppose Petitioners' request on the ground that Petitioners may yet be of use to Defendants in resolving their dispute with Plaintiffs; the parties appear close to a final resolution; it is not a good time for counsel to be removed from the case and retaining new counsel will be prohibitively expensive to bring them up to speed. Because Petitioners present a *prima facie* claim and Defendants fail to present meritorious opposition, the Petition of Counsel for two of the Defendants for Leave to Withdraw Appearances was granted.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action 2020-08143-IR; Colleen Kramer and Henning Kramer, w/h and Domenica Hottenstein and Charles Hottenstein, w/h vs. Mygna Tran and John D. Ferraro, w/h and HDZ Landscaping, Masonry and Construction, LLC

Jane Richardson and Edward Green are Petitioners
Mygna Tran & John D. Ferraro, *pro se*
Binder, J., March 31, 2023:-

COLLEEN KRAMER and HENNING
KRAMER, w/h and DOMENICA
HOTTENSTEIN and CHARLES
HOTTENSTEIN, w/h

Plaintiffs

vs.

MYGNA TRAN and JOHN D. FERRARRO,
w/h and HDZ LANDSCAPING, MASONRY
AND CONSTRUCTION, LLC

Defendants

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

CIVIL ACTION

NO. 2020-08143-IR

ORDER and MEMORANDUM

AND NOW, this 31st day of March, upon consideration of the Petition of Counsel for Defendants My Nga Tran-Ferraro and John D. Ferraro for Leave to Withdraw Appearances filed March 8, 2023, and the Response filed thereto, it is hereby **ORDERED** that the Petition is **GRANTED** and that Petitioners may withdraw their appearances forthwith.

IT IS FURTHER ORDERED upon the court's own initiative that the status conference presently scheduled for Wednesday, April 5, 2023 is **RESCHEDULED** for Wednesday, May 17, 2023 at 9:00 a.m. in Courtroom 12 of the Chester County Justice Center, 201 West Market Street, West Chester, PA 19380.¹

Any request to participate remotely by telephone and/or video conferencing should be made at least one (1) week in advance. The Remote Appearance Request Form with instructions can be found at <https://www.chesco.org>.

BY THE COURT:

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

¹ The rescheduling of the status conference will afford Defendants time to obtain new counsel, should they so choose.

MEMORANDUM

On January 9, 2023, in lieu of trial, the parties' settlement agreement was recited on the record with the intent that it would be formalized in a separate written document. The parties failed to formalize their settlement agreement and Plaintiffs filed a Motion to Enforce Settlement Agreement² on February 10, 2023 which the court will decide in due course.

Presently before the court is the Petition of Counsel for Defendants My Nga Tran-Ferraro and John D. Ferraro for Leave to Withdraw Appearances filed March 8, 2023. Petitioners aver that a fundamental disagreement exists between Petitioners and Defendants. Petition, 3/8/2023, ¶ 7. Petitioners also aver that Defendants refuse to pay Petitioners and that Petitioners have given notice of their intent to withdraw. Petition, 3/8/2023, ¶¶ 9-10, 12, 15. Petitioners ground their request for leave to withdraw on Pennsylvania Rule of Professional Conduct 1.16(b)(4) ("a lawyer...may withdraw from representing a client if the client insists upon taking action that the lawyer considers repugnant or with which the lawyer has a fundamental disagreement."). Petitioners also ground their request for leave to withdraw on Pennsylvania Rule of Professional Conduct 1.16(b)(5) ("a lawyer...may withdraw from representing a client if the client fails substantially to fulfill an obligation to the lawyer regarding the lawyer's services and has been given reasonable warning that the lawyer will withdraw unless the obligation is fulfilled.").

Defendants filed their Response on March 13, 2023. Defendants do not deny that a fundamental disagreement exists or that they refuse to pay Petitioners. *See* Response, 3/13/2023, ¶¶ 1- 10. Instead, Defendants oppose Petitioners' request on the ground that Petitioners may yet be of use to Defendants in resolving their dispute with Plaintiffs. Response, 3/13/2023, ¶ 2 (alleging that the parties "appea[r] to be close to final resolution" and that "now is not a good time for our representatives to be removed from the case."). Defendants also oppose Petitioners' request on the ground that retaining new counsel will be prohibitively expensive. Response, 3/13/2023, ¶ 3 ("It would also be a significant financial burden for us to bring a new legal representative in and bring them up to speed."). Defendants thus ask this court to compel Petitioners to continue to represent Defendants without payment despite the fundamental disagreement that exists between them. Response, 3/13/2023, ¶ 5 ("We believe that removal of Petitioner Lawyers should only occur after a final agreement is in force.").

Here, Petitioners present a *prima facie* claim while Defendants fail to present a meritorious opposition. Defendants ask this court to force Petitioners to continue working for them without payment while suggesting that this imposition will not last long since "the matter is close to final resolution." Response,

² The full title is Motion of Plaintiffs, Colleen Kramer and Henning Kramer, H/W, and Domenica Hottenstein and Charles Hottenstein, H/W, to Enforce Settlement Agreement Against Defendants, Mynga Tran and John D. Ferraro, H/W.

3/13/2023, ¶ 10. However, the anticipated duration of the imposition is irrelevant when the issue is whether Defendants should be allowed to continue to impose on Petitioners at all. Moreover, even if Defendants had averred that they intend to pay Petitioners, eventually, Defendants have failed to deny Petitioners' averment that there exists a fundamental disagreement between them, which is an independent ground sufficient to warrant the relief sought by Petitioners.

Accordingly, this court will enter an order that grants the Petition of Counsel for Defendants My Nga Tran-Ferraro and John D. Ferraro for Leave to Withdraw Appearances filed March 8, 2023.

