



# Chester County Law Reporter

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# Chester County Law Reporter

(USPS 102-900)

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15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

[www.chescobar.org](http://www.chescobar.org)  
[lawreporter@chescobar.org](mailto:lawreporter@chescobar.org)

Telephone: 610/692-1889 Fax: 610/692-9546

**Richard Meanix, Editor**

*Assistant Editor*

Patrick M. McKenna, Esquire  
Richard Meanix, Chairperson-Publications Committee

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**L.G. v. Oxford Area School District, et al.**

Preliminary injunction – School law – Expulsion hearing – Protected free speech

1. A preliminary injunction is an extraordinary remedy that should not be issued unless the moving party's right to relief is clear and the wrong to be remedied is manifest.
2. A mandatory injunction which commands the performance of a positive act requires an even stronger case.
3. For a preliminary injunction to issue, plaintiff must establish every one of the following prerequisites: (a) an injunction is necessary to prevent immediate and irreparable harm that cannot be adequately compensated by damages; (b) the harm to plaintiff is greater than any harm that any interested party would suffer if the injunction is granted; (c) a preliminary injunction will return the parties to the status quo that existed prior to the occurrence of the alleged wrongful conduct; (d) plaintiff is likely to succeed on the merits of the underlying claim; (e) the injunction sought is reasonably suited to abate the offending activity; and (f) the injunction will not adversely affect the public interest.
4. Generally, an injury is regarded as irreparable if it will cause damage which can be estimated only by conjecture and not by accurate pecuniary standard.
5. A violation of a statute is per se irreparable harm for purposes of a preliminary injunction.
6. A formal hearing is required in all expulsion actions. Formal due process hearings shall be held within 15 school days of the notification of charges, unless mutually agreed to by both parties.
7. A purposeful suppression of speech by the government constitutes irreparable harm for injunction purposes. However, the assertion of First Amendment rights does not automatically require a finding of irreparable injury.
8. Communications are threats, fighting words, and the very type of communications that the Supreme Court recognized as falling outside the protective scope of the First Amendment and, conversely, within the right of a school to regulate. It does not matter whether these types of communications occur on-campus or off-campus. They are simply not protected by the First Amendment and fall squarely within the authority of schools to regulate and to impose appropriate discipline.
9. If the moving party's right to relief is unclear, then a preliminary injunction should not issue.
10. Plaintiff commenced the action with a complaint, and thereafter filed a motion for preliminary injunction. The Court Held the motion for a preliminary injunction was denied.

C.C.P. Chester County, Civil Action – Law, No. 2024-01904-IR; L.G., by and through his mother, J.G v. Oxford Area School District, Dr. David A. Woods, in his individual capacity, and James A. Canaday, in his individual capacity

Michael Raffaele for plaintiff

Jennifer Donaldson for defendants

Verwey, J., March 22, 2024:-

**[Editor’s note: Decision appealed to Commonwealth Court on April 2, 2024]**

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 [72 Ches. Co. Rep. L.G. v. Oxford Area School District, et al.
 

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L.G., BY AND THROUGH HIS  
MOTHER, J.G.,

Plaintiff,

v.

OXFORD AREA SCHOOL  
DISTRICT, DR. DAVID A.  
WOODS, in his individual  
capacity, and JAMES A.  
CANADAY, in his individual  
capacity,

Defendants

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

NO. 2024-01904-IR

CIVIL ACTION

### **MEMORANDUM OPINION & ORDER**

Plaintiff, L.G. (L.G.), by and through his Mother, J.G. (Mother), seeks preliminary injunctive relief in the form of an order prohibiting Defendants, Oxford Area School District (OASD), Dr. David A. Woods, and James A. Canaday, from removing L.G. from his regular educational placement pending the outcome of the civil matter pending in the above-captioned matter.

L.G. commenced this action with a complaint filed on March 5, 2024, and thereafter on March 6, 2024, L.G. filed a Motion for Preliminary Injunction. On March 11, 2024, the Court issued a rule upon Defendants to show cause why relief should not be granted, directing Defendants to file an answer no later than March 14, 2024, directing L.G. to provide notice of entry of the order to Defendants, and scheduling a hearing for March 18, 2024. A hearing was held on L.G.'s Motion for Preliminary Injunction on March 18, 2024.

Upon consideration of the Motion for Injunctive Relief, Defendants' Answer thereto, the brief submitted by the parties, after hearing, and for the reasons set forth below, L.G.'s Motion for Preliminary Injunction is denied.

### **BACKGROUND**

On or about December 3, 2023, Mr. Canaday was contacted by a parent of a student (Student 1) with concerns about texts received by her child from L.G. (Exhibit SD-A at 1-5).<sup>1</sup> L.G.'s text message listed 11 student names. Student 1 made inquiry regarding the list at which point L.G. made Student 1 promise not to tell anyone what he was about to say and Student 1 agreed. The record reflects that L.G. unsent a

<sup>1</sup> All exhibits submitted by the parties in this matter were admitted without objection.

message to Student 1, which was in response to Student 1's inquiry and promise. The next text was that of Student 1 which stated, "why would you even like do that bro [?]" The email accompanying copies of the texts, represented that the message stated, in part, "that's the list of people he would (skull emoji)[.]" (Exhibit SD-A at 1-3; P-1 at 3). The conversation continued with the recipient saying "so ur saying ur gonna kill all of us?" (Exhibit SD-A at 3). L.G. then represented that he would not kill anyone that "I promise before I'd do that I'd think for sec and prolly just kill myself[.]" (Exhibit P-1 at 4). L.G. also stated that "[b]ro if I ever did that I'd be laying there on the crime scene with them ykwim [you know what I mean][?]" (Exhibit SD-A at 4). L.G. continued that "Ight bro I promise I'll never do that if it gets to a point like that I'll kill myself[.]" (Exhibit P-1 at 6). L.G. also stated that "sometimes I lose control Ima tell you something I told [T] and [J] I almost killed my mom . . . Tried to smother her in a pillow in her sleep." (Exhibit P-1 at 6, 9, 10).

