



Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

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Busanic v. Premier Orthopaedic

Emergency Motion for Continuance and/or Immediate Appeal – Special listing jury trial – Scheduling conflict caused by counsel

1. Lawyers cannot be permitted to disrupt the orderly process of disposition of litigation by the sheer weight of the number of cases which they are engaged to try.
2. It is well within a court's discretion to deny a continuance request where the party can be ably represented by other counsel.
3. A party's choice of counsel is not absolute.
4. The fundamental right to counsel of one's choice in a civil matter yields to the need to ensure the orderly administration of justice.
5. By order dated December 14, 2022, a trial date certain was set for February 8, 2024, in a Philadelphia Court of Common Pleas case involving Defendants' counsel. By letter dated March 15, 2023, Defendants' counsel was notified that he had been attached for a special listing jury trial in this Chester County matter to commence on April 1, 2024. On or before February 5, 2024, Defendants' counsel sought and obtained a continuance of the Philadelphia case scheduled to commence on February 12, 2024; it was rescheduled for March 25, 2024. There is no evidence that Defendants' counsel ever informed the Philadelphia court he was attached in Chester County for trial commencing on April 1, 2024. On March 19, 2024, Defendants' counsel advised this Court that he had been asked to start a trial in Philadelphia. Thereafter, Defendants' counsel successfully sought a second continuance of the Philadelphia case to March 26, 2024. This Court believes that had the trial judge in Philadelphia been made aware of the scheduled trial in this case, a trial date in the Philadelphia case would have been set that did not conflict with the special listing in Chester County. The scheduling conflict in this matter is one of counsel's own making. The conflicts between trials appears to be the result of the sheer number of cases counsel is engaged to try, but this is not a reason to grant a continuance. Defendants' counsel had co-counsel from his firm involved in this Chester County case and there was at least one other attorney within his firm of 115 attorneys available to try the Chester County case as scheduled. Accordingly, this Court *Held* there was no need to grant the requested continuance and denied the Defendants' March 27, 2024 Emergency Motion for Continuance and/or Permission to File an Immediate Appeal. Further, this order denying Defendants' request for a continuance does not involve a controlling question of law as to which there is substantial ground for difference of opinion and an immediate appeal from the order may materially advance the ultimate termination of the matter. Therefore, Defendants' request for certification pursuant to 42 Pa.C.S. § 702(b) was also denied.

C.C.P., Chester County, Pennsylvania Civil Action No. 2020-04947-TT; Matthew Busanic v. Premier Orthopaedic and Sports Medicine Associates, LTD., d/b/a Premier Orthopaedic & Sports Medicine Physical Therapy and Premier Orthopaedic Therapy and Hygenic Performance Products, Inc., d/b/a Theraband

Charles P. Maloney, IV and Joel W. Goldberg for Plaintiff
Gary Sams and Sydney M. Melillo for the Premier Defendants
Verwey, J., March 27, 2024:-

[72 Ches. Co. Rep. **Busanic v. Premier Orthopaedic**

MATTHEW BUSANIC,
Plaintiff,

v.

PREMIER ORTHOPAEDIC AND
SPORTS MEDICINE
ASSOCIATES, LTD., d/b/a
PREMIER ORTHOPAEDIC &
SPORTS MEDICINE PHYSICAL
THERAPY and PREMIER
ORTHOPAEDIC PHYSICAL
THERAPY and HYGENIC
PERFORMANCE PRODUCTS,
INC., d/b/a THERABAND,
Defendants

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2020-04947-TT

CIVIL ACTION

MEMORANDUM OPINION AND ORDER

This matter comes before the Court on the March 27, 2024, Emergency Motion for Continuance and/or Permission to File an Immediate Appeal of Defendants, Premier Orthopaedic and Sports Medicine Associates, Ltd., d/b/a Premier Orthopaedic & Sports Medicine Physical Therapy and Premier Orthopaedic Physical Therapy, which seeks a continuance of the trial scheduled for April 1, 2024, in the above matter. For the reasons that follow, the Motion is DENIED.

Background

By Order dated December 14, 2022, a trial date certain was set for February 8, 2024, in the matter captioned *Rosario Rivera, et al. v. Albert Einstein Medical Center, et al.*, in the Philadelphia Court of Common Pleas, February Term 2020, Docket No. 00054 (Philadelphia Case). In that order, Gary M. Samms, Esquire, who is Defendants' counsel (Counsel) and counsel for the defendant in the Philadelphia Case, was attached for trial. (Motion Exhibit D).

By letter dated March 15, 2023, Counsel was notified that he had been attached for a *special listing* jury trial in this matter on Monday, April 1, 2024, at 9:00 a.m. (Motion Exhibit A). The March 15, 2023, letter was dated and initialed by Counsel.

Prior to or on February 5, 2024, Counsel filed a Motion for Continuance of the Philadelphia Case scheduled to commence on February 12, 2024. (Motion Exhibit E). By Order dated February 5, 2024, Counsel's Motion for Continuance in the Philadelphia Case was granted, and the trial was rescheduled for March 25, 2024.

Between February 5, 2024 and March 19, 2024, Counsel never advised this

Court that he may have a potential conflict. At all times between March 15, 2023, and February 5, 2024, Counsel knew or should have known that he was attached for a special listing jury trial in the Chester County Court of Common Pleas, which was scheduled to commence on April 1, 2024. There is no evidence of record in this matter either attached to the Motion or otherwise stating that Counsel ever informed the trial court in the Philadelphia Case that he was attached for trial in Chester County for a jury trial beginning on April 1, 2024.

By letter dated March 19, 2024, Counsel advised this Court that he had “been asked to start a trial in Philadelphia, *Otero v. Albert Einstein Medical Center, et al.*” Thereafter and prior to or on March 20, 2024, Counsel sought a second continuance of the Philadelphia Case. By Order dated March 20, 2024, the Philadelphia Court granted Counsel’s continuance request and directed that jury selection would commence on March 26, 2024, with trial to begin immediately thereafter. (Motion Exhibit F). Counsel knew or should have known at all times between March 15, 2023, and prior to or on March 20, 2024, when he filed the motion for the second continuance in the Philadelphia Case that he was attached for trial in Chester County for a jury trial beginning on April 1, 2024. (Motion Exhibit B).

On March 27, 2024, Defendants filed their Motion, Plaintiff’s counsel filed a response thereto, and Defendants sent a letter “reply” to Plaintiff’s response. In Plaintiff’s response to the Motion, they represent that they have prepared for the trial to commence on April 1, 2024, have expended funds in such preparation, and that they will be unfairly prejudiced by the continuance.

Discussion

Counsel for Defendants was at all times relevant to the present Motion, aware that he was attached for a special listing (date certain) jury trial to begin on April 1, 2024. Although he had been attached some months earlier for a trial in Philadelphia, the date of that trial had been set for *February 12, 2024*, approximately six weeks before the scheduled start of the trial in this matter.

Thereafter, Counsel sought a continuance of the Philadelphia Case and there is no record that Counsel informed the trial court in Philadelphia that he was attached in Chester County for a special listing beginning on April 1, 2024. The Philadelphia Case was continued not once, but twice, which had the effect of a new attachment order, dated nearly a year after the special listing of March 15, 2023. This Court believes that had the trial judge in Philadelphia been made aware of the scheduled trial in this case, a trial date in the Philadelphia Case would have been set that did not conflict with the special listing in Chester County. The scheduling conflict in this matter is one of Counsel’s own making.

Counsel claims that this Court is required to give him the requested continuance based on the holding in *Budget Laundry Co. v. Munter*, 298 A.2d 55, (Pa. 1972). Counsel’s reliance on *Budget Laundry* is misplaced. In that matter, counsel requested a continuance after being called to trial upon his case reaching its turn on the list during the court’s trial term. Counsel claimed that only he could try the matter on behalf of

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his client. Although that matter could have been heard during the same trial term, the court denied the continuance, the case was heard *ex parte*, and a verdict returned.

The present matter is distinguishable on the facts. In the present matter, Counsel was not taken by surprise nor called when his case ripened from the trial list. Nor does this Court have dates available this trial term to reschedule this case. It is of note that in *Budget Laundry* our Supreme Court stated that, “[w]ere it possible to assign a trial date to each law suit on the day that it is filed, there would be much more justification for the action taken by the court below.” *Id.* at 57. In the instant matter, Counsel was given the next best thing, a special listing for a date over one year in the future. Lawyers cannot “be permitted to disrupt the orderly process of disposition of litigation by the sheer weight of the number of cases which they are engaged to try.” *Id.* This is especially so where, as here, the opposing party will be prejudiced by the grant of a continuance. The trial scheduled in Chester County was not a surprise to Counsel. The conflicts between trials appears to be the result of the sheer number of cases Counsel is engaged to try, but this is not a reason to grant a continuance.