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NOTICES

Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. 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. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.

CORPORATION NOTICE

Notice is hereby given that Articles of Inc. were filed with the Dept. of State for ARCHIMEDIC, INC., a corp. organized under the PA Business Corp. Law of 1988. TROUTMAN PEPPER HAMILTON SANDERS LLP, Solicitors, 400 Berwyn Park, 899 Cassatt Rd., Berwyn, PA 19312-1183

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

ANDERSEN, Jack B., a/k/a Jack Bently Andersen, late of Tredyffrin Township. Paige Lee Andersen, care of JOHN YANOSHAK, Esquire, 17 E. Front St., P.O. Box 626, Media, PA 19063, Executrix. JOHN YANOSHAK, Esquire, KAO Law Associates, 17 E. Front St., P.O. Box 626, Media, PA 19063, atty.

BENNETT, Mary Joan, late of West Chester Township. Margaret M. Bennett, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, Executrix. JESSICA R. GRATER, Esquire, Monastr & Grater, LLC, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, atty.

BRIGHTON, Ruth L., a/k/a Ruth Louise Brighton, late of East Whiteland Township. Andrew P. Brighton, care of GUY F. MATTHEWS, Esquire,

300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

BROUSE, Frances Grace, a/k/a Frances G. Brouse, late of East Brandywine Township. Ronald Brian Brouse, care of L. ROBERT FRAME, JR., Esquire, 122 S. Church St., West Chester, PA 19382, Executor. L. ROBERT FRAME, JR., Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

BUTTS, Alice Mae, late of Willistown Township. Donna L. Preston, care of JEREMY A. WECHSLER, Esquire, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, Administratrix. JEREMY A. WECHSLER, Esquire, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, atty.

DENNISON, Helen, late of West Goshen Township. Alice Hall, care of ROSANA CHIPLE, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. ROSANA CHIPLE, Esquire, Peak Legal Group, 31 South High Street, West Chester, PA 19382, atty.

DUVALL, Frances L., a/k/a Frances Lane Duvall, late of New London Township. Sandra Duvall-Wolfe, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

HARRON, John G., late of West Grove Township. Diana S. Harron, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

HARTZ, Dorothy M., late of Honey Brook Township. Daniel Nunemaker, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

HENNELLY, Richard J., late of West Whiteland Township. Sheila A. McCabe, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executrix. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

KEASLEY, Alexis A., late of Atglen Borough. Shamar M. Keasley, 463 Main St., Apt. 16, Atglen, PA 19310, Executor. BASIL G. JOY, Esquire, Gold-

berg, Goldberg & Maloney, 213 W. Miner St., West Chester, PA 19382, atty.

KUCEWICZ, Joan Marie, a/k/a Joan Kucewicz, late of East Pikeland Township. Corinne Kucewicz, 201 Black Walnut Dr., Phoenixville, PA 19460, Executrix. KRIS E. FENDROCK, Esquire, Myers, Brier & Kelly, LLP, 425 Biden St., Ste. 200, Scranton, PA 18503, atty.

NABER, John F., late of Elverson Borough. Dina Ogden, care of L. ROBERT FRAME, JR., Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. L. ROBERT FRAME, JR., Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

OFENSEND, Ruth T., late of West Whiteland Township. Randal J. Ofensend, 10 Margaret Court, Glenmoore, PA 19343, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

RENN, JR., William Lewis, a/k/a William L. Renn, JR., William Renn and Bill Renn, late of West Goshen Township. Megan J. Porter, 34 Boraten Rd., Linfield, PA 19468, Executrix. STEPHEN M. PORTER, Esquire, Brett Senior & Associates, P.C., 125 Strafford Ave., Ste. 112, Wayne, PA 19087, atty.

SANDERS, Margaret P., late of Kennett Square Borough. Charles Maris Sanders, 48 Paschall Rd., Wilmington, DE 19803, Executor. JENNIFER E. SMITH, Esquire, McCollom D'Emilio Smith Uebler LLC, 2751 Centerville Rd., Wilmington, DE 19808, atty.

SPITZ, Dennis C., late of Caln Township. Bonnie L. Tucker Spitz, 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.

TICE, Dallett G., late of West Nottingham Township. Helen Elaine Keen, care of WINIFRED MORN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

WEBB, Amy M., late of East Vincent Township. Susan Bodick, 40 Aldian Rd., Phoenixville, PA 19460, Executrix. JAMES R. FREEMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

WELSH, Christine, late of West Bradford Township. Donald V. Welsh, 1320 Stayman St, West Ches-

ter, PA 19380, Executor. COURTNEY WIGGINS, Esquire, Clarion Law, LLC, PO Box 3169, West Chester, PA 19381, atty.

2nd Publication

AMES, Eleanor Nelms, a/k/a Rose Eleanor Nelms Ames, Onie Ames, late of Chester. Louise A. Glenn, 3200 Delwynn Drive, Wilmington, DE 19803, Executor.

COLL, Elizabeth Ann, late of West Brandywine Township. Michael Coll, M. Regina Coll and John Coll, care of RYAN J. GRIFFIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Co-Executors. RYAN J. GRIFFIN, CPA, Esquire, James B. Griffin, 623 N. Pottstown Pike, Exton, PA 19341, atty.

DREW, Henrietta, late of Phoenixville. Georgianne McEntyre, care of DAVID W. CROSSON, Esquire, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, Administratrix. DAVID W. CROSSON, Esquire, Crosson Richetti & Deigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, atty.