After receiving the email and copies of the text exchange from Student 1's parent, Mr. Canady then contacted Mother requesting a meeting to discuss the texts. Mother asked that the meeting be moved to the next day, Tuesday, December 5, 2023, due to her work schedule. She also agreed to keep L.G. home until the meeting. Mr. Canady also requested that L.G.'s teachers conduct a threat assessment to which each responded. (Exhibit SD-A at 12-16). Mr. Canady reviewed those reports prior to his meeting with Mother and L.G. Mother, L.G. and Mr. Canady had a meeting on December 5, 2023, and after discussion, Mr. Canady informed Mother that L.G. could remain in school for the rest of the day. However, L.G. did not want to return to class on December 5th.

Between the afternoon of December 5th and the morning of December 6th, an assistant principal talked to a student who was mentioned in the text exchange between L.G. and Student 1 (Student 2). Student 2 shared the following text exchange between Student 2 and L.G., with the assistant principal:

L.G.: What would you do if all crime was legal?

Student 2: Nothing.

L.G.: I'd def murder people

...

L.G.: I will chop your ear off and force you to eat it before I kill you.

Student 2: cold blooded

L.G.: And before that your dick

Student 2: yours is cold

L.G.: then your foot

Student 2: coke

L.G.: after your done eating I will murder you

L.G.: and dismember your body

(Exhibit SD-A at 31-32).<sup>2</sup>

L.G. attended school on December 6, 2023, and on that same date a threat assessment was prepared by the School District, based on the newly discovered text exchange, and finding that L.G. posed a very serious and substantive threat. (Exhibit SD-A at 33-34). On December 6, 2023, Mr. Canady contacted Mother and informed her that L.G. would need to go home and that he would have his paperwork with him regarding the suspension.

L.G.'s out of school suspension notification dated December 6, 2023, that was received by Mother stated that L.G. was being suspended for a period of 10 days, that L.G. was being offered an informal hearing,<sup>3</sup> and that she was to call to schedule the informal hearing by Monday, December 11, 2023.<sup>4</sup>

On or about December 20, 2023, the School District sent a Notice of Expulsion proceedings to L.G. and Mother with a hearing date for January 16, 2024 at 5:30 p.m. at the Oxford Area School District Administration Building. (Exhibit SD-A at 44-46). The Notice of Expulsion also included a proposed Waiver of Expulsion Hearing and Release Agreement for consideration by L.G. and Mother. The basis for the expulsion hearing was the allegation that L.G. had made a terroristic threat against the School in violation of the School Board policy 5500.

Due to a snow event, the expulsion hearing was rescheduled for January 23, 2024. In an email exchange on January 23, 2024, counsel for L.G. stated that,

despite these points of continuing discussion, and without waiving any claims concerning the District's denial of due process and convening an untimely expulsion hearing should it ultimately attempt to do so, I believe we can postpone the hearing for tonight as we finalize our negotiations. Please confirm that the hearing has been postponed: I can then confirm that L.G. will remain out of school pending the completion of our negotiations.

(Exhibit SD-B at 40). It appears negotiations continued through the day of the hearing

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<sup>2</sup> Counsel for L.G. did not dispute that L.G. was the author of the statements purported to be made by L.G. in the texts admitted into evidence.

<sup>3</sup> The informal hearing is provided for in 22 Pa. Code § 12.9(c).

<sup>4</sup> At the time of the suspension and investigation by the School District, a parallel investigation was being conducted by the Pennsylvania State Police (PSP) of the Troop J, Avondale barracks with regard to the alleged threats. (Exhibit SD-A at 36-37).

in this matter. The parties spent approximately two hours before the start of the hearing negotiating a possible resolution of this matter.

### DISCUSSION

A preliminary injunction is an extraordinary remedy that should not be issued unless the moving party's right to relief is clear and the wrong to be remedied is manifest. *Anchel v. Shea*, 762 A.2d 346, 351-352 (Pa.Super. 2000), app. den. 782 A.2d 541. A mandatory injunction which commands the performance of a positive act requires an even stronger case. *Chipman ex rel Chipman v. Avon Grove School District*, 841 A.2d 1098, 1102 (Pa.Super. 2004). For a preliminary injunction to issue, plaintiff must establish *every one of the following prerequisites*: (1) an injunction is necessary to prevent immediate and irreparable harm that cannot be adequately compensated by damages; (2) the harm to plaintiff is greater than any harm that any interested party would suffer if the injunction is granted; (3) a preliminary injunction will return the parties to the status quo that existed prior to the occurrence of the alleged wrongful conduct; (4) plaintiff is likely to succeed on the merits of the underlying claim; (5) the injunction sought is reasonably suited to abate the offending activity; and (6) the injunction will not adversely affect the public interest. *Summit Towne Centre, Inc. v. Shoe Show of Rocky Mount, Inc.*, 828 A.2d 995, 1000-1001 (Pa. 2003).