Although Counsel claims that he and only he may try this action for Defendants, he has noted in his response letter that there is at least one attorney with trial experience in his firm of over 115 attorneys.¹ In addition, Sydney N. Melillo, Esquire, who is Counsel’s co-counsel in this case, no doubt is familiar with this case. These attorneys could be available for the trial of this case and under these circumstances, there is no need to grant the requested continuance. See *Waldon v. Southeastern Pennsylvania Transp. Authority*, No. 01187, 2011 WL 6296639 (C.P. Philadelphia 2011) (finding it well within court’s discretion to deny requested continuance where party is ably represented by other counsel). Based on the facts presented to this Court, the denial of the requested continuance does not deny the Defendants their choice of counsel as that right is not absolute. *C.f., Smart Commc'ns, Holding, Inc. v. Glob. Tel-Link Corp.*, 590 F. Supp. 3d 758, 763 (M.D. Pa. 2022) (finding that the fundamental right to counsel of one’s choice in a civil matter yields to the need to ensure the orderly administration of justice).

Finally, Counsel has requested this Court to certify any order denying Defendants’ Motion pursuant to 42 Pa.C.S. § 702(b). The Court finds that this interlocutory order,² which may be appealed upon the completion of the trial in the above matter, if necessary, does not “involve[] a controlling question of law as to which there is substantial ground for difference of opinion and that an immediate appeal from the order may materially advance the ultimate termination of the matter.” 42 Pa.C.S. § 702(b). Therefore, Defendants’ request for certification pursuant to 42 Pa.C.S. § 702(b) is denied.

¹ This is publicly available information found on the Obermayer website. https://www.obermayer.com/?utm_source=biq&utm_medium=google-ads&utm_campaign=search&gad_source=1&gclid=EA1aIqObChMIqYufqtWUhQMVEPyUCR2b0Qb5EAAYASAAEgIyOvD_BwE.

² Even where an attorney is removed in a criminal matter, the order “does not satisfy the collateral order exception, and thus, is not immediately appealable.” *Commonwealth v. Bradburn*, 258 A.3d 526 (Pa.Super. 2021).

After consideration of the foregoing, and for all of the reasons stated, we enter this

ORDER

AND NOW, this 27th day of March, 2024, upon consideration of the Emergency Motion for Continuance and/or Permission to File an Immediate Appeal of Defendants, Premier Orthopaedic and Sports Medicine Associates, Ltd., d/b/a Premier Orthopaedic & Sports Medicine Physical Therapy and Premier Orthopaedic Physical Therapy and any response thereto, it is hereby ORDERED that the Motion is DENIED

BY THE COURT:

/s/ Anthony T. Verwey, J.

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NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. AD-24-0021**

NOTICE IS HEREBY GIVEN that the name change petition of Wendy McHale was filed in the above-named court and will be heard on Monday, July 29, 2024 at 9:30:00 AM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, April 26, 2024
Name to be changed from: Brooke Taylor Tyborowski to: Brooke Taylor McHale

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

ROSANA CHIPLE, Esquire
Fink & Buchanan
158 W. Gay Street, Ste 204
West Chester, PA 19380

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2024-02451-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Laelia Lenor Mathis-Strollo was filed in the above-named court and will be heard on Monday, July 1, 2024 at 2:00:00 PM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, March 22, 2024
Name to be changed from: Laelia Lenor Mathis-Strollo to: Laelia Mathis Strollo
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. 2024-05487-NC**

NOTICE IS HEREBY GIVEN that the name change petition of E.J.F. was filed in the above-named court and will be heard on July 29, 2024, at 2:00 p.m. in Courtroom No. 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 28, 2024
Name to be changed from: E.J.F. to E.J.M.

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. 2024-05489-NC**

NOTICE IS HEREBY GIVEN that the name change petition of M.A.F. was filed in the above-named court and will be heard on July 29, 2024, at 2:00 p.m. in Courtroom No. 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: June 28, 2024
Name to be changed from: M.A.F. to M.J.M.

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

CORPORATION NOTICE

Metachat Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Friday, June 21, 2024, effective Friday, June 21, 2024 for Wave Express Lube Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: automotive related services.

KEITH LEONARD, Esquire
Leonard Tinari LLP
171 W. Lancaster Avenue, Second Floor
Paoli, PA 19301

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

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 SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executrix. WINIFRED 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.

2nd Publication

AMOLE, Marie E., a/k/a Marie Elizabeth Amole, late of Elverson, Warwick Township. Sheila Amole, 1 May Ann Hill, Schuylkill Haven, PA 19520, care of LARRY W MILLER JR, Esquire, 25 Stevens Avenue, West Lawn, PA 19609, Executrix. LARRY W MILLER JR, Esquire, Miller Law Group, PLLC, 25 Stevens Avenue, West Lawn, PA 19609, atty.

CESARONE, Marilyn A., late of Westtown Township. Jeffrey Cesarone, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

CHALUPA, Maria, late of Chesterbrook. Theadore Chalupa, 130 7th Street Apt 11D Pittsburgh, PA 15222, Administrator.

CHITTATHUR, Dorairaj Palaniappan, late of West Chester. Jayapriya Palaniappan, care of JENNIFER WALKER, Esquire, 31 S High St, West Chester, PA 19382, Administratrix. JENNIFER WALKER, Esquire, Peak Legal Group, 31 S High St, West Chester, PA 19382, atty.

CLEMENTS, Joan D., late of West Chester. Richard A. Clements, 723 S. Penn St, West Chester, Pa. 19382, Administrator.

DAVENPORT, Richard Wayne, late of West Goshen Township. Eric Taylor Davenport, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Administrator. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

FISCHER, JR., C. Stewart, a/k/a Charles Stewart Fischer, Jr., late of West Whiteland Township. Diana L. Baker, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

GREEN, Linda Smith, late of Kennett Township. Jeffrey Allen Smith, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

HARDT, Austin Bennett, late of Tredyffrin Township. Patricia Hardt, 107 Concord Avenue, Exton, PA

19341, Administrator.

JACOBSON, Marjorie, late of Downingtown. Linda Jacobson, 3212 Grafton Drive, Ormond Beach, FL, 32174, and Mary Jacobson, 408 Chesterfield Drive, Downingtown, PA, 19335, Executors.

MILLER, NancyLee Smith, a/k/a NancyLee S. Miller, late of Tredyffrin Township. Steven T. Miller, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executor. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

PATTON, John Mateer, late of Coatesville, West Bradford Township. Emily Patton, 1941 W Strasburg Rd, Coatesville PA 19320, Executrix.

PATTON, Kevin M., a/k/a Kevin Michael Patton, late of East Whiteland Township. Diane M. Patton, care of LISA COMBER HALL, Esquire, 27 S Darlington St, West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S Darlington St, West Chester, PA 19382, atty.

ROWLANDS, Ellen M., late of Thornbury Township. William A. George, P.O. Box 85, Wallingford, PA 19086, Executor.

SCHINDLER, Peter D., late of Kennett Township. Susan Shimelman, Claudia Schindler Callahan and L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

STRATTON, Diana, late of Oxford. Casey Stratton, 137 Meri Leigh Way, Oxford, PA, 19363, Executor.

3rd Publication

ALEKSINAS, Patricia Bernadette, a/k/a Patricia Aleksinas, late of East Goshen Township. Lauren Sandusky, care of JOHN A. GAGLIARDI, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. JOHN A. GAGLIARDI, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

ALIFERIS, Shirley, late of East Bradford Township. Joseph A. Pethes, 959 N. River Rd., #407, Otawa, ON K1K 3V3 Canada, care of HEATHER L. TURNER, Esquire, 137 N. Narberth Ave., Narberth, PA 19072, Executor. HEATHER L. TURNER, Esquire, Law Office of Heather L. Turner, 137 N. Narberth Ave., Narberth, PA 19072, atty.

AMBRUCH, Eugene M., late of Pottstown, South Coventry Township. Andrew D. Ambruch, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

BARRETT, Edward P., late of Easttown Township. Luann Barrett, care of ANDREW H. DOHAN, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstone, LLP, 460 E. King Rd., Malvern, PA 19355-3049, atty.

DOYLE, Mary B., late of Tredyffrin Township. Elizabeth Moran, care of DENIS A. GRAY, Esquire, 115 Bloomingdale Ave., Carriage House, Ste. 100, Wayne, PA 19087, Executrix. DENIS A. GRAY, Esquire, Palmer & Gray LLP, 115 Bloomingdale Ave., Carriage House, Ste. 100, Wayne, PA 19087, atty.

EKSTRAND, Gail E., a/k/a Gail Ellen Ekstrand, late of West Brandywine Township. Catherine Box, 32 Conshohocken State Rd., E3, Bala Cynwyd, PA 19004 and Stephanie Heavens, 1208 Porter St., Chester Springs, PA 19425, care of BRIAN F. BOLAND, Esquire, 2640 Westview Dr., Wyomissing, PA 19610, Executrices. BRIAN F. BOLAND, Esquire, Kozloff Stoudt, 2640 Westview Dr., Wyomissing, PA 19610, atty.

FOWLER-LAW, Caroline, late of East Whiteland Township. Linda Sweeney, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

GAULTIERE, William, late of Downingtown. Shawn Pritchett, 41 Musket Court, West Chester, PA 19382, Administratrix.

GOULD, Susan M., late of Willistown Township. Sarah M. Mears, 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.

HAMMAKER, Dolores, late of Chadds Ford. Robert Hammaker, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

HENNIGAN, Josephine Mary, late of Westtown Township. Joanne M. Verna, 939 Sage Road West

Chester, PA 19382, Personal Representative.