FAULDS, Betty S., late of Penn Township. Thomas Camp Faulds and Morgan Faulds Pike, care of CHARLES J. DURANTE, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executors. CHARLES J. DURANTE, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

FISCINA, Carmine M., late of East Whiteland Township. Gary Bolino, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

FISCINA, Phyllis A., late of East Whiteland Township. Gary Bolino, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

FLEMING, Eleanor Ann, late of West Chester. Beth Ann Buglio, 118 Baker Dr., Exton, PA 19341, Executrix.

GANDOLFO, Paul Ronald, late of Malvern Borough. Caroline Jessup, 295 Marshall Drive, Orwigsburg, PA 17961 & Diana Gandolfo, 129 Loraine Avenue, Apt. B, Oreland, PA 19075, Executors. ILES COOPER, Esquire, Williamson, Friedburg & Jones, LLC, 10 Westwood Road, Pottsville, PA 17901, atty.

GEORGE, Melanie D., late of Uwchlan Township. Andrew Harry Webster, 1716 Reed St, Coatesville, PA 19320, Executor.

HESS, Parke H., a/k/a Parke Hoffman Hess, Sr., late of West Whiteland Township. Nancy M. Hess, 5075 Valley View Rd., Mohnton, PA 19540, Executrix. **DAVID A. MEGAY**, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

HITCHCOCK, Daniel Leonard, late of East Whiteland Township. Lynn A. Scherzer, 358 Sycamore Rd., Douglassville, PA 19518, Administratrix. **MATTHEW R. KESSLER**, Esquire, Kessler Law Offices, L.L.C., 8 East Church Ln., Douglassville, PA 19518, atty.

LOUGHHEAD, Mildred J., late of Oxford Borough. D. Jackson Loughhead, 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.

LOWE, Reginald Wilmot, a/k/a Reggie Lowe, late of Pennsbury Township. **SCUDDER G. STEVENS**, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, Executor. **SCUDDER G. STEVENS**, Esquire, M. Lyons Law Group, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

NEARHOOD, Richard Lee, late of Caln Township. Kathleen Hoover, care of LISA M. NENTWIG, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Executrix. LISA M. NENTWIG, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

PERKINS, Regina A., late of London Britain Township. Gwen F. Galligan, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SANTOYO, Juan, late of Penn Township. Michele DeJesus, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

SHINDLE, Brenda L., a/k/a Brenda Shindle, Brenda Lee Shindle, late of Coatesville. B. Elaine Shindle, 1908 Valley Road, Coatesville, PA 19320, Executor. **LINDSAY A. CASADEI**, Esquire, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601, atty.

SMITH, Lorraine H., late of East Goshen Township. Gayle S. Jeffris and Deborah S. Dean, care of W.

PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executors. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

TROSINO, John, late of Chester County. Michael Trosino, 8805 Duveen Drive, Wyndmoor, PA 19038, Executor.

ZAFFARESE, Frieda E., late of Westtown Township. Joseph E. Zaffarese, 1443 Johnny's Way, West Chester, PA 19382, Executor. **JEONG HYEON PARK**, Esquire, Lamb McErlane, P.C., 460 Creamery Way, Suite 109, Exton, PA 19341, atty.

ZIEGLER, Lottie L., late of Valley Township. Patricia Z. Ripley and Harold L. Ziegler, care of JOHN S. CUSTER, JR., Esquire, 7 St. Albans Circle, Newtown Square, PA 19073, Executors. JOHN S. CUSTER, JR., Esquire, Custer & Custer, 7 St. Albans Circle, Newtown Square, PA 19073, atty.

3rd Publication

BRITT, Shawn P., late of Phoenixville. Jeremy Z. Mittman, Esq., 593 Bethlehem Pike, Montgomeryville, PA 18936, Administrator. **JEREMY Z. MITTMAN**, Esquire, The Law Office of Jeremy Z. Mittman, 593 Bethlehem Pike, Montgomeryville, PA 18936, atty.

BUCHAKJIAN, Edward, late of Willistown Township. Barbara Moore, 64 Yale Rd., Havertown, PA 19083, Executrix. **ANDREW V. GUILFOIL**, Esquire, 41 E. Front St., Media, PA 19063, atty.

BURRICHTER, P. Paul, a/k/a Peter Paul Burrichter, late of West Chester. Dennis J. Burrichter, 131 Hampstead Drive, Ambler, PA 19002, Executor.

CALDWELL, Edward A., late of Kennett Square. Gaila Ciccarone, 293 Longview Lane, Kennett Square, PA 19348, Administrator.

CIARLONE, Matthew T., late of East Brandywine Township. Rose Ciarlone, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Administratrix. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, atty.

GERHART, John S., late of Phoenixville. Kathryn V. Rudderow, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

GHEE, Lysbeth, late of Kennett Township. Denise Ghee, care of MARC L. DAVIDSON, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executrix. MARC L. DAVIDSON, Esquire, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

GOOD, Reita G., late of East Bradford Township. Sandra L. Good and James R. Good, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executors. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

HERSHEY, Eva F., a/k/a Eva Fisher Hershey, late of Upper Oxford Township. Carol J. Hershey, 221 Howarth Road, Media, PA 19063, Executor. JACQUELYN S. GOFFNEY, Esquire, Law Office of Elizabeth T. Stefanide Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

HILTON, Doris I., late of East Fallowfield. Lawrence E. Hilton, III, 375 Buck Run Road, East Fallowfield, PA 19320, Executor. ANITA F. O'MEARA, Esquire, The O'Meara Law Firm, P.O. Box 209, Unionville, PA 19375, atty.

HOLLINGER, Dale R., late of West Brandywine Township. Jennifer Keller, 1484 Sugartown Rd., Paoli, PA 19301, Executrix. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 309, West Chester, PA 19380, atty.