1. The Court does not find that L.G. will suffer immediate and irreparable harm in the present matter.

Generally, “[a]n injury is regarded as ‘irreparable’ if it will cause damage which can be estimated only by conjecture and not by accurate pecuniary standard.” *Constantakis v. Bryan Advisory Servs., LLC*, 275 A.3d 998, 1028 (Pa. Super. 2022). “A violation of a statute is per se irreparable harm for purposes of a preliminary injunction.” *Chipman ex rel. Chipman v. Avon Grove Sch. Dist.*, 841 A.2d 1098, 1105 (Pa.Cmwlth. 2004) (“Proof that non-public school students as a class are provided free transportation that is not identical to public school students could be a violation of the School Code[,]” and if proven, would be irreparable harm.); *Cent. Dauphin Educ. Ass'n v. Cent. Dauphin Sch. Dist.*, 792 A.2d 691, 698 (Pa.Cmwlth. 2001) (citing *Public Utility Commission v. Israel*, 52 A.2d 317, 321 (Pa. 1947) (during a labor dispute, preliminary injunction issued to maintain the status quo and ensure compliance with Act 88)).

In the present matter, L.G. contends that OASD has violated his due process rights by failing to comply with the timing requirements for an expulsion hearing as set forth in 22 Pa. Code § 12.8. Section 12.8 states, in relevant part,

- (b) Formal hearings. A formal hearing is required in all expulsion actions. ... The following due process requirements shall be observed with regard to the formal hearing:



(9) The proceeding shall be held within 15 school days of the notification of charges, unless mutually agreed to by both parties.

In the present matter, L.G.'s counsel and Mother engaged in negotiations with OASD towards the goal of resolving the expulsion case *without the need for hearing*. As noted, those negotiations continued for an additional two hours on the day of the hearing in this matter. The Court finds that the conduct of the parties in mutually agreeing to and engaging in these negotiations extended the time period for an expulsion hearing as provided in 22 Pa. Code § 12.8(b)(9). A finding that the OASD should be penalized for agreeing to engage in negotiations would have a chilling effect on its willingness and ability to work with students and parents to resolve disciplinary matters through negotiation rather than a formal hearing. Likewise, L.G., through his Mother, was engaged in this effort as well, which the Court assumes was undertaken in good faith. As such, L.G. should not have the benefit of both negotiation and claiming that OASD violated his due process rights by negotiating a resolution without hearing.

The Court concludes that based on the language of 22 Pa. Code § 12.8(b)(9), there can be no violation of the hearing requirements of that section, so long as OASD immediately holds an expulsion hearing now that negotiations have finally terminated. To find otherwise in this matter would grant L.G. the benefit of the delay he has created or to which he has agreed.

L.G. also claims a violation of his right to free speech as a basis for injunctive relief. L.G. has alleged that if an injunction is not granted, he will suffer irreparable harm in the nature of a loss of the right to free speech. We agree that a *purposeful* suppression of speech by the government constitutes irreparable harm for injunction purposes. *Golden Triangle News, Inc. v. Corbett*, 689 A.2d 974, 985 (Pa.Cmwlt. 1997) (citing *Hohe v. Casey*, 868 F.2d 69, 72–73, citing *Dombrowski v. Pfister*, 380 U.S. 479, 85 S.Ct. 1116, 14 L.Ed.2d 22 (1965)).

However, the assertion of First Amendment rights does not automatically require a finding of irreparable injury. *See Rushia v. Town of Ashburnham*, 701 F.2d 7, 10 (1st Cir.1983). The opinion in *A. F. by and through Fultz v. Ambridge Area School District*, No. 2:21-cv-1051, 2021 WL 3855900 (W.D. Pa. 2021) (Unreported), is instructive on L.G.'s free speech claims. In *A.F.* a freshman student was disciplined and removed from his school football team for making threats against a fellow student. A.F. wrote, in part, that:

I'll grab a fucking bottle and bash that shit on your face till I see your brain bitch. ... [n]ah being dead ass I send you bitch ass to the father. ... [n]ah fuck that I'll come up from hell and smash your fucking head on heaven's gate Bitch, It ain't gib be stupid when yo ass dead, and I sincerely wish death upon your soul.

*Id.* at \*2. A.F. then posted a picture of himself with what appeared to be a rifle, but was in actuality a bb gun. Although discussed in the context of determining the likelihood

of success on the merits, the federal court addressed whether the threats made by A.F. were subject to free speech protections.

In finding that A.F.'s statements were not protected, the federal court concluded that the

*communications are threats, fighting words, and the very type of communications that the Supreme Court recognized as falling outside the protective scope of the First Amendment and, conversely, within the right of a school to regulate. It does not matter whether these types of communications occur on-campus or off-campus. They are simply not protected by the First Amendment and fall squarely within the authority of schools to regulate and to impose appropriate discipline.*

Id. at \*6 (citations omitted) (emphasis added); *see also J.R. by and Through Redden v. Penns Manor Area School District*, 373 F.Supp.3d 550 (W.D. Pa. 2019) (finding threats were not protected speech in granting motion to dismiss).

In the present matter, L.G.'s statements were, by any reasonable measure, threats to dismember Student 2, force Student 2 to eat dismembered body parts, kill Student 2, and then further dismember Student 2's body. (Exhibit SD-A at 31-32). These threats were not made in a vacuum. L.G. had also threatened other students, self-harm, and represented that he had attempted to kill his mother during a text exchange with Student 1. (Exhibit P-1 at 4-10). There can be no irreparable harm in this matter because L.G.'s statements, in this case threats, are not protected speech and may be the subject of discipline even if the threats were communicated off-campus. *Id.*

2. The harm to L.G. is not greater than any harm that any interested party would suffer if the injunction were granted.

Any harm alleged to be suffered by L.G. not being returned to his regular educational placement is, in this Court's view, outweighed by the potential disruption of the educational program of other students and fear that Student 2 may experience in light of the clear and palpable threats made by L.G. *See A.N. By and Through Niziolek v. Upper Perkiomen School District*, 228 F.Supp.3d 391 (E.D. Pa. 2017) (finding that student's threat was reasonable basis for school district to forecast substantial disruption of or interference with school activities). As a result of his threats, L.G. himself may be at greater risk of harm if returned to his regular educational placement. This risk is evidenced in Mother's text to Mr. Canaday on December 5, 2023, informing him that another student wanted to fight L.G. the following day. (Exh. SD-A at 9).