JOHNSON, Tyrone, late of London Britain Township. Christina F. Russell, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administratrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

KENWORTHY, Shane M., late of Parkesburg Borough. Sheila Anne Kenworthy, care of ARTHUR S. CAVALIERE, Esquire, P.O. Box 194, Lafayette Hill, PA 19444-0194, Administratrix. ARTHUR S. CAVALIERE, Esquire, P.O. Box 194, Lafayette Hill, PA 19444-0194, atty.

KILGALLEN, Margaret M., late of Downingtown. Kevin F. Kilgallen, 411 Oakland Drive, Downingtown, PA 19335, care of JOHN J MCCREESH, IV, Esquire, 7053 Terminal Square, Upper Darby, PA 19082, Executor. JOHN J MCCREESH, IV, Esquire, McCreech, McCreech and Cannon, 7053 Terminal Square, Upper Darby, PA 19082, atty.

McCABE, JR., James L., late of East Goshen Township. Mary Flieger, care of ROMAN J. KOROPPEY, Esquire, 237 S. Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010, Executrix. ROMAN J. KOROPPEY, Esquire, Timoney Knox LLP, 237 S. Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010, atty.

MENTO, Francis M., late of Wallace Township. Robin L. Riley, 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.

MILLER, F. Bruce, late of Coatesville. Sandra Blythe Miller Davies, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, Donze & Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

NASK, Harry J., a/k/a Harry R. Nask, Sr., late of E. Goshen Twp.. Lou Ann Nask, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

PATTON, John Mateer, late of Coatesville PA, West Bradford Township. Emily Patton, 1941 W Strasburg Rd, Coatesville PA 19320, Executrix.

SIMMERS, Dolores M., late of Wallace Township. Robin L. Riley, 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.

SMITH, Stephen D., late of West Whiteland Township. Wesley Philip Smith, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executor. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

SOKOLOSKI, Gail R., a/k/a Gail Sokoloski, late of West Whiteland Township. Catherine Ann Sokoloski, care of RACHEL FITOUSSI, Esquire, 62 W. Princeton Rd., Bala Cynwyd, PA 19004, Executrix. RACHEL FITOUSSI, Esquire, 62 W. Princeton Rd., Bala Cynwyd, PA 19004, atty.

VENDITTA, Elizabeth H., a/k/a Elizabeth Hannum Venditta, late of East Caln Township. William H. Venditta, 220 Derry Meeting Road, Cochranville, PA 19330, care of ANITA FULWILER O'MEARA, Esquire, P.O. Box 209, Doe Run Road, Unionville, PA 19375, Executor. ANITA FULWILER O'MEARA, Esquire, The O'Meara Law Firm, P.C., P.O. Box 209, Doe Run Road, Unionville, PA 19375, atty.

WAKIL, Abraham Albert, a/k/a Abraham A. Wakil, late of East Marlborough Township. Anita M. D'Amico, 65 S. Third St., Oxford, PA 19363, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Administratrix C.T.A.. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

or interested in said business: Elk Spring Enterprises LLC, 1442 Pottstown Pike MB 1011, West Chester, PA 19380.

DONALD J. WEISS, Esquire
6 Dickinson Dr., Ste 110
Chadds Ford, PA 19317

FICTITIOUS NAME

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

SaffronField Films, with its principal place of business at 701 Hulnick Rd, Coatesville, PA 19320. The application has been (or will be) filed on: Sunday, May 19, 2024. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Shana Nolan, 701 Hulnick Rd, Coatesville, PA 19320.

NONPROFIT CORPORATION NOTICE

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

The name of the corporation is Great Valley Youth Lacrosse.
Articles of Incorporation were filed on Thursday, June 6, 2024
The purpose or purposes for which it was organized are: education & charitable opportunities for youth learning the game of lacrosse.
DONALD J. WEISS, Esquire
6 Dickinson Dr., Ste 110
Chadds Ford, PA 19317

FICTITIOUS NAME

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

Artisan AI, with its principal place of business at 1442 Pottstown Pike MB 1011, West Chester, PA 19380. The application has been (or will be) filed on: Thursday, June 6, 2024. The name(s) and address(es) of the individual(s) or entity(ies) owning

CIVIL ACTION

COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW
NO. 2023-10000-RC
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

PNC BANK, NATIONAL ASSOCIATION, Plaintiff
v.
NICOLE M. BAILEY, IN HER CAPACITY AS
EXECUTOR OF THE ESTATE OF MARIELAINE
R. GUNNELLS A/K/A MARIELAINE R.
GUNNELLS; ET AL., Defendants

To: UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE, OR
INTEREST FROM OR UNDER MARIELAINE
GUNNELLS A/K/A MARIELAINE R. GUN-
NELLS, Defendant(s), 2324 WEST CHESTER
ROAD, COATESVILLE, PA 19320

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, PNC BANK,
NATIONAL ASSOCIATION, has filed a Mortgage
Foreclosure Complaint endorsed with a Notice
to Defend, against you in the Court of Common
Pleas of CHESTER County, PA docketed to No.
2023-10000-RC, seeking to foreclose the mortgage
secured on your property located, 2324 WEST
CHESTER ROAD, COATESVILLE, PA 19320.
NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish
to defend against the claims set forth in this notice
you must take action within twenty (20) days after
the Complaint and Notice are served, by entering
a written appearance personally or by attorney
and filing in writing with the Court your defenses
or objections to the claims set forth against you.
You are warned that if you fail to do so, the case
may proceed without you, and a judgment may be
entered against you by the Court without further
notice for any money claimed in the Complaint or
for any other claim or relief requested by the plain-
tiff. 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 OF-
FICE SET FORTH BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMATION ABOUT
HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAW-
YER, THIS OFFICE MAY BE ABLE TO PRO-
VIDE YOU WITH THE INFORMATION ABOUT
AGENCIES THAT MAY OFFER LEGAL SER-
VICES TO ELIGIBLE PERSONS AT A REDUCED
FEE OR NO FEE.

Chester County Bar Association Lawyer Referral and
Information Service
15 West Gay Street
West Chester PA, 19380
610-429-1500
Robertson, Anschutz, Schneid, Crane & Partners,
PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

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, July 18th, 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, August 19th, 2024.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

3rd Publication of 3

SALE NO. 24-7-177

Writ of Execution No. 2023-08885

DEBT \$164,179.39

All that certain messuage and lot of land Situate in Honeybrook Township, Chester County, Pennsylvania, bounded and described as follows:

Beginning at a milestone on the south bank of saw mill race, thence by land late of D. McFarlan's saw mill tract, South 28 1/4 degrees West 2.2 perches to a walnut tree; thence by said tract along the north side of a public road, South 66 degrees West, 16.7 perches to a stake; thence by land late of Samuel Crouse, North 20 degrees

West, 10.9 perches to a lime stone on the south side of race, and along same North 84 degrees East 9.8 perches to a stone, and South 26 degrees East 10.9 perches to the place of beginning.

Containing 130 perches, more or less

Also all those two certain lots or pieces of ground, situate in Honey Brook Township, Chester County, Pennsylvania bounded and described according to a Subdivision Plan for William J. McCuen, Jr., made by Comstock & Stapleton, Registered Land Surveyors, dated July 4, 1973, as follows, to wit:

Beginning at a spike on the title line in the bed of Cupola Road (T-376) a corner of lands of Rose Spinelli; thence along said lands North 15 degrees 51 minutes 30 seconds West crossing the Northerly side of Cupola Road 231.56 feet to an iron pin in line of lands now or late of King; thence along the same North 58 degrees 38 minutes 30 seconds East 98.97 feet to a marble monument, a corner of lands of George J. Miller; thence along the same South 37 degrees 32 minutes 00 seconds East 201.00 feet to an iron pin, a corner of lands of Walter W. Barto; thence along the same South 36 degrees 17 minutes 00 seconds East recrossing the Northerly side of Cupola Road 38.00 feet to a spike on the title line in the bed of said road; thence along the same South 63 degrees 07, minutes - seconds West 386.29 feet to the first mentioned spike and place of beginning.

Containing .7579 acres of land more or less. Being tract #1 on said plan.

And also beginning at an iron pin near the Northerly side of Cupola Road (T- 376), said pin being set in line of Tract #1, on said plan, and also being set at the Northwesterly corner of lands of Walter W. Barto, and the Southwesterly corner of lands of George J. Miller, thence from said beginning point and along lands of Miller the four following courses and distances:

(1) North 64 degrees 35 minutes 30 seconds East 285.00 feet to an iron pin set on the Northerly side of Cupola Road; (2) North 26 degrees 37 minutes 30 seconds East 33.56 feet to an iron pin; (3) North 78 degrees 09 minutes 30 seconds West 32.99 feet to an iron pin; (4) North 47 degrees 36 minutes 30 seconds East 31.21 feet to a concrete monument a corner of lands of Lewis R Frame; thence leaving said corner of Frame and along lands of William J. McCuen, Jr. of which this was a part, the three following courses and distances: (1) South 37 degrees 25 minutes 00 seconds East crossing the Northerly side of Cupola Road 67.89 feet to a spike set on the title line in the bed of said road; thence along the same (2) South 63 degrees 53 minutes 20 seconds West 151.15 feet to a spike; (3) South 58 degrees 19 minutes 00 seconds West 112.45 feet to a spike in line of lands of Walter W. Barto; thence along said lands South 89 degrees 32 minutes 15 seconds West recrossing the Northerly side of Cupola Road 73.07 feet to the first mentioned iron pin and place of beginning. Containing .1719 acres of land more or less. Being Tract #2 on said plan.