KUESPERT, Cynthia H., a/k/a Cynthia Kuespert, late of Pennsbury Township. David H. Burt, care of MARY ANN PLANKINTON, Esquire, 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807, Executor. MARY ANN PLANKINTON, Esquire, Gawthrop Greenwood, P.C., 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807, atty.

LAGROTTERIA, John, late of West Goshen Township. Debra Jean Lagrotteria and Josephine Charles, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrices. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

LAHR, Harriet Belle, late of West Caln Township. Tracy H. Lahr Calvert, 103 Debbie Dr., Coatesville, PA 19320 and Eric T. Lahr, 1690 Telegraph Rd., Honey Brook, PA 19344, Executors. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane, P.C., 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

MAGEE, James A., late of West Whiteland Township. Jean Marie Langdon, care of JOHN C. HOOK, Esquire, 30 Valley Stream Parkway, Malvern, PA

19355, Executrix. JOHN C. HOOK, Esquire, Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

MAGERS, John Christopher, late of East Nottingham Township. Sandra S. Magers, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MAITLAND, Alice McWilliams, late of West Brandywine Township. Robert R. Fleck, Jr., 4 Michael Court, Coatesville, PA 19320 & Stephen H. Morrison III, 11 Cochran Drive, Coatesville, PA 19320, Executor.

MAURER, Daniel, late of Berwyn. Barbara Maurer, 750 Old Lancaster Avenue, Apt. B310, Berwyn, PA 19312, Administrator.

MORAN, John P., a/k/a John Patrick Moran and John Moran, late of West Chester Borough. Patrick J. Moran, care of ROBERT B. SHOEMAKER, JR., Esquire, 1800 E. Lancaster Ave., Ste. L, Paoli, PA 19301, Administrator. ROBERT B. SHOEMAKER, JR., Esquire, 1800 E. Lancaster Ave., Ste. L, Paoli, PA 19301, atty.

NGUYEN, Quang Kimbui, a/k/a Jacqueline Nguyen, late of Sadsbury Township. Phuoc Hong Le, 801 Timber Drive, Coatesville, PA 19320, Executor. PATRICK J. SCHAEFFER, Esq. & LAURA E. BAYER, Esquire, Trinity Law, 1681 Kenneth Road, Suite 2, York, PA 17408, atty.

NGUYEN, Lieng Van, a/k/a Lieng Nguyen, late of Sadsbury Township. Phuoc Hong Le, 801 Timber Drive, Coatesville, PA 19320, Executor. PATRICK J. SCHAEFFER, Esq. & LAURA E. BAYER, Esquire, Trinity Law, 1681 Kenneth Road, Suite 2, York, PA 17408, atty.

REMINGTON, Frances, late of Kennett Square. Jeanne M. Hanson, 532 Ruxton Drive, Wilmington, DE 19809, Executor. DENISE D. NORDHEIMER, Esquire, Denise Nordheimer, 2001 Baynard Boulevard, Wilmington, DE 19802, atty.

SHAW, Brian Scott, a/k/a Brian S. Shaw, Brian Shaw, late of Warwick Township. Juliana T. Kligmann & Linda J. Dennis, 2454 Haromnyville Road, Elverson, PA 19520, Administrators.

VELAZQUEZ, Victor Castaneda, late of Avondale. Irene Ayllon Mendiola & Yulissa Castaneda, care of MICHAEL R. PERNA, Esquire, 610 Miller Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. MICHAEL R. PERNA, Esquire, Perma & Abracht, LLC, 610 Miller Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

VILLONE, Carmin, late of West Marlborough Township. Herbert Miller, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executor. GEORGE S. DONZE, Esquire, Donze & Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

WILENT, Rita P., late of Dowingtown. Joseph DiCroce, care of STANLEY E. LUONGO, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

WINCKELMAN, Stephen R., late of Charles-town Township. Stephen E. Winckelman and Cynthia E. Winner, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executors. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

WOOD, Doris A., late of Pennsbury Township. Cheryl H. Wood and Anne G. Wood, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**CORPORATION NOTICE
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that on Monday, April 10, 2023 a Certificate of Organization was filed in the Pennsylvania Department of State for Langan's Plumbing Services, LLC, in accordance with the provisions of the Limited Liability Act of 1994.
Janis M. Smith, Esq., Solicitor
4203 West Lincoln Highway, Parkesburg, PA 19365

NONPROFIT CORPORATION NOTICE

Root to Branch has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

NONPROFIT CORPORATION NOTICE

Wicklow Unit Owners Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.
Steven L. Sugarman & Assocs.
1273 Lancaster Avenue
Berwyn, PA 19312

NOTICE

PRINCE PROPERTIES INC.
DBA JOURNEY'S END FARM
Plaintiff

Vs.

BARBARA J. BENDALL
and
GABRIELLE BENDALL
Defendants

IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
CASE: 2023-03561-MJ

TO: Gabrielle Bendall and Barbara Bendall
A complaint for foreclosure on an agricultural lien has been commenced against you by Prince Properties, Inc. dba Journey's End Farm.

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.
Lawyers' Reference Service
Chester County Bar Assoc
15 W Gay Street
West Chester PA 19380
(610) 429-1500

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 on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, June 15th, 2023 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 July 17th, 2023.** 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.