3. Granting a preliminary injunction in this matter will not return the parties to the status quo that existed prior to the occurrence of the alleged wrongful conduct.

In a vacuum, placing L.G. back into his regular educational placement would return the parties to the status quo with regard to that element of the parties' relationship. However, the facts giving rise to this case, make clear that L.G. would not be returning to the status quo in the school environment. Based on his texts, his school environment appears to have changed, and at least one student indicated an interest in fighting L.G. after he sent the texts at issue. The educational environment will be different in the very likely event that word of L.G.'s threats have spread beyond Student 1 and Student 2. Therefore, returning L.G. to his regular educational placement will not return the parties to the status quo that existed prior to the initiation of the present litigation.

4. L.G. is not likely to prevail on the merits of this case.

L.G. must establish that he is likely to prevail on the merits of this case. *Baltrusaitis v. Schilpp*, 296 A.3d 623, 2023 WL 2581843 (Pa.Super. 2023) (unpublished) (addressing analysis for injunctive relief and denying such relief). "If the moving party's right to relief is unclear, then a preliminary injunction should not issue." *Id.* at \*7 (quoting *Synthes USA Sales, LLC v. Harrison*, 83 A.3d 242, 249 (Pa. Super. 2013)). It is, at best, unclear that L.G. has a right to relief with regard to his claimed violation of due process given his Mother and counsel's involvement in ongoing negotiations with OASD; or his claimed violation of his right to free speech. 22 Pa. Code § 12.8(b)(9) (mutual agreement to hold hearing beyond time limit); *A. F. by and through Fultz v. Ambridge Area School District*, No. 2:21-cv-1051, 2021 WL 3855900 (W.D. Pa. 2021) (Unreported) (finding that student was not likely to prevail on free speech claims because threats are not protected speech); *see also J.R. by and Through Redden v. Penns Manor Area School District*, 373 F.Supp.3d 550 (W.D. Pa. 2019) (finding student threats were not protected speech in granting motion to dismiss).

5. The granting of an injunction in this matter is not reasonably suited to abate the alleged offending activity.

Given the totality of facts in this matter and considering the applicable law, as discussed herein, the Court concludes that an injunction in this matter is not reasonably suited to abate the alleged offending activity. After hearing, the Court is not convinced that OASD has violated L.G.'s due process or free speech rights. In that sense, there is nothing for an injunction to abate and this element does not weigh in favor of L.G.

6. Granting an injunction in L.G.'s favor and returning him to his regular educational placement will adversely affect the public interest.

In the present matter, the public interest is that of the OASD high school students. At least one of these students, Student 2, was directly threatened with dismemberment and death. Placing L.G. back in his regular educational placement, will give him direct exposure to Student 2. It is also likely to create disruption in the educational

program at OASD. *A.N. By and Through Niziolek v. Upper Perkiomen School District*, 228 F.Supp.3d 391 (E.D. Pa. 2017) (finding that student's threat was reasonable basis for school district to forecast substantial disruption of or interference with school activities). Therefore, it is not in the public interest to return L.G. to his regular educational placement at this time.

**ORDER**

AND NOW, this 22nd day of March, 2024, upon consideration of Plaintiffs' Motion for Preliminary Injunction, Defendants answer, and after hearing, it is ORDERED that the Motion is DENIED.

BY THE COURT:

Anthony T. Verwey, J.

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Chester County Court of Common Pleas

Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE JOHN L. HALL COURTROOM 1

WEDNESDAY, AUGUST 07, 2024 09:00 AM

---

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

RICHARD H. MORTON SANDRA L. FI LLIPPO, EXECUTOR

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

MAEVE E. BAIN

BRIAN H. LEINHAUER KIMBERLY TARR, TRUSTEE

---

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

SEAMUS M. LAVIN JULIAN ONDERDONK, EXECUTOR

---

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

WILLIAM E. JONES JEFFREY ALAN GEORGE, EXECUTOR

---

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

STEPHEN D. POTTS CRISTINE SCHIAVELLO, ADMINISTRATOR

---

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

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

Chester County Court of Common Pleas

Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE JOHN L. HALL COURTROOM 1

WEDNESDAY, AUGUST 07, 2024 09:00 AM

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

SEAMUS M. LAVIN, ESQ. NANCY W. HICKS, EXECUTOR

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

ADAM T. GUSDORFF TRACY BLAKE DEVLIEGER,  
RESPONDENT  
ADAM T. GUSDORFF CYNTHIA BERGER IACOCCA,  
RESPONDENT  
ADAM T. GUSDORFF CAM PINCUS, RESPONDENT

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

KAREN M. STOCKMAL WELLS FARGO BANK, N.A., TRUSTEE

AMY C. QUIGG

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

THOMAS G. WOLPERT FRAN K JONES , EXECUTOR

THOMAS G. WOLPERT ISHA LUCA , EXECUTOR

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

KARYN L. SEACE WILLIAM R. LEAHY, EXECUTOR

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

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

SEAMUS M. LAVIN ESTHER R. BIXLER, EXECUTOR

---

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

THOMAS F. TOSCANI MITCHELL X. STEAD,  
ADMINISTRATOR

THOMAS F. TOSCANI JONATHAN STEAD,  
ADMINISTRATOR

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

**LAW NO. 2024-02115NC**

NOTICE IS HEREBY GIVEN that the name change petition of Kimberly Travis-Crossman was filed in the above-named court and will be heard on Monday, August 19, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Monday, June 10, 2024 Name to be changed from: Kimberly Travis-Crossman to: Kimberly T. Crossman Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