BEING THE SAME PREMISES which William O. Trindle, Jr., and Jane M. Trindle, his wife, by Deed dated November 20, 1965 and recorded November 30, 1965 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book T36, Page 53 granted and conveyed unto George J. Miller, Sr., and Janet K. Miller, his wife in fee.

BEING THE SAME PREMISES which GRANTORS William J. McCuen, Jr, and Dawn K. McCuen, his wife, by Deed dated May 31, 1974 and recorded May 31, 1974 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book K43, Page 54 granted and conveyed unto George J. Miller, Sr., and Janet K. Miller, his wife in fee.

BEING THE SAME PREMISES which GRANTORS Janet K. Miller and George

J. Miller, Sr., by Deed dated February 23, 2017 and recorded March 7, 2017 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 9504, Page 275, Instrument No: 11531364 granted and conveyed unto Janet K. Miller and George J. Miller in fee.

AND THE SAID George J. Miller, Sr. departed this life on or about May 19, 2019 thereby vesting title unto Janet K. Miller by operation of law.

AND THE SAID Janet K. Miller departed this life on or about June 13, 2023 thereby vesting title unto George J. Miller, Jr, and Jodyann Tait, known heir of Janet K. Miller and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or interest from or under Janet K. Miller, deceased.

Tax Parcel # 22-8-37

PLAINTIFF: Planet Home Lending, LLC
VS

DEFENDANT: **George J. Miller, Jr., Executor of the Estate of Janet K. Miller, Deceased**

SALE ADDRESS: 759 Cupola Road, Honey Brook, PA 19344

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

SALE NO. 24-7-178

Writ of Execution No. 2023-04803

DEBT \$216,058.37

All that certain lot or tract of land, with the hereditaments and appurtenances thereon erected, situate in the Township of East Vincent, County of Chester and State of Pennsylvania, bounded and described in accordance with a draft of lands of Paul G. Hoffecker made by Ralph E. Shaner and Son, Engineering Company, Pottstown, PA dated July 19, 1965 as follows, to wit:

Beginning at a point a corner of this and lot

No.19 on said Draft, said point being in the bed of Hoffecker Road (legal width thirty three feet and ultimate width of fifty feet) and being distant along and in the bed of said road the 2 following courses and distances from a corner of lands now or late of Paul Huston viz;(1) South 36 degrees 15 minutes West four hundred thirty five feet to a point an angle in said road, and (2) South 12 degrees 02 minutes West twenty six and forty two one hundredths feet thence extending from said point of beginning and continuing along and in the bed of said Hoffecker Road the next 2 courses and distances(1) South 12 degrees 02 minutes West ninety seven and ninety six one hundredths feet to a point an angle in said road and (2) South 05 degrees 03 minutes East fifty two and four one hundredths feet to a point a corner of this and other lands of Robert E. Wilson and Barchester, Inc. of which this was a part; thence extending along the same the 3 next courses and distances (1) South 84 degrees 57 minutes West two hundred ninety five feet to a point a corner (2) North 05 degrees 03 minutes West ninety six and thirty five one hundredths feet to a point and (3) North 12 degrees 02 minutes East one hundred forty two and twenty seven one hundredths feet to a point a corner of this and lot No. 19 on said Draft; thence extending along the same South 77 degrees 58 minutes East two hundred ninety five feet to a point a corner in bed of Hoffecker Road aforesaid being the first mentioned point and place of beginning.

Being lot No. 18 on the above mentioned plan BEING THE SAME PREMISES which John Michael Duffy and Lisa Duffy, by Deed dated 6/10/2005 and recorded in the Office of the Recorder of Deeds of Chester County on 6/15/2005 in Deed Book Volume 6520, Page 1151, granted and conveyed unto Erik Van Sinderen and Stephanie Selig.

Tax Parcel # 21-5-1943C

IMPROVEMENTS thereon: a residential

property

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2023-A

VS

DEFENDANT: **Erik Van Sinderen & Stephanie Selig**

SALE ADDRESS: 233 Hoffecker Road, Phoenixville a/k/a Spring City, PA 19460

PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

SALE NO. 24-7-181

Writ of Execution No. 2016-01474

DEBT \$6,296.89

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected,

hereditaments and appurtenances, situate in the Township of West Goshen, County of Chester, State of Pennsylvania.

Tax Parcel # 52-7-26.2

PLAINTIFF: West Goshen Township

VS

DEFENDANT: **Sara J. Franco**

SALE ADDRESS: 205 Larchwood Road, West Chester, PA 19382

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

SALE NO. 24-7-182

Writ of Execution No. 2022-07220

DEBT \$117,712.22

PROPERTY SITUATE IN BOROUGH OF SOUTH COATESVILLE

Tax Parcel # 090300400500

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: CAMERON BROWN Solely in Her Capacity as Heir of Terry Louis Goins Sr, Deceased, TERRON GOINS Solely in His Capacity as Heir of Terry Louis Goins Sr, Deceased, TERRY GOIN JR., Solely in His Capacity as Heir of Terry Louis Goins Sr, Deceased, TIERRA GOINS Solely in Her Capacity as Heir of Terry Louis Goins Sr, Deceased, The Unknown Heirs of Terry Louis Goins Sr., Deceased, SHANEA ROBINSON Solely on Her Capacity as Heir of Terry Louis Goins Sr, Deceased

SALE ADDRESS: 10 Lafayette Avenue, Coatesville, PA 19320

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

SALE NO. 24-7-183

Writ of Execution No. 2023-05662

DEBT \$29,483.32

PROPERTY SITUATE IN TOWNSHIP OF WEST WHITELAND

Tax Parcel # 4105R01830000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: RELIANCE G. JULES

SALE ADDRESS: 183 Stirling Court, West Chester, PA 19380

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

SALE NO. 24-7-184

Writ of Execution No. 2024-01869

DEBT \$5,753.20

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of Caln, County of Chester and State of Pennsylvania bounded and described according to an "as built" plan of Lots 31 through 38 "Caln Crest" made by Berger & Hayes, Inc. Consulting Engineers and Surveyors of Thorndale, Pennsylvania under date of 1/22/1974 as follows, to wit:

BEGINNING at a point on the southwesterly side of Caranel Road (50 feet wide), which said point is distant 136.64 feet, measured the two following courses and distances from the southern terminus of a radial round corner of the northwesterly side of Andrew Road (50 feet wide); (1) on the arc of a circle curving to the left and having a radius of 10 feet the arc distance of 12.41 feet; and (2) north 53 degrees 28 minutes 18 seconds west 124.23 feet; thence extending along the said southwesterly side of Caranel Road north 53 degrees 28 minutes 18 seconds west 20 feet to a corner of Lot No. 36; thence extending along line of side lot south 36 degrees 31 minutes 42 seconds west passing through the middle of a party wall erected between these and premises to the southwest 135.01 feet to a point; thence extending south 53 degrees 28 minutes 18 seconds east 20 feet to a corner lot no 34; thence extending along line of said lot north 36 degrees 31 minutes 42 seconds east passing through the middle of a party wall erected between these and premises to the northeast 135 feet to the first mentioned point and place of beginning.

BEING the same premises which Stephanie Jacks, by Deed dated October 5, 2010 and recorded in the Office for the Recording of Deeds in and for Chester County

in Deed Book 8020 at Page 711 et seq., granted and conveyed unto Crestline Investments LLC.

Tax Parcel # 39-3R-158

PLAINTIFF: Caln Crest Community Association

VS

DEFENDANT: **Crestline Investments LLC**

SALE ADDRESS: 1806 Crest Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **CLEMONS RICHTER & REISS, P.C. 215-348-1776**

SALE NO. 24-7-185

Writ of Execution No. 2024-00162

DEBT \$183,945.08

ALL THAT CERTAIN unit in the property known, named and identified as Sugartown Ridge Condominium, located in East Whiteland Township, Chester County, 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 County of Chester Department of Records of a Declaration dated 9-24-1999 and recorded 9-29-1999 in Record Book 4643 Page 95, being and designated as Unit #3 together with a proportionate undivided interest in the common Elements (as defined in such Declaration) of ___%.

AND ALSO DESCRIBED AS FOLLOWS: BEGINNING at a point on the Southeasterly side of Shady Brook Lane, a corner of Unit #2 as shown on said plan, thence extending from said point and along said side of Unit #2 South 28 degrees 20 minutes, 26 seconds East 88.98 feet to a point and corner of Lands of Open Space as shown on said Plan, thence extending along said side of lands of Open Space South 67 degrees 34 minutes, 42 seconds West 84.64 feet to a point and corner of

Unit #4 on said Plan, thence extending along said side of Unit #4 North 24 degrees 13 minutes, 58 seconds West 83.11 feet to a point on the Southeasterly side of said Shady Brook Lane, thence extending along said side of Shady Brook Lane North 63 degrees 35 minutes, 50 seconds East 78.28 feet to the first mentioned point and place of beginning.