FREDDA L. MADDOX, SHERIFF

3rd Publication of 3

SALE NO. 23-6-168

Writ of Execution No. 2022-00243

DEBT \$44,656.98

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Whiteland, County of Chester, and Commonwealth of Pennsylvania bounded and described according to a Land Development Plan for Bentley Developers Inc. of "North Ridge" made by Edward B. Walsh & Associates, Inc. Civil Engineers 705 Springdale Drive, Exton, Pennsylvania 19341, (610) 363-1360, Dated 6/30/1993, last revised 1/6/1994, and Recorded as Plan # 12574, and further revised 4/4/1993, to add As-

Built Information for Units 26-35 and 41-44, 5/30/1995 to add As-Built Information for Units 30-35, and 7/28/1995 to add As-Built Information for Units 11-16 and 36-40, 10/12/1995 to add As-Built Information for Units 7-10; 12/14/1995 to add As-Built Information for Units 1-6, and 1/18/1996 to add As-Built Information for Units 17-20 and 21-25, as follows, to wit:

BEGINNING at an interior point, a corner, in the line of Unit 8, thence extending partly along Open Space and along same, South 09 degrees 10 minutes 00 seconds East 39.30 feet to a point in the line of Open Space, thence extending along same, South 80 degrees 50 minutes, 00 seconds West 25.10 feet to a point, thence extending still along same, North 09 degrees 10 minutes 00 seconds West 37.30 feet to a point, thence extending still along Open Space, North 80 degrees 50 minutes 00 seconds East, 13.00 feet to a point, thence extending still along same, North 09 degrees 10 minutes 00 seconds West 2.00 feet to a point, thence extending, still along the line of Open Space, North 80 degrees 50 minutes 00 seconds East 12.10 feet to the point of beginning.

BEING Unit 7 on said Plan.

TOGETHER with and subject to those certain easement rights as set forth in a Declaration of Easement for right of way access, as set forth in Record Book 1742, Page 566, being a 70 foot wide access easement and utility easement for Parcel B extending Northeastwardly from Old Lincoln Highway across the above described premises (Parcel A) as shown on the above mentioned plan, and a Declaration of Easement for storm water management as set forth in Record Book 1742, Page 552.

UNDER AND SUBJECT, nevertheless, to the terms, covenants, restrictions, conditions and easements set forth in a Declaration of Covenants, Restrictions and Easements for Northridge, as amended from time to time, and the By-laws and the Rules and Regulations of the Northridge Commu-

nity Association, as amended from time to time.

BEING the same premises which David L. Guy, Unmarried, by Deed dated October 6, 1997 and recorded February 27, 1998 in the Chester County Recorder of Deeds Office in Book 4307, Page 986, granted and conveyed unto Nadin R. Bazirgianian, in fee.

BEING CHESTER COUNTY PARCEL # 42-5-28

PLAINTIFF: Northridge Community Association, Inc.

VS

DEFENDANT: **Nadin R. Bazirgianian**

SALE ADDRESS: 113 Weybridge Drive, Malvern, PA 19355

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

SALE NO. 23-6-169

Writ of Execution No. 2022-06763

DEBT \$185,013.61

ALL THAT CERTAIN lot or parcel of land, Situate on the Northerly side of West Chester Road in the Township of East Fallowfield, County of Chester, and Commonwealth of Pennsylvania, known as Lot No. 6 on Plan of Lots designated as "Ridge View Manor", bounded and described in accordance with a Survey thereof made October 1, 1950, by Howard H. Ranck, R.S., as follows, to wit:

BEGINNING at a point in the State Highway leading from Coatesville to West Chester, said point being located a distance of 535.00 feet Eastwardly from a corner of lands now or late of Warren S. Henderson and Harriet M. Henderson, and land now or late of David P. Stringer; thence by other lands now or late of said Henderson, the following three (3) courses and distances: (1) North 07 degrees 45 minutes East, 200.00 feet to an iron pin; (2) thence South

82 degrees 15 minutes East, 100.00 feet to an iron pin; and (3) thence South 07 degrees 45 minutes West, 200.00 feet to a point in the aforesaid Highway; thence along in the same, by land now or late of Ashmore C. Johnson, North 82 degrees 15 minutes West, 100.00 feet to the place of BEGINNING.

CONTAINING 20,000 square feet (0.4591 acres), more or less.

UNDER AND SUBJECT to existing covenants, conditions, easements, restrictions, and reservations of record, including, but not limited to, those set forth in Deed Book Q-23, Page 456; Modification Agreement in Deed Book 97, Page 30, Access Easement in Deed Book 5986, Page 330; and any subsequent amendments thereto.

BEING THE SAME PREMISES WHICH John Vandenberg and Debra A. Martin, now known as Debra A. Vandenberg, husband and wife, by Deed dated May 20, 2004 and subsequently recorded May 27, 2004 in and for the Office of the Recorder of Deeds of Chester County in Record Book 6169, Page 729, granted and conveyed onto Bruce Holloway, in fee, as tenant in severalty.

BEING UPI NO. 47-2-10

PLAINTIFF: Susan Holloway Hardie

VS

DEFENDANT: **Bruce Holloway**

SALE ADDRESS: 2075 West Chester Road, East Fallowfield Township, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT J. CAREY, ESQ. 610-933-0878**

SALE NO. 23-6-170

Writ of Execution No. 2017-06505

DEBT \$20,388.74

ALL THAT CERTAIN lot or piece of ground with the buildings and improve-

ments, thereon erected, hereditaments and appurtenances, Situate in the Township of Willistown, County of Chester, State of Pennsylvania.