**LAW NO. 2024-06086-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Margaret Elizabeth Grant was filed in the above-named court and will be heard on Monday, November 18, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, July 12, 2024 Name to be changed from: Margaret Elizabeth Grant to: Markas Ezekiel Grant

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

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

**LAW NO. 2024-05880-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Venkrata Raghavendra Rao Kovurri and Nandini Nelapati on behalf of minor child Karun Kovvuri was filed in the above-named court and will be heard on Monday, October 28, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, July 9, 2024 Name to be changed from: Karun Kovvuri to: Kartik John Kovurri

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

ROCHELLE BOBMAN, Esquire  
Bort Law  
101 Lindenwood Drive Suite 225  
Malvern, PA 19355

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

**LAW NO. 2024-06162-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Francesca Mauro on behalf of minor child Gabriel Bryant Mauro was filed in the above-named court and will be heard on Monday, August 12, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, July 16, 2024 Name to be changed from: Gabriel Bryant Mauro to: Gabriel Bryant McCartney

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

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN that Eastern Pennsylvania Wesleyan Covenant Association, a Pennsylvania non-profit corporation, having its registered office is located at 1178 ROSSITER LN, RADNOR, PA 19087, has filed a Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall cease.

**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**

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

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

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

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

**CARSTENS**, Lois Velte, late of West Brandywine. Christopher Carstens, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Down-

ingtown PA 19335, atty.

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

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

**DeVECCHIS**, Mafalda R., a/k/a Mafalda DeVecchis Felice, Mickie DeVecchis Felice and Mickie R. DeVecchis, late of Tredyffrin Township. Gail A. Wygant, 716 Wilson Circle, West Chester, PA 19382, care of ELIZABETH ZWAAN MILNE, Esquire, P.O. Box 161, Berwyn, PA 19312, Executrix. ELIZABETH ZWAAN MILNE, Esquire, Elizabeth Z. Milne, LLC, P.O. Box 161, Berwyn, PA 19312, atty.

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

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

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

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

McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

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

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

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

**McGIBBON**, Elizabeth W., late of East Fallowfield Township. Diann L. Rhoades, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, atty.

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

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

**PODGORSKI**, Barbara Ann, a/k/a Barbara A. Podgorski, late of East Goshen Township. Anne-Marie P. Dunn, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

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

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

Ginty & Legg LLC, 300 S. High Street, West Chester, PA 19382, atty.

**WALTER**, Jack William, a/k/a Jack W. Walter, late of Pocopson Township. Donald B. Lynn, Jr., care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

## 2nd Publication

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

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

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

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

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

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

**ESTATE OF GEORGE R. FISCHER**, late of East Goshen Township, Chester County, Pennsyl-

vania, deceased. Letters Testamentary of the Estate of the above named, George R. Fischer, deceased, having been granted to the undersigned on June 26th, 2024, all persons having claims or demands against the Estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment without delay to the undersigned Executor or Counsel:

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

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

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

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

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

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

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

Chester, PA 19382, atty.

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

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

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

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

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

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

### 3rd Publication

**BEUTLER**, Randolph Scott, late of East Pikeland Township. Sara Christine Beutler, care of NATHAN EGNER, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Administratrix. NATHAN EGNER, Esquire, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

**CATANESE**, Naomi R., late of Oxford Borough. Ellen C. Hughes, care of WINIFRED MORAN SE-

BASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executrix. WINFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, atty.

**DUDASIK**, Irene, a/k/a Irene E. Dudasik, late of East Goshen Township. Frank Clutterbuck, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Administrator. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

**FICKLER**, David, late of East Pikeland Township. Judith Fickler, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**HERION, JR.**, Robert W., late of West Brandywine Township. Kathryn A. Tozier, 216 Shawnee St., Winston Salem, NC 27127, 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.

**HOENIG**, Eugen K., late of West Chester. Richard E. Hoenig, 235 Cheshire Cir, West Chester, PA 19380, and Harold K. Hoenig, 2741 Hillview Rd, Broomall, PA 19008, care of KRISTINE F. HUGHEY, Esquire, 22 W Second St, Media PA 19063, Executors. KRISTINE F. HUGHEY, Esquire, Speare and Hughey, 22 W Second St, Media, PA 19063, atty.

**HOPPER**, Phyllis Marie, a/k/a Phyllis M Hopper, late of Landenberg. Jeff Hopper, 100 Jay Street, APT 19F, Brooklyn, NY 11201, Administrator.

**LAMB**, Patricia Ailene, late of Landenberg. Vanessa L. Newell, 208 Reynard Drive, Landenberg, PA 19350, care of KAREN E. EICHMAN, Esquire, 8 Federal Road, Suite 3, West Grove, PA 19390, Executor. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

**MATJE**, Robert W., late of Willistown Township. Margaret S. Matje, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**MINNER**, Ricky Lee, late of Kennett Square. Kaitlyn Ballesteros, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett

Square, PA 19348, Executrix. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**OGG**, Kathy, late of East Goshen Township. Tyler Christian Ogg, 1218 Princeton Lane, West Chester, PA 19380, Administrator.