BEING UNIT NO. 3 on said Plan.

BEING THE SAME PREMISES which Sugartown Ridge Associates by Deed dated 11/20/2000 and recorded in the Office of the Recorder of Deeds of Chester County on 1/25/2001 in Deed Book Volume 4888, Page 0715, granted and conveyed unto Joseph J. Coffey and Kimberly L. Coffey. Said Joseph J. Coffey died on April 9, 2012 vesting title in Kimberly L. Coffey as surviving tenant by the entireties.

***PROPERTY SOLD SUBJECT TO MORTGAGE**

Tax Parcel # 42-4-281.3

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association

VS

DEFENDANT: **Kimberly L. Coffey**

SALE ADDRESS: 5 Shady Brook Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

SALE NO. 24-7-186

Writ of Execution No. 2020-02922

DEBT \$649,981.45

ALL THAT CERTAIN lot or piece of ground, with the hereditaments and appurtenances, thereon erected, Situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and

described according to a Subdivision Plan property of Frank J. Fanelli, Inc., known as Glenhardie Farm, made by Yerkes Associates Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pa., dated 1/10/1978 last revised 5/3/1978 as follows to wit:

BEGINNING at a point on the Northeast-erly side of Gulph Road (L.R. 544) which point is measured the 2 following courses and distances from a point of curve on the Southeasterly side of Richard Road (50 feet wide) (as shown on said Plan) (1) extending from said point of curve on a line curving to the left having a radius of 25.00 feet, the arc distance of 58.20 feet to a point of tangent and (2) South 74 degrees, 20 minutes, 30 seconds East, 374.64 feet to the point and place of beginning; thence extending from said beginning point along Lot No. 30, North 15 degrees, 58 minutes, 30 seconds East, crossing a 20 feet wide sanitary sewer easement 182.51 feet to a point in line of Lot No. 27; thence extending partly along the same and partly along Lots 26 and 25 South 80 degrees, 18 minutes, 20 seconds East, 112.72 feet to a point, a corner of Lot No. 32; thence extending along the same South 15 degrees, 39 minutes, 30 seconds West, recrossing said 20 feet wide sanitary sewer easement 179.22 feet to a point on the Northeast-erly side of Gulph Road, aforesaid, thence extending along the same the 3 following courses and distances (1) North 74 degrees, 20 minutes, 30 seconds West, 77.81 feet to a point (2) South 15 degrees, 39 minutes, 30 seconds West, 15.00 feet to a point and (3) North 74 degrees, 20 minutes, 30 seconds West, 35.32 feet to the first men-tioned point and place of beginning.

CONTAINING 20,044 square feet of land be the same more or less.

BEING Lot No. 31 as shown on said Plan. BEING the same premises which Fanel-li-Harlan Builders, Inc., a Corporation by Deed dated December 28, 1979, and re-corded in the Office of Recorder of Deeds

of Chester County on January 3, 1980 at Book F56, Page 510 granted and conveyed unto Paul W. Gaffney and Sheila M. Gaff-ney, his wife, their heirs and assigns, as Tenants by the Entireties. Sheila Gaffney a/k/a Sheila M. Gaffney departed this life on February 16, 2016, passing right, title and interest to Paul Gaffney a/k/a Paul W. Gaffney.

Tax Parcel # 4302N00140300

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquet Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10, by its servicer PHH Mortgage Cor-poration

VS

DEFENDANT: **Paul Gaffney a/k/a Paul W. Gaffney**

SALE ADDRESS: 767 Gulph Road, Wayne, PA 19087

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

SALE NO. 24-7-187

Writ of Execution No. 2023-04030

DEBT \$336,110.29

ALL THAT CERTAIN LOT OR PIECE OF GROUND, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF LONDON GROVE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF MED-FORD FARMS, MADE BY LAKE, RO-EDER HILLARD AND ASSOCIATES, LANCASTER, PENNSYLVANIA (717) 397- 9037 DATED 08/20/2001 AND RECORDED IN CHESTER COUNTY PLAN FILE NO. 16157, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OF CURVE ON THE EASTERLY SIDE OF BRIAR-

CLIFF CIRCLE, SAID POINT BEING A CORNER OF LOT NO. 55; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG BRIARCLIFF CIRCLE THE 3 COURSES AND DISTANCES; (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 175 FEET, THE ARC DISTANCE OF 40.81 FEET TO A POINT OF TANGENT; (2) NORTH 50 DEGREES, 49 MINUTES, 52 SECONDS WEST, 53.40 FEET TO A POINT OF CURVE AND (3) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 25 FEET THE ARC DISTANCE OF 40.36 FEET TO A POINT OF CURVE ON THE SOUTHERLY SIDE OF CAVERSHAM DRIVE; THENCE EXTENDING ALONG SAME THE 2 COURSES AND DISTANCES; (1) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 300 FEET, THE ARC DISTANCE OF 94.34 FEET TO A POINT OF TANGENT AND (2) NORTH 59 DEGREES, 40 MINUTES, 41 SECONDS EAST 87.46 FEET TO A POINT IN LINE OF OPEN SPACE THENCE ALONG THE SAME SOUTH 30 DEGREES 19 MINUTES 19 SECONDS EAST 115.81 FEET TO A POINT, A CORNER OF LOT NO. 55; THENCE ALONG THE SAME SOUTH 52 DEGREES 31 MINUTES 54 SECONDS WEST, 168.80 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES which Brian E. Dunbar and Nancy K. Dunbar, Husband and Wife, by Deed dated 1/12/2018 and recorded in the Office of the Recorder of Deeds of Chester County on 1/31/2018 in Deed Book Volume 9691, Page 2144, granted and conveyed unto Jonathan C. Curtis and Lisa D. Curtis.

Tax Parcel # 59-8-134.56

IMPROVEMENTS thereon: a residential property

PLAINTIFF: NewRez LLC FKA New Penn Financial, LLC D/B/A Shellpoint Mortgage

VS

DEFENDANT: **Jonathan C. Curtis & Lisa D. Curtis**

SALE ADDRESS: 1 Briarcliff Circle, West Grove, PA 19390

PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

**SALE NO. 24-7-188
Writ of Execution No. 2023-10097
DEBT \$32,659.04**

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

All that certain lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Wallace, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan Subdivision of the former Jonathan Styer Farm, made by K. R. Comstock, Jr., Registered Land Surveyor, Glen Moore, Pa., dated April 1, 1971 and recorded June 2, 1971 in Plan Book 38, Page 2, as follows, to wit:-

Beginning at a point marking the intersection of the title line in the bed of Little Conestoga Road (L. R. 15052) (thirty-three feet wide) with the southeasterly side of Denton Drive (when extended) (fifty feet wide) (as shown on said Plan); thence extending from said beginning point along the southeasterly side of Denton Drive the three following courses and distances: (1) North twenty degrees, twenty-five minutes East, fifty feet to a point of curve; (2) on a line curving to the right having a radius of

one thousand one hundred thirty-one and eight onehundredths feet the arc distance of one twenty-two and fifty-six one-hundredths feet to a point of tangent; and (3) North twenty-six degrees, thirty-seven minutes, thirty seconds East, two hundred thirty-two feet to a point; thence extending South sixty-three degrees, twenty-two minutes, thirty seconds East, two hundred eighty-five and sixty-six one-hundredths feet to a point; thence extending South forty-one degrees, twenty-one minutes West, two hundred ninety-five and fifty-five one-hundredths feet to a point; thence extending South thirty-seven degrees, thirty-six minutes, thirty seconds West, one hundred feet and fifty-two one-hundredths of a foot to a point in the title line in the bed of Little Conestoga Road, aforesaid; thence extending along the same North sixty-nine degrees, thirty-five minutes West, one hundred eighty and forty one-hundredths feet to the first mentioned point and place of beginning.

Containing 2.112 acres of land, be the same more or less.

Being Lot No. 16 as shown on said Plan.

BEING THE SAME PROPERTY CONVEYED TO FRANCIS R. ARMSTRONG AND MIRIAM M. C. ARMSTRONG, HIS WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM FERGUSON & FLYNN ENTERPRISES, INC., DATED SEPTEMBER 7, 1971, RECORDED SEPTEMBER 10, 1971, AT DEED BOOK D 40, PAGE 945, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 3104 00120900

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Francis R. Armstrong, Jr., AKA Francis R. Armstrong**

SALE ADDRESS: 8 Denton Drive, Glenmoore, PA 19343

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

SALE NO. 24-7-190

Writ of Execution No. 2017-06157

DEBT \$387,891.42 (plus costs)

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 men-

tioned point and place of beginning.

BEING Lot #20 on said Plan.