Tax Parcel No.: 54-3-22.26

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **Michael B. Bem & United States of America**

SALE ADDRESS: 11 Harvey Lane, Willistown Township, PA 19355

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

SALE NO. 23-6-171

Writ of Execution No. 2021-03713

DEBT \$3,159.34

ALL THAT CERTAIN lot or parcel of ground together with the South half of a block of two brick dwelling houses, Situate and known as #145 Strode Avenue, in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No.: 16-9-343

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Joshua Lucas**

SALE ADDRESS: 145 Strode Avenue, Coatesville, PA 19320

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

SALE NO. 23-6-172

Writ of Execution No. 2020-06264

DEBT \$5,176.27

ALL THAT CERTAIN tract of land known as the John Wesley Cook lots situated in Caln Township, Chester County, Pennsyl-

vania.

Tax Parcel No.: 39-4D-2

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Sheila Ann Plank**

SALE ADDRESS: 622 Bondsville Road W., Caln Township, PA 19335

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

SALE NO. 23-6-173

Writ of Execution No. 2017-06157

DEBT \$387,891.42

ALL THAT CERTAIN lot or piece of ground situate in the Township of New Garden, County of Chester and State of Pennsylvania bounded and described according to a Plan of "Sherwood Pines" Sections I and II, made by George E. Register, Jr. and Sons, Inc., Registered Land Surveyors, Kennett Square, PA dated 4/6/1982 and last revised 7/7/1982 and recorded 12/1/1982 in Chester County in Plan No. 4203, as follows, to wit:

BEGINNING at a point on the cul-de-sac, at the end of Little John Circle, at a corner of Lot No. 19 on said Plan; thence extending from said beginning point along Lot No. 19, South 06 degrees, 50 minutes 33 seconds East, 176.82 feet to a point on the Northerly right of way line of the Route 1 By-pass; thence extending along the same, the two following courses and distances; (1) South 83 degrees 09 minutes 27 seconds West, 115.20 feet to a point and (2) South 89 degrees 29 minutes 00 seconds West, 183.86 feet to a point, a corner of Lot No. 1; thence extending along the same, North 67 degrees 03 minutes 18 seconds East, 185.75 feet to a point, on the cul-de-sac at the end of Little John Circle, aforesaid; thence extending along the same, the three following

courses and distances: (1) on a line curving to the left, having a radius of 50.00 feet, the arc distance of 135.86 feet to a point of reverse curve; (2) on a line curving to the right, having a radius of 25.00 feet, the arc distance of 21.03 feet to a point of tangent and (3) North 66 degrees 00 minutes East 6.66 feet to the first mentioned point and place of beginning.

BEING Lot #20 on said Plan.

BEING Parcel Number: 60-1-37.22

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Greenpoint Mortgage Funding Trust 2006-AR3, Mortgage Pass-Through Certificates, Series 2006-AR3

VS

DEFENDANT: **Glenn Hall & Joann Hall**

SALE ADDRESS: 5 Little John Circle, Avondale, PA 19311

PLAINTIFF ATTORNEY: **ECKERT SEAMANS CHERIN & MELLOTT, LLC 215-851-8429**

SALE NO. 23-6-174

Writ of Execution No. 2022-09640

DEBT \$333,035.80

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN EAST-TOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

PARCEL NUMBER: 55-3J-79

IMPROVEMENTS thereon: a residential property

PLAINTIFF:DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R3

VS

DEFENDANT: **BARRY G. MAYNARD A/K/A BARRY MAYNARD**

SALE ADDRESS: 139 Chester Road, Devon, PA 19333

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

SALE NO. 23-6-175

Writ of Execution No. 2022-08489

DEBT \$163,249.50

All that certain piece or parcel or Tract of land situate in the Township of West Bradford, Chester County, Pennsylvania, and being known as 1137 Halls Lane, West Chester, Pennsylvania 19380

Tax Parcel Number: 50-6-8.5

PLAINTIFF: Loancare, LLC

VS

DEFENDANT: **Lynnor G. Schoff**

SALE ADDRESS: 1137 Halls Lane, West Chester, PA 19380

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

SALE NO. 23-6-176

Writ of Execution No. 2020-04760

DEBT \$147,646.07

PROPERTY SITUATE IN TOWNSHIP OF VALLEY

UPI PARCEL NO: 38-5G-21

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: HALEIGH GILDER-SLEEVE

SALE ADDRESS: 24 Green Street, Coatesville, PA 19320

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

SALE NO. 23-6-177

Writ of Execution No. 2022-01939

DEBT \$354,758.26

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

Tax Parcel No.: 3201 00220300

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

PLAINTIFF: U.S. Trust National Association, as Trustee of the Lodge Series III Trust VS

DEFENDANT: Nathan Paul & United States of America

SALE ADDRESS: 555 Font Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: DANA MARKS, ESQ. 212-471-5100

SALE NO. 23-6-178

Writ of Execution No. 2022-07684

DEBT \$62,802.72

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

All that certain tract of land on which is built a dwelling known as 630 Reeceville Road (Lot #32), Friendship Village, with the hereditaments and appurtenances, situ-

ate in the Township of West Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a new survey made by D.M. Rogers, Registered Surveyor, April 25, 1962, as follows:

Beginning at a point in the center line of Friendship Road, said point being North 86 degrees, 15 minutes East for a distance of 260 feet from a railroad spike marking the intersection of the center line of Holly Road and the center line of Friendship Road; thence along the center line of Friendship Road (40 feet wide) North 86 degrees, 15 minutes East for a distance of 65.14 feet to a roof nail; thence along the center line of Reeceville Road (40 feet wide) South 52 degrees, 59 minutes East for a distance of 98.58 feet to a spike; thence leaving Reeceville Road and going along the East line of Lot No. 32 South 17 degrees 32 minutes West for a distance of 21.215 feet to an iron pipe and South 17 degrees, 32 minutes West for the remaining distance of 209.745 feet to an iron pipe; thence along the South line of Lot No. 32 North 73 degrees 57 minutes 40 seconds West for a distance of 90 feet to an iron pipe, thence along the West line of Lot No. 32, North 2 degrees 50 minutes East for a distance of 230.60 feet to an iron pipe and by the same bearing 20.13 feet to the place of beginning.