**SENTNER**, Ragnhild Irene, late of West Chester. David Sentner, 905 Chickadee Drive, Venice, FL, 34285, Executor.

**WAGNER**, Caroline Butler, late of East Goshen Township. Neil W. Head, Esquire, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**ZALESKI**, Helen, a/k/a Helen M. Zaleski, late of Caln Township. Carol Lynne Huvar, 4106 Milltown Trail, Downingtown, PA 19335, Executrix.

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#### FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 4, 2024, for **LAC Florals** with a principal place of business located at 18 Briar Rd., Wayne, PA 19087 in Chester County. The individual interested in this business is Laura A. Chadha, also located at 18 Briar Rd., Wayne, PA 19087. This is filed in compliance with 54 Pa.C.S. 311.

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#### FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 10, 2024, for **Old American Heritage** with a principal place of business located at 1301 Crestmont Dr., Downingtown, PA 19335 in Chester County. The individuals interested in this business are Robert F. Elefante and Constance S. Elefante, both also located at 1301 Crestmont Dr., Downingtown, PA 19335. This is filed in compliance with 54 Pa.C.S. 311.

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#### FOREIGN REGISTRATION STATEMENT

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 6/28/2024 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as

follows:

**SonicSpec Inc.**

1056 Lenape Road  
West Chester, PA 19382

This corporation is incorporated under the laws of Delaware.

The address of its principal office is 1056 Lenape Road, West Chester, PA 19382.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

**2nd Publication of 3**

**NOTICE**

**IN THE COURT OF COMMON PLEAS OF  
CHESTER COUNTY, PA  
DOCKET NO. 2024-04872-RC**

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

**NOTICE**

West Goshen Township vs. Joan L. Nickel - No. 2019-02191-LN - Court of Common Pleas of Chester County, PA. Notice is given that the above was named as Defendant in an action by Plaintiff to recover unpaid collection fees for property located at 408 Kirkland Ave., West Chester, PA, Tax Parcel #52-3-41.1A. A Writ of Scire Facias for \$663.66 was filed 11/9/2022 and reissued 8/1/2023 and 7/10/2024. You are notified to plead to the Writ within 15 days after the date of this publication of said writ or a judgment may be entered. 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 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 FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP:** Lawyer Reference and Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Buckley Brion McGuire & Morris, LLP, 118 W. Market St., West Chester, PA 19382-2928, 610.436.4400.

**NOTICE OF HEARING**

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

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

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

**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, August 15th, 2024 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, September 16th, 2024.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

**KEVIN D. DYKES, SHERIFF**

**1st Publication of 3**

**SALE NO. 24-8-219**

**Writ of Execution No. 2019-05076**

**DEBT \$192,989.12**

PROPERTY SITUATE IN TOWNSHIP OF CALN

Tax Parcel # 39-3-24.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: REVERSE MORTGAGE SOLUTIONS, INC.

VS

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

**L. WILSON**

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

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

**SALE NO. 24-8-220**

**Writ of Execution No. 2016-06785**

**DEBT \$617,828.05**

PROPERTY SITUATE IN TOWNSHIP OF WEST PIKELAND

Tax Parcel # 34-04-0251.0000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, N.A.

VS

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

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

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

**SALE NO. 24-8-221**

**Writ of Execution No. 2022-06632**

**DEBT \$178,918.15**

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

UPI # 16-4-19.13

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **SADRIAN WHYTE & PAUL KOROMA**

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

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

BEING LOT NO. 49 ON SAID PLAN

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

Tax Parcel # 38-2-274

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

VS

DEFENDANT: **Evelyn Simmons**

SALE ADDRESS: 53 Lamberts Lane, Coatesville, PA 19320

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

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

**SALE NO. 24-8-223**

**Writ of Execution No. 2023-06785**

**DEBT \$330,083.35**

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

BLR # 68-6-145.3A

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **BRIDGET SULLIVAN**

SALE ADDRESS: 82 Aarons Lane, Nottingham, PA 19362

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



**SALE NO. 24-8-224**

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

PROPERTY SITUATE IN TOWNSHIP OF SADSBUURY

Tax Parcel # 37-4-53.11

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC

VS

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

SALE ADDRESS: 114 Autumn Trail, Coatesville, PA 19320

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

**SALE NO. 24-8-227**

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

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

Tax Parcel # 39-4-99.7

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Susan L. McClain**

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

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

**SALE NO. 24-8-228**

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

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

Tax Parcel # 38-2-129.86

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

VS

DEFENDANT: **Shawn Paul Howell**

SALE ADDRESS: 674 Leeward Street, Coatesville, PA 19320

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

**SALE NO. 24-8-229**

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

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

Tax Parcel # 69-6-108

PLAINTIFF: DLJ MORTGAGE CAPITAL INC.

VS

DEFENDANT: **Eva M. Ham**

SALE ADDRESS: 187 Barnsley Road, Oxford, PA 19363

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

**SALE NO. 24-8-230**

**Writ of Execution No. 2023-09767**

**DEBT \$138,394.57**

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

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

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

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

Tax Parcel # 39-5A-200

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

VS

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

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

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

**SALE NO. 24-8-233**

**Writ of Execution No. 2023-09513**

**DEBT \$178,823.40**

ALL THAT CERTAIN lot or piece of ground with the buildings and Improvements thereon erected, SITUATE in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, described according to a Map of "Richmond Gardens" made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated May 5, 1951 and revised June 7, 1951 and last revised January 16, 1952, as follows, to wit:

Tax Parcel # 54-1Q-240

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

VS

DEFENDANT: **Christine E. Strieb**

SALE ADDRESS: 102 Richmond Road, Paoli, PA 19301

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

**SALE NO. 24-8-234**

**Writ of Execution No. 2024-00444**

**DEBT \$295,582.94**

PROPERTY SITUATE IN EAST VINCENT TOWNSHIP

Tax Parcel # 21-01-0066

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

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

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

**SALE NO. 24-8-235**

**Writ of Execution No. 2023-05439**

**DEBT \$258,150.02**

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

Tax Parcel # 41-4-142

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

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

VS

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

SALE ADDRESS: 540 Pewter Drive, Ex-

ton, PA 19341

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

**SALE NO. 24-8-236**

**Writ of Execution No. 2023-10235**

**DEBT \$24,693,431.19**

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

BEGINNING at a point, an iron spike corner on the title line in the bed of Lincoln Highway a corner of lands now or late of Allen H. and Elizabeth Blacklock; thence extending along the title line in the bed of Lincoln Highway North 83 degrees 59 minutes East 150.47 feet to a point a corner of lands now or late of Joseph Norcini and Sons; thence extending along the same and crossing the bed of Lincoln Highway South 15 degrees 3 minutes East 148.60 feet to a stake corner of lands now or late of Elmer & Olive Hampton; thence extending along the same South 74 degrees 57 minutes West 131.06 feet to a stake corner of lands now or late Allen H. Blacklock aforesaid; thence extending along the same and recrossing the bed of Lincoln Highway North 20 degrees 41 minutes West 173.03 feet to the first mentioned point and place of beginning.

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

BEING the same premises which First IC Bank, a Georgia banking corp., by Deed dated May 25, 2021 and recorded July 20, 2021 in Chester County at Record Book 10611 Page 1793, granted and conveyed

unto J&P Singh Management L.P., a Pennsylvania limited partnership, in fee.

Tax Parcel # 42-3-228

PLAINTIFF: GREENLAKE REAL ESTATE FINANCE LLC

VS

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

SALE ADDRESS: 562 Lancaster Avenue, Malvern, PA 19355

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

OF CHESTER, STATE OF PENNSYLVANIA

Tax Parcel # 01-09-0493

PLAINTIFF: SPECIALIZED LOAN SERVICING LLC

VS

DEFENDANT: **SEAN GLAUM**

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

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

**SALE NO. 24-8-237**

**Writ of Execution No. 2020-05615**

**DEBT \$2,649.24**

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

Tax Parcel # 16-5-51.4

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Douglas R. Ricketts**

SALE ADDRESS: 246 Fleetwood Street, Coatesville, PA 19320

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

**SALE NO. 24-8-238**

**Writ of Execution No. 2024-01707**

**DEBT \$200,285.62**

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

**SALE NO. 24-8-240**

**Writ of Execution No. 2019-11735**

**DEBT \$349,561.43**

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

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

CONTAINING 5 acres of land, more or less.

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

conveyed unto Daniel Garrison Thomforde.

Tax Parcel # 48-7-9

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

VS

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

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

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

**SALE NO. 24-8-241**

**Writ of Execution No. 2023-09046**

**DEBT \$495,064.32**

All that certain lot or parcel of ground situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania being known as Lot No. 1 on a Plan of Sub-Division (PECO Plan No. D-5-5-7106) prepared for Philadelphia Electric Company by Henry S. Conrey, Inc., dated May 26, 1976 and last revised July 15, 1983, bounded and described as follows:

Beginning at a point on the center line within the bed of Poorhouse Road (T 430) (33 feet wide) at a corner common to ground herein described and ground now or late of Horace F. Martin, said point also being at the distance of 1,182 feet, more or less, measured Northeastwardly along the center line of Poorhouse Road from its intersection with Broad Run Road; and extending thence from said point of beginning along the line dividing ground now or late of Horace F. Martin and ground herein described, South 83° 50' 16" West crossing a monument set 28.77 feet Southwest of the beginning point of the course and distance, 244.30 feet to a monument set

in line of ground now or late of Frank & Kathleen E. Burns; thence along the last mentioned ground North 06° 09' 44" West, 388.56 feet to an existing iron pin found at a corner common to Lot No. 1, herein described, and Lot No. 2 on the aforementioned subdivision plan; thence along Lot No. 2, aforesaid, South 59° 25' 44" East, crossing the end of a twenty (20) foot wide roadway easement and an existing iron pin found 25 feet Northwest from the end of this course and distance, 421.27 feet to a point on the center line within the bed of Poorhouse Road; thence along the center line of Poorhouse Road the two (2) following courses and distances; (1) South 30° 34' 16" West, 109.59 feet to a point and (2) South 23° 30' 16" West, 56.13 feet to the first mentioned point and place of beginning.

Together with the right, liberty and privilege to utilize a 20 foot wide strip of ground, in common with the subsequent owner of Lot No. 2, as indicated on the aforementioned subdivision plan, and Grantor, as a means of access to and from the said lot of ground and Poorhouse Road, subject, however, to the obligation in common with the subsequent owner of Lot No. 2 of sharing in the cost of keeping said 20 foot wide strip of ground in good order, condition and repair at all times hereafter.

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

UPI # 50-4-17.2A

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

VS

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

SALE ADDRESS: 1575 Poorhouse Road,

Downingtown, PA 19335

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

**SALE NO. 24-8-242**

**Writ of Execution No. 2022-08157**

**DEBT \$193,262.05**

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

BEGINNING at a point in the middle of State Highway Traffic Route No. 100 leading from Pottstown to West Chester, said point being 316.50 feet from the center line intersection of the aforementioned road and another public road (33 feet wide) known as Kemp Road; thence continuing along the middle of the aforementioned Traffic Route No. 100 by two courses: North 23 degrees 26 minutes East 11.60 feet to a point of deflection; thence North 2 degrees 01 minutes East 35.46 feet to a corner of other lands of now or late Cedar Estates, Inc., (Lot No 10); thence along the same South 87 degrees 59 minutes East 240 feet to a point in line of lands of now or late William H. Saylor and Son; thence along the same in two courses: South 2 degrees 01 minutes West 80.84 feet to a point of deflection and South 23 degrees 26 minutes West 56.98 feet to a corner of lands of now or late Howard Seibold (Lot No. 8); thence along the same North 66 degrees 34 minutes West 240 feet to the place of Beginning.