Tax Parcel # 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 and Joann Hall**

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

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

SALE NO. 24-7-191

Writ of Execution No. 2022-09613

DEBT \$200,241.21

Property situate in the BOROUGH OF AVONDALE, CHESTER County, Pennsylvania, being

BLR # 4-1-77.26

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **JOEL T. HANEY & MICHELLE KORIN HANEY**

SALE ADDRESS: 206 Mullen Drive, Avondale, PA 19311-1469

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

SALE NO. 24-7-192

Writ of Execution No. 2023-05070

DEBT \$140,362.84

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN EAST FALLOWFIELD TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUND-ED AND DESCRIBED ACCORDING TO A PLAN OF BROOK CROSSING, MADE BY LAKE ROEDER HILLARD AND ASSOCIATES DATED 5/6/2000 LAST REVISED 8/28/2002 AS FOL-LOWS TO WIT:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF MAGPIE LANE, A CORNER OF LOT 30; THENCE EXTENDING ALONG THE LINE OF MAGPIE LANE SOUTH 30 DEGREES 41 MINUTES 35 SEC-ONDS EAST 26.25 FEET TO A POINT OF CURVE; THENCE EXTENDING ALONG THE LINE OF SAME, ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT WITH A RADIUS OF 175 FEET; THE ARC DISTANCE OF 50.19 FEET TO A POINT IN THE LINE OF OPEN SPACE; THENCE EXTENDING ALONG THE LINE OF SAME, SOUTH 42 DEGREES 52 MINUTES 26 SEC-ONDS WEST 15.00 FEET TO A POINT; THENCE EXTENDING ALONG THE LINE OF SAME, SOUTH 59 DEGREES 18 MINUTES 25 SECONDS WEST 92.76 FEET TO A POINT; THENCE EXTEND-ING STILL ALONG THE LINE OF SAME, NORTH 30 DEGREES 41 MIN-UTES 35 SECONDS WEST 80.00 FEET TO A POINT IN THE LINE OF LOT 29; THENCE EXTENDING ALONG THE LINE OF SAME, AND LOT 30, NORTH 59 DEGREES 18 MINUTES 25 SECONDS EAST 100.00 FEET TO THE POINT OF BEGINNING. BEING the same premises which EDWARD J. FOX A/K/A EDWARD J. FOX, IV by Deed dated February 28, 2006, and recorded in the Office of Recorder of Deeds of Chester

County on April 13, 2006, at Book 6814, Page 1886 Instrument #10640755 granted and conveyed unto KRISTINA M. PLATT AND RAYMOND C. TAINAN, IV.

Tax Parcel # 47-4-566

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS5

VS

DEFENDANT: **Kristina M. Platt and Raymond C. Tainan IV**

SALE ADDRESS: 124 Magpie Lane, Coatesville, PA 19320

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

SALE NO. 24-7-193

Writ of Execution No. 2022-05639

DEBT \$37,971.73

Property situate in the BOROUGH OF PHOENIXVILLE, CHESTER County, Pennsylvania, being

BLR # 15-14-0204

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: SANTANDER BANK, N.A.
VS

DEFENDANT: **SHIRLEY PETTINE, IN HER CAPACITY AS HEIR OF MARY LOU ASHENFELDER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY LOU ASHENFELDER, DECEASED; SABRINA ASHENFELDER, KNOWN HEIR OF EVERETT ASHENFELDER, DECEASED HEIR OF MARY LOU ASHENFELDER, DECEASED; UN-**

KNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EVERETT ASHENFELDER, DECEASED HEIR OF MARY LOU ASHENFELDER, DECEASED

SALE ADDRESS: 77 2nd Avenue, Phoenixville, PA 19460

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

SALE NO. 24-7-194

Writ of Execution No. 2023-07586

DEBT \$18,282.16

PROPERTY SITUATE IN TOWNSHIP OF WEST GOSHEN

Tax Parcel # 52-2L-78

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE WEST CHESTER VOLUNTEER FIREMAN'S RELIEF ASSOCIATION

VS

DEFENDANT: **JEFFREY G. JORDAN AKA JEFFREY JORDAN AKA JEFFREY D. JORDAN**

SALE ADDRESS: 1130 Grove Road, West Chester, PA 19380

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

SALE NO. 24-7-195

Writ of Execution No. 2024-00675

DEBT \$101,836.18

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED IN THE DECLARATION PLAN REFERRED TO BELOW AS

GOSHEN VALLEY III CONDOMINIUM, SITUATE IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA

Tax Parcel # 53-6-823

PLAINTIFF: SPECIALIZED LOAN SERVICING LLC

VS

DEFENDANT: SANDRA D. CAVANAUGH

SALE ADDRESS: 3215 Valley Drive, West Chester, PA 19382

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

East 631.30 feet (2) South 66 degrees 45 minutes 0 seconds West 615.08 feet (3) South 5 degrees 48 minutes 30 seconds East 274.35 feet (4) South 21 degrees 31 minutes 0 seconds West 153.67 feet to the first mentioned point and place of beginning.

Tax Parcel # 54-6-1.4

PLAINTIFF: Great Valley School District
VS

DEFENDANT: Saul Barsh

SALE ADDRESS: 322 Boot Road, Willistown Township, PA 19355

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

SALE NO. 24-7-196

Writ of Execution No. 2022-03659

DEBT \$15,923.91

BEGINNING at a point on the Northerly side of Boot Road (T-385) a corner of lands of Event B Terhune as shown on said plan; thence from said point of beginning, along the Northerly side of Boot Road North 65 degrees 14 minutes 23 seconds West 26.75 feet to a corner of Lot No. 1; said point being in the bed of an existing paved drive; thence through the bed of said existing paved drive, along said Lot No. 1 the four following courses and distances: (1) North 3 degrees 56 seconds East 408.47 feet (2) North 22 degrees 15 minutes West, leaving said existing paved drive, 318.92 feet (3) North 66 degrees 45 minutes 0 seconds East 518.46 feet (4) North 22 degrees 62 minutes 0 seconds West 300.01 feet to a point in line of lands of Jane Gordon Fletcher; thence along said lands of Jane Gordon Fletcher, North 66 degrees 45 minutes East 115 feet to a corner of lands of Event B. Terhune; thence a long said lands of Event B. Terhune the four following courses and distances: (1) South 22 degrees 52 minutes 0 seconds

SALE NO. 24-7-198

Writ of Execution No. 2016-09065

DEBT \$4,580.19

ALL THAT CERTAIN tract of land situate in Caln Township, Chester County, Pennsylvania.

Tax Parcel # 39-4-142

PLAINTIFF: Caln Township Municipal Authority and Township of Caln
VS

DEFENDANT: Lori W. Brubaker

SALE ADDRESS: 3513 Humpton Road, Caln Township, PA 19335

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

SALE NO. 24-7-199

Writ of Execution No. 2020-05685

DEBT \$6,723.43

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

State of Pennsylvania Tax Parcel # 47-4-72

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Janet S. Mackey**

SALE ADDRESS: 300 Doe Run Road, East Fallowfield, PA 19320

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

SALE NO. 24-7-200

Writ of Execution No. 2023-09053

DEBT \$226,930.28

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

Tax Parcel # 2805 03150000

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

PLAINTIFF: U.S. Bank Trust Company, National Association, not in its individual capacity, but solely as Indenture Trustee of CIM Trust 2022-R1

VS

DEFENDANT: **Stephanie Wosko**

SALE ADDRESS: 117 Cornwall Place, Coatesville, PA 19320

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

SALE NO. 24-7-201

Writ of Execution No. 2021-03870

DEBT \$870,831.82

PREMISES 110 STARR ROAD, AVONDALE, PA 19311

All THAT CERTAIN tract of ground with mushroom houses erected thereon, situate in New Garden Township, Chester County, Pennsylvania, according to a survey made by George E. Register, Jr. & Sons,

Inc., dated May 12, 1976, as taken from their Plan C-451 and being Parcel "B" on said plan as follows, to wit:

BEGINNING at a spike set for the original northwesterly corner of lands of Mae Cornette, and a Northeasterly corner of lands of Ar-Ge-Nel, Inc., said spike being set in the title line of Public Road T-333 known as "Star Road" said road leading in an Easterly direction to Route 41 and a Westerly direction to Avondale; thence leaving said point of beginning and by said title line in said road, South 84 degrees 55 minutes 00 seconds East 149.87 feet to a P.K. nailset for a corner of this and a corner of Parcel "A" said plan owned by Mae Corset for a corner of this and a corner of Parcel "A" said plan owned by Mae Cornette; thence leaving said title line in said road and by Parcel "A" on said plan owned by Cornette, South 03 degrees 10 minutes 00 seconds East 282.84 feet to an iron pin set for a corner of this and a corner of said Parcel "A" thence still by said Parcel "A" owned by Cornette, South 84 degrees 55 minutes 00 seconds East 150.00 to an iron pin set for a corner of this and said Parcel "A" and said point being set in line of lands of Joseph Cornette; thence by lands of Joseph Cornett the following 3 courses and distance, to wit:

South 06 degrees 32 minutes 18 seconds West 237.00 feet to an iron pin; (2) South 84 degrees 55 minutes 00 seconds East 172.57 feet to an iron pin; (3) North 06 degrees 32 minutes 18 seconds East 59.00 feet to an iron pin marking a corner of this and a corner of David E. Cornette; thence by lands of said David E. Cornett, South 84 degrees 55 minutes 00 seconds East 190.32 feet to an iron pin set for a corner of this and said David Cornette and said pin being set in line oflands of Phillip G. Donohoe; thence by lands of said Phillip G. Donohoe, South 06 degrees 32 minutes 18 seconds West 1025.00 feet to an iron pin set for a corner of this and a corner of lands of John Rosans, and set in line of lands of

Philip A. Lafferty being on or near the north bank of White Clay Creek; thence by said line of said Creek and by land of said Lafferty the following 2 courses and distances, to wit: (1) North 79 degrees 34 minutes 50 seconds West 403.66 feet to an iron pin; (2) South 75 degrees 43 minutes 05 seconds West 271.26 feet to a point set for a corner of this and lands of first mentioned Ar-Ge-Nel, Inc.: thence by lands of said Ar-Ge-Nel, Inc., North 04 degrees 55 minutes East 1535.00 feet to the first mentioned point and place of beginning.