Containing 30,528.71 square feet of land, be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO WALTER J. GRANT AND BARBARA A. GRANT, HIS WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM FRANK G. SWARNER, JR. AND CAROL BARTONE SWARNER, HIS WIFE, DATED AUGUST 1, 1978, RECORDED AUGUST 3, 1978, AT DEED BOOK J53, PAGE 571, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: WALTER J. GRANT DIED MAY 1, 2019, AND

THROUGH TENANCY BY THE ENTIRETY ON THE ABOVE DEED ALL OF HIS INTEREST PASSED TO BARBARA A. GRANT.

PARCEL NO.: 29-07L-0033

PLAINTIFF: KeyBank, NA, s/b/m First Niagara Bank, NA

VS

DEFENDANT: **Kelly Powell, as Administrator of the Estate of Barbara A. Grant**

SALE ADDRESS: 630 Reeceville Road, West Brandywine, AKA Coatesville, PA 19320

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

SALE NO. 23-6-179

Writ of Execution No. 2022-09451

DEBT \$320,860.18

ALL THAT CERTAIN tract of land SITUATED in Westtown Township, Chester County, Pennsylvania, bounded and described according to a new survey made by J.W. Harry, Civil Engineer, October 09, 1941 and ALL THAT CERTAIN tract of land, Situate in the Township of Westtown, County of Chester and State of Pennsylvania, which according to a survey made by J. Vernon Keech. The improvements thereon being known as 959 South Matlack Street, West Chester, Pennsylvania 19382.

BEING the same premises that RHW-1, Dated April 17, 1991, conveyed to Laura Schera, in fee by Deed dated March 27, 2017 and recorded on April 18, 2017 with the Chester County Recorder of Deeds at Deed Book 9525, Page 182, Instrument Number 11538145.

Tax Parcel: 67-4-74

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

VS

DEFENDANT: **Laura Schera**

SALE ADDRESS: 959 South Matlack Street, West Chester, PA 19382

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

SALE NO. 23-6-180

Writ of Execution No. 2022-04167

DEBT \$217,960.96

ALL THAT CERTAIN tract or lot of land SITUATE in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin n the public road, known as Sandy Hill Road, a corner of land now or late of Adam J. Gregor and Ruth A. Gregor; THENCE along in said road, North 07 degrees 30 minutes 00 seconds East, 456 feet to a corner; THENCE leaving said road, by land now or late of Emera Gregor, of which this was a part, North 82 degrees 30 minutes 0 seconds West, 349 feet to an iron pin on the Eastern side of the Drive to dwelling; THENCE along the Eastern side of said Drive, South 31 degrees 00 minutes 00 seconds East, 586.4 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Beverly A. Gregor by Deed dated 10/12/2004 from Beverly A. Gregor as Executrix of the Estate of John C. Gregor, deceased, and recorded in the Chester County recorder of Deeds office on 10/19/2004 in Book 6312, Page 447 as Doc Id: 10470615.

UPI # 28-05-0042

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

VS

DEFENDANT: **Unknown Heirs, successors, assigns and all persons, firms or as-**

socations claiming right, title or interest from or under the Estate of Beverly A. Gregor

SALE ADDRESS: 501 N. Sandy Hill Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PARKER MC-CAY PA 856-596-8900**

SALE NO. 23-6-181

Writ of Execution No. 2021-00708

DEBT \$226,187.12

PROPERTY SITUATE IN TOWNSHIP OF CALN

UPI PARCEL NO: 39-4G-66

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-G57

VS

DEFENDANT: **JAMES L. BUTTERFIELD & JENNIFER L. KERRICK**

SALE ADDRESS: 3301 Windsor Lane, Thorndale. PA 19372

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

SALE NO. 23-6-182

Writ of Execution No. 2018-10310

DEBT \$312,160.16

PROPERTY SITUATE IN TOWNSHIP OF HONEY BROOK

TAX PARCEL # 22-8-158

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE BANK OF NEW

YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12 C/O Carrington Mortgage Services, LLC

VS

DEFENDANT: **BRENDA A. HOAGLAND AKA BRENDA HOAGLAND & R. MARK HOAGLAND AKA R. HOAGLAND**

SALE ADDRESS: 390 Greison Road A/K/A 374 Cupola Road, Honey Brook, PA 19344

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

SALE NO. 23-6-183

Writ of Execution No. 2019-09218

DEBT \$425,201.41

PROPERTY SITUATE IN TOWNSHIP OF WEST BRADFORD

TAX PARCEL # 50-5-43

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: REVERSE MORTGAGE SOLUTIONS, INC.

VS

DEFENDANT: **THOMAS A. GOODING**

SALE ADDRESS: 1432 Crestmont Drive, Downingtown, PA 19335

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

SALE NO. 23-6-184

Writ of Execution No. 2022-06085

DEBT \$210,382.58

PROPERTY SITUATE IN BOROUGH OF PARKESBURG

TAX PARCEL # 08-05-0154
IMPROVEMENTS thereon: a residential dwelling
PLAINTIFF: PENNYMAC LOAN SERVICES, LLC
VS

DEFENDANT: **LEE ANN MONTGOMERY & KRISTIAN A. SCHULTZ**

SALE ADDRESS: 501 West 2nd Avenue, Parkesburg, PA 19365

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

SALE NO. 23-6-186

Writ of Execution No. 2022-07943

DEBT \$114,126.10

ALL THAT CERTAIN message or dwelling and lot or pieces of land situate at Leopard in Easttown Township, Chester County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in a public road leading from Leopard to Berwyn, a corner of land belonging to the Easttown School District; thence along said Leopard and Berwyn Road South 44° 45' West, 126.1 feet to a corner of land of J.E. Worrall Estate; thence along said Worrall's land North 26° 30' West, 200.1 feet; thence still by Worrall's land North 63° 30' East, 119.4 feet to a point in the Westerly line of aforesaid School property; and thence along the same South 26° 30' East, 159.6 to the place of BEGINNING.