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

Joseph N. Venezia, now deceased, and Carol A. Venezia, as Tenants by the Entireties.

Tax Parcel # 17-3-270

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

VS

DEFENDANT: **Carol A. Venezia**

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

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

**SALE NO. 24-8-243**

**Writ of Execution No. 2023-04386**

**DEBT \$295,096.56**

ALL THAT CERTAIN tract of land situate in Valley Township, Chester county, Pennsylvania, bounded and described more particularly according to a Subdivision Plan for Country Club Valley made by Drake & Waddington, Inc., Registered Surveyors, dated 9/22/1987 and last revised on 4/29/1988, and recorded as plan #8284 through 8287, as follows, to wit:

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

the aforesaid open space and extending along unit #68 recrossing the aforesaid easement south 77 degrees 05 minutes 39 seconds west 110.00 feet to the first mentioned point and place of beginning.

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

Tax Parcel # 38-2L-25

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

VS

DEFENDANT: **Jay R. Jacks**

SALE ADDRESS: 67 Oakmont Place, Coatesville, PA 19320

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

**SALE NO. 24-8-244**

**Writ of Execution No. 2024-00765**

**DEBT \$49,189.87**

ALL THAT CERTAIN unit in the property known, named and identified in Declaration Plan referred to below as Arbordeau located on Berwyn-Baptist Road, Devon, Tredyffrin Township, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania, of a Declaration dated August 9, 1974 and recorded August 23, 1974 in Miscellaneous Deed Book 245 pages 1-38, a Declaration Plan dated August 9, 1974 and recorded on August 23, 1974 in Plan Book 60 page 02, and a Code of Regulations dated August 9,

1974 and recorded on August 23, 1974 in Misc. Deed Book 245 Page 39, being and designated on such Declaration Plan as Unit #1 L’FLEUR, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .70934% of the Proportionate Interest.

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

Tax Parcel # 43-10D-0179

PLAINTIFF: Arbordeau, A Collectivity of Unit Owners

VS

DEFENDANT: **Katherine D. Souder**

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

PLAINTIFF ATTORNEY: **GAWTHROP GREENWOOD, PC 610-889-0700**

**SALE NO. 24-8-245**

**Writ of Execution No. 2023-03596**

**DEBT \$2,127,974.78**

Leasehold Interest in the Display Lease Agreement between Univest Bank and Trust Co.(predecessor-in-interest to 1473 Dunwoody, LLC) and Dunwoody Drive Outdoor, LLC dated effective as of October 5, 2020 (the “Initial Lease”), and assigned by Dunwoody Drive Outdoor, LLC to Mortgagor by way of an Assignment and Assumption of Lease Agreement dated September 21, 2021 (the “Lease Assignment” and together with the Initial Lease, the “Original Lease”), as amended by that certain Amended and Restated Display Lease Agreement, dated on or about the date hereof, (collectively, the “Display

Lease”) and leasehold estate in the real property located in the County of Chester, Commonwealth of Pennsylvania, as described In Exhibit A attached hereto (the “Land”);

UPI # 41-6-18.2A

PLAINTIFF: WPC BILLBOARD LENDER, LLC

VS

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

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

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

**SALE NO. 24-8-246**

**Writ of Execution No. 2021-09836**

**DEBT \$261,938.33**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF WILLISTOWN, CHESTER COUNTY, PENNSYLVANIA:

Tax Parcel # 54-01Q-0245

PLAINTIFF: PHH MORTGAGE CORPORATION

VS

DEFENDANT: CARL D SNYDER

SALE ADDRESS: 109 Richmond Road, Paoli, PA 19301

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

**SALE NO. 24-8-247**

**Writ of Execution No. 2022-04110**

**DEBT \$468,796.86**

PROPERTY SITUATE IN TOWNSHIP OF WEST GOSHEN

Tax Parcel # 5206E00350000

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: RICHARD FUSCO & BEVERLY GRAVINA

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

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

**SALE NO. 24-8-248**

**Writ of Execution No. 2022-04080**

**DEBT \$465,031.53**

ALL THAT CERTAIN lot or parcel of land situated in the Honey Brook Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated April 15, 2002 and recorded in the Office of the Chester County Recorder of Deeds on May 3, 2002, in Deed Book Volume 5271 at Page 2345, as Instrument No. 200210080499.

Tax Parcel # 22-10-43.1

PLAINTIFF: DLJ Mortgage Capital, Inc.

VS

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

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

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



**SALE NO. 24-8-249**

**Writ of Execution No. 2024-00456**

**DEBT \$306,937.65**

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

Tax Parcel # 6203 00060000

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

PLAINTIFF: Civic Real Estate Holdings III, LLC

VS

DEFENDANT: **North Mill Holdings, LLC**

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

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

**SALE NO. 22-7-229**

**Writ of Execution No. 2020-00966**

**DEBT \$104,022.55**

ALL THAT CERTAIN UNIT 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.

Tax Parcel # 16-2-248.8

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

VS

DEFENDANT: **Michael Knox & Rebekah Knox**

SALE ADDRESS: 915 Boundary Court, Coatesville, PA 19320

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