Containing 17.995 acres of land be the same more or less.

BEING the same premises which Davidson & Pizzine, a Pennsylvania Partnership, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994576, Book 7864, Page 1405, granted and conveyed unto James E. Davidson, LLC, in fee.

PREMISES 112 STARR ROAD, AVONDALE, PA 19311

ALL THAT CERTAIN tract or parcel of ground situate in New Garden Township, Chester County, Pennsylvania, bounded and described in accordance with a Plan of Property owned by Mae Cornette prepare by George E. Register, Jr. and Sons, Inc., Registered Land Surveyors, dated 5/12/1976 and recorded as Plan No. 461 in the Office of the Recorder of Deeds of Chester County as follows:

BEGINNING at an old spike set on the title line in the bed of Starr Road (T-133), said road leading in an Easterly direction to Route 41 and in a Westerly direction to Avondale said spike marking a Northeast, corner of this about to be described tract and a Northwest corner of land of Joseph Cornette as shown on said Plan; thence from said point of beginning and leaving the bed of Starr Road along lands of Joseph Cornette South 06 degrees 32 min-

utes 18 seconds West, crossing over and old iron pin found, 280.00 feet to iron pin, a corner of Parcel "B" as shown on said Plan; thence along Parcel "B" the 2 following courses and distances; (1) North 84 degrees 55 minutes West 150.00 feet to an iron pin; and (2) North 03 degrees 10 minutes 00 seconds West crossing over 2 iron pins, 282.84 feet to a P.K. nail set on the title line of Starr Road; thence along the title line in the bed of Starr Road South 84 degrees 55 minutes 00 seconds East 197.69 feet to an old spike found, the point and place of beginning.

BEING Parcel "A" as shown on said Plan.

BEING the same premises which Davidson & Pizzine, a Pennsylvania Partnership, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994577, Book 7864, Page 1408, granted and conveyed unto James E. Davidson, LLC, in fee.

PREMISES 124 STARR ROAD, AVONDALE, PA 19311

ALL THAT CERTAIN lot of ground situate in New Garden Township, Chester County Pennsylvania, bounded (according to a survey made by Arthur Crowell, Registered Surveyor, in May 1946) and described as follows, to wit:

BEGINNING in the middle of a dirt road from Newark Road to New Garden Station, the Northeast corner of tract recently conveyed to Allen Taylor; thence along middle of road North 89 degrees 08 minutes East 311 feet; thence leaving road passing through maple tree South 1 degree 4 minutes West 909.5 feet to a corner of tract about to be conveyed to Isreale Santilli; thence by line of same North 88 degrees 45 minutes West 14 feet to line of Allen Taylor; thence by this line North 1 degree 15 minutes East 898 feet to the point of beginning.

CONTAINING six and four-eighth hun-

dredths (6.48) acres more or less.

BEING the same premises which James E. Davidson and Ronald L. Pizzini, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994578, Book 7864, Page 1410, granted and conveyed unto James E. Davidson, LLC, in fee.

PLAINTIFF: First Citizens Community Bank, Successor by Merger to MidCoast Community Bank

VS

DEFENDANT: **James Davidson, LLC a/k/a James E. Davidson, LLC**

SALE ADDRESS: 110 Starr Road, Avondale PA 19311; 112 Starr Road, Avondale, PA 19311; 124 Starr Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-399-1503**

SALE NO. 24-7-202

Writ of Execution No. 2021-03869

DEBT \$469,904.14

ALL OF THE FOLLOWING three tracts of land SITUATE partly in Upper Oxford Township and partly in Penn Township in Chester County, Pennsylvania, bounded and described as follows:

TRACT NO. 1

BEGINNING at a point in the middle line of the public road leading from Jennersville to Edenton and in the Southeasterly line of a 415 feet wide strip or piece of ground of Philadelphia Electric Company; extending thence along the middle line of said public road and by ground now or late of Geo. T. Allen South 50 degrees 37 minutes East, 344.70 feet to a flint stone in line of ground now or late of L. P. Miller; thence leaving said road and by ground now or late of L.

P. Miller South 19 degrees 29 minutes 30 seconds West, 2,511.37 feet to a limestone, in line of ground now or late of Dr. C. F. Quimby a corner common to ground herein described and ground now or late of L. P. Miller; thence by ground now or late of Dr. C. F. Quimby the 3 following courses and distance: (1) North 62 degrees 27 minutes 40 seconds West, 527.26 feet to an iron pin (2) North 58 degrees 29 minutes 20 seconds West, 610.53 feet to an iron pin and (3) South 50 degrees 14 minutes West, 84.15 feet to an iron pin a corner of ground now or late of M. T. Clark; thence by ground now or late of M. T. Clark the 3 following courses and distance: (1) north 83 degrees 46 minutes West, 165 feet crossing Elk Creek to an iron pipe; (2) South 23 degrees 55 minutes West, 242.10 feet to a point and (3) South 43 degrees 32 minutes 40 seconds West, 425.70 feet to an iron pipe in line of ground now or late of C. P. Lindsey; thence by ground now or late of C. P. Lindsey the 2 following courses and distances: (1) North 04 degrees 37 minutes West; 570.50 feet to a flint stone and (2) North 20 degrees 21 minutes 20 seconds East, 1,051.17 feet to an iron pin a corner of ground of Leonard N. Holston; thence by ground now or late of Leonard N. Holston, North 20 degrees 02 minutes East, 328.91 feet to a point in the said Southeasterly line of a 415 feet wide strip of ground of Philadelphia Electric Company and thence through ground of Philadelphia Electric Power Company parallel with Philadelphia Electric Company's tower lines the 2 following courses and distances: (1) North 61 degrees 18 minutes East, 627.22 feet to a point and (2) North 41 degrees 42 minutes East, 1,476.57 feet to the first mentioned point and place of beginning.

TRACT NO. 2

BEGINNING at a point in the Northwest-erly line of a 415 feet wide strip or piece of ground of Philadelphia Electric Power Company and in line of ground now or late

of Leonard H. Holston, said point being 629.20 feet measured on a course North 20 degrees 02 minutes East from a point in the Northwesterly corner of Parcel No. 1 above described also in the Southeast-erly line of aforesaid 415 feet wide strip of piece of ground; extending thence by ground now or late of said Leonard H. Holston North 20 degrees 02 minutes East, 374.70 feet crossing Elk Creek to an iron pin a corner to ground now or late of Leonard H. Holston and R. Leroy Scott; thence by ground now or late of R. Leroy Scott, North 55 degrees 03 minutes East, 558.54 feet to a point in said Northwesterly line of a our hundred fifteen feet wide strip of piece of ground of Philadelphia Electric Power Company, and thence through ground of Philadelphia Electric Power Company parallel with and 207.5 feet distance measured Northwestwardly from and at right angles to the established center line of Philadelphia Electric Power Com-pany’s power lines the two (2) following courses and distances (1) South 61 degrees 42 minutes West, 624.69 feet to a point and South 61 degrees 18 minutes West, 155.72 feet re-crossing said Elk Creek to the first mentioned point and place of beginning.

TRACT NO. 3

BEGINNING at a point in the middle line of the aforesaid public road leading from Jennersville to Edenton and in the Northwesterly line of a 415 feet wide strip of piece of ground of Philadelphia Elec-tric Company extending thence through ground of Philadelphia Electric Compa-ny parallel with and 207.5 feet distance measured Northwestwardly from and at right angles to the established center line of Philadelphia Electric Company’s tower lines South 81 degrees 42 minutes West, 469.65 feet to a point in line of ground now or late of R. Leroy Scott; thence by said ground now or late of R. Leroy Scott North 10 degrees 18 minutes East, 497.40 feet to an iron pin in the middle line of said public road leading from Jennersville to

Edenton and thence along the middle line of last mentioned road South 50 degrees 37 minutes East, 420.20 feet to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING there- from and thereout a tract of land contain- ing 1.794 acres more or less which Clar- ence W. Gray and Wilheimina E. Gray, his wife, convey to the Philadelphia Elec- tric Company by Deed dated February 4, 1964, recorded in Chester County Deed Book P-35, page 918.

ALSO EXCEPTING THEREOUT AND THEREFROM premises described in the following conveyances in Record Book 263 page 159, 287 page 230, 1684 page 105, 2180 page 396, 2510 page 406 and 5232 page 1256.

BEING the same premises which Brothers Mushroom Farm, a Pennsylvania General Partnership, by Indenture dated August 1, 2008, and recorded August 13, 2008, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Doc- ument No. 10867861, Book 7497, Page 11961, granted and conveyed unto James E. Davidson & Sons, LLC, in fee.