CONTAINING 0.493 of an acre more or less.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the

hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of him, the said Grantor, as well as law as in equity, of, in, and to the same.

BEING THE SAME PREMISES which The Estate of William A. Singley, Jr., by executor Eric Christopher Singley, by Deed dated 7/21/2009 and recorded 9/28/2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7781, Page 73, granted and conveyed unto Eric Christopher Singley.

PARCEL NO.: 55-4-57

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA

VS

DEFENDANT: **Christine M. Singley & Eric Christopher Singley**

SALE ADDRESS: 670 Leopard Road, Berwyn PA 19312

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, LLC 215-942-9690**

SALE NO. 23-6-188

Writ of Execution No. 2022-08249

DEBT \$167,661.47

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE EASTERN-MOST HALF OF A DOUBLE FRAMED DWELLING THEREON ERECTED, SITUATED ON THE SECOND AVENUE IN THE BOROUGH OF PARKERSBURG, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BEING THE LANDS FORMERLY OF ROY C. HARTWIG, ET UX, AS SHOWN ON PLAN OF SURVEY FOR THE SEC-

OND AVENUE GROUP, WHICH PLAN IS ATTACHED AS EXHIBIT A TO AN AGREEMENT OF CORRECTION, FILED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR CHESTER COUNTY, PENNSYLVANIA, IN RECORD BOOK 6374, PAGE 126.

BEGINNING AT A POINT IN THE CENTERLINE OF SECOND AVENUE, 389.35 FEET EAST OF THE INTERSECTION OF THE CENTER LINE OF CHURCH STREET AND SECOND STREET; THENCE FROM THE SAID POINT OF BEGINNING, SOUTH 4 DEGREES 33 MINUTES 00 SECONDS EAST ON THE LINE RUNNING THROUGH THE CENTER OF A DOUBLE FRAME DWELLING, 224.51 FEET TO A POINT; THENCE ALONG LANDS OF NOW OR LATE OF SAMUEL M. AND DOROTHY A. HANDY NORTH 80 DEGREES 25 MINUTES 10 SECONDS EAST, 50.19 FEET TO A POINT; THENCE NORTH 4 DEGREES 33 MINUTES 00 SECONDS WEST, 220.11 FEET OT A POINT IN THE CENTER LINE OF SAID SECOND AVENUE; AND THENCE ALONG SAID CENTER LINE OF SOUTH 85 DEGREES 27 MINUTES 00 SECONDS WEST, 50 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING the same premises which Jay S. Bieler by Deed dated May 29, 2018 and recorded in the Office of the Recorder of Deeds of Chester County on May 30, 2018 at Instrument Number 11609221 granted and conveyed unto Laura N. Merklinger.

Parcel Number: 08-06-0052

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Laura N. Merklinger**

SALE ADDRESS: 52 East 2nd Avenue, Parkesburg, PA 19365

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

SALE NO. 23-6-189

Writ of Execution No. 2014-03168

DEBT \$5,638.05

ALL THAT CERTAIN lot or parcel of ground situate in Upper Uwchlan Township, Chester County, Pennsylvania

Tax Parcel No.: 32-1-8.2

PLAINTIFF: Upper Uwchlan Township

VS

DEFENDANT: **David P. Debenedictis & Carol L. Hughes**

SALE ADDRESS: 281 Greenridge Road, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 484-873-2781**

SALE NO. 23-6-193

Writ of Execution No. 2017-01885

DEBT \$136,659.10

Property situate in the CITY OF COATESVILLE, CHESTER County, Pennsylvania being

BLR# 16-07-0222.010

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: HBSC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AP3

VS

DEFENDANT: **FRANCIS SCHNERING & LISA SCHNERING**

SALE ADDRESS: 811 Oak Street, Coatesville, PA 19320

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

SALE NO. 23-6-194

Writ of Execution No. 2022-08912

DEBT \$120,124.20

Property situate in the TOWNSHIP OF
COATESVILLE, CHESTER County,
Pennsylvania, being

BLR# 1610-0042-0000

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: FREEDOM MORTGAGE
CORPORATION

VS

DEFENDANT: **TERRY ANDERSON**

SALE ADDRESS: 136 S 3rd Avenue,
Coatesville, PA 19320

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

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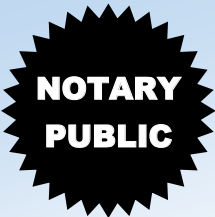
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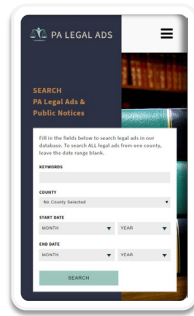
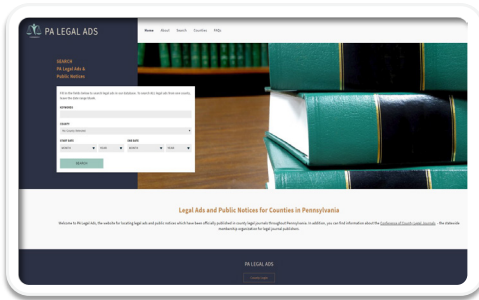
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