PLAINTIFF: First Citizens Community Bank, Successor by Merger to MidCoast Community Bank

VS

DEFENDANT: **James E. Davidson & Sons, LLC**

SALE ADDRESS: 731 Ewing Road, Co- chranville, PA 19330

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-399-1503**

**SALE NO. 24-7-203
Writ of Execution No. 2019-06947
DEBT \$1,480,222.35**

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF EASTTOWN,

COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that Certain lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Easttown, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof Made By Howard W. Doran, Inc., Registered Surveyors, Newtown Square, PA Dated 4/18/1968 and Last Revised 12/07/1969, as follows, to wit:

Beginning at a point in the title Line in the bed of South Leopard Road or Devon Road, which Point is measured the two (2) following courses and distances from a point marking the intersection of the title line in the bed of South Leopard Road or Devon Road with the title Line in the Bed of South Leopard Road or Darby Road with the title line in the bed of Leopard Road or Darby Paoli Road, as shown on said plan: (1) extending from said point of intersection along the title Line in the bed of South Leopard Road or Devon Road, North 41 degrees 05 minutes East, 284.8 feet to a Point; and (2) North 44 degrees 38 minutes east, 375.25 feet to the point and place of beginning; thence extending from said beginning point along the title line in the bed of South Leopard Road or Devon Road the (2) following courses and distances: (1) North 44 Degrees 38 Minutes East, 110.30 feet to a point; and (2) North 52 Degrees 44 Minutes East, 141.11 feet to a point; thence extending South 45 degrees 22 minutes East, 800.95 feet to a point on the Northwesterly side of a 50 feet wide right-of-way as shown on said Plan; thence extending along the Same the two (2) following courses and distances: (1) South 33 degrees 45 minutes west, 217.46 feet to a point of curve; and (2) on a line curving to the right, having a radius or 150 feet, the arc distance of 98.61 feet to a point; thence extending North 47 degrees West, 251.49 feet to a point; thence extending North 39

degrees West, 600.82 feet to the first mentioned point and place of beginning.

Containing 5.5050 acres of land, more or less.

BEING THE SAME PROPERTY CONVEYED TO GARY BOLIS, JR. AND NATASHA BOLIS, NO MARITAL STATUS SHOWN WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM RICHARD B. KENT AND EDITH M. KENT, NO MARITAL STATUS SHOWN, DATED AUGUST 2, 2002, RECORDED AUGUST 12, 2002, AT DOCUMENT ID 10115471, AND RECORDED IN BOOK 5355, PAGE 608, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 55-04-0118.050

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-5
VS

DEFENDANT: **Natasha Bolis, AKA Natasha Anna Bolis & Gary Bolis, AKA Gary Bolis, Jr.**

SALE ADDRESS: 1330 South Leopard Road, Easttown Township, AKA Berwyn, PA 19312

PLAINTIFF ATTORNEY: **MANLEY DEASKOCHALSKI LLC 614-220-5611**

SALE NO. 24-7-205

Writ of Execution No. 2021-04601

DEBT \$294,950.78

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Uwchlan, Chester County, Pennsylvania, bounded and described according to a Final Plan of Phase I and II of Rhondda made by Robert F. Harsch and Associates,

Inc., dated October 15, 1976, last revised October 05, 1977 and recorded in the Recorder of Deeds Office at West Chester, Pennsylvania in Plan #1434.

Tax Parcel # 33-5F-66

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-GS2

VS

DEFENDANT: **JAHEEN E. BECKETT and JACQUELINE JONES-BECKETT**

SALE ADDRESS: 313 Gwynedd Court, Exton, PA 19341

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

SALE NO. 24-7-209

**Writ of Execution No. 2022-08909
DEBT \$210,086.00**

ALL THAT CERTAIN TRACT OF GROUND SITUATE IN WEST NOTTINGHAM TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 68-5-19.3

PLAINTIFF: MORTGAGE ASSETS MANAGEMENT, LLC

VS

DEFENDANT: **COLLEEN HUNNELL, IN HER CAPACITY AS HEIR OF ELSIE J. HARBAUGH; EILEEN WELLS, IN HER CAPACITY AS HEIR OF ELSIE J. HARBAUGH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELSIE J. HARBAUGH**

SALE ADDRESS: 250 Red Pump Road, Nottingham, PA 19362

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

SALE NO. 24-7-211

**Writ of Execution No. 2022-02694
DEBT \$387,190.00**

ALL THAT CERTAIN piece or parcel of ground with the improvements thereon erected, situate in the Township of New Garden, County of Chester, Commonwealth of Pennsylvania

Tax Parcel # 60-1-5.10

PLAINTIFF: MMG INVESTMENTS II, LLC

VS

DEFENDANT: **CHARLES E. CARDILE and DIANE M. CARDILE**

SALE ADDRESS: 540 Church Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **JSDC LAW OFFICES 717-533-3280**

SALE NO. 24-7-212

**Writ of Execution No. 2022-02951
DEBT \$281,097.55**

ALL THAT CERTAIN piece or parcel of ground with the improvements thereon erected, situate in the Township of New Garden, County of Chester, Commonwealth of Pennsylvania

Tax Parcel # 60-3-189

PLAINTIFF: MMG INVESTMENTS II, LLC

VS

DEFENDANT: **CHARLES E. CARDILE and MICHAEL P. CARDILE**

SALE ADDRESS: Gap Newport PK, Avondale PA 19311 a/k/a 8816 Newport Pike, Avondale, PA 19311

PLAINTIFF ATTORNEY: JSDC LAW OFFICES 717-533-3280

SALE NO. 24-7-214

Writ of Execution No. 2016-07139

DEBT \$335,894.37

PROPERTY SITUATE IN BOROUGH OF PARKESBURG

Tax Parcel # 08-06-0067

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Mortgage Assets Management, LLC c/o PHH Mortgage Services VS

DEFENDANT: **KATHLEEN E. DURBOROW** a/k/a **KATHLEEN DURBOROW**

SALE ADDRESS: 300 5th Avenue, Parkesburg, PA 19365

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

SALE NO. 24-7-215

Writ of Execution No. 2023-09689

DEBT \$250,871.42

ALL THAT CERTAIN single frame dwelling house and two contiguous lots known as Lots Nos. 10 and 11 of a plot of land, situate on West Bridge Street, in the Borough of Spring City, County of Chester, Commonwealth of Pennsylvania, aforesaid; and bounded and described, as follows, to wit:

BEGINNING at a corner in the middle of the aforesaid West Bridge Street in the line of Lot 9, now or late of Jesse Brineard; thence along the middle of West Bridge Street, North 80 degrees West, 80 feet to a corner of Lot 12, thence along the same North 10 degrees East, 200 feet to a corner in line of land now or late of Daniel

Shalkop; thence along the same South 80 degrees East, 80 feet to a corner in line of Lot 9, aforesaid; thence along the same South 10 degrees West, 200 feet to the place of beginning. Being the same premises which John S. Tomkinson and June A. Tomkinson by Deed dated November 19, 2021 and recorded November 23, 2021 in Chester County in Record Book 10744 Page 1122 conveyed unto Stanley A. Antosh, III, in fee.

Containing 13,720 square feet of land.

UPI # 14-2-44

PLAINTIFF: Pennsylvania Housing Finance Agency, its successors and assigns VS

DEFENDANT: **Stanley A. Antosh, III**

SALE ADDRESS: 321 Bridge Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **BARLEY SNYDER 610-288-4712**

SALE NO. 24-7-216

Writ of Execution No. 2022-03808

DEBT \$118,586.86

ALL THAT CERTAIN lot or piece of ground with the East side of a block of two brick dwelling houses thereon erected known as Stirling Street, situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the north curb line of Stirling Street, 253 feet west of the intersection of the west curb line of Twelfth Avenue with the said curb line of Stirling Street; thence north 04 degrees 57 minutes west and passing through the center of the middle partition wall dividing the premises herein conveyed from the premises immediately adjoining on the west 168 feet to the south side of Juniper Street; thence by same north 85 degrees 03 minutes east 25 feet to a corner of land

now or late of Albert M. Suckle and Dora, his wife; thence south 4 degrees 57 minutes east 168 feet to the north curb line of Stirling Avenue; thence by same south 85 degrees 03 minutes west 25 feet to the place of beginning.

CONTAINING 4,200 square feet of land be the same more or less.

BEING THE SAME PREMISES which Robert Di Pierro, by Indenture dated 01-29-04 and recorded 02- 11-04 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 6064 Page 746, granted and conveyed unto Michael A. Brunson, as Sole Owner.

UPI # 16-7-98

PLAINTIFF: Citigroup Mortgage Loan Trust, Inc. 2006- NC2, Asset Backed Pass Through Certificates Series 2006-NC2, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **Michael A. Brunson**

SALE ADDRESS: 1135 Stirling Street, Coatesville, PA 19320

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

SALE NO. 24-7-217

Writ of Execution No. 2024-00872

DEBT \$166,317.75

Property situate in the BOROUGH OF ATGLEN, CHESTER County, Pennsylvania, being

BLR # 07-03-0055

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **JENNIFER L**

WHITEMAN

SALE ADDRESS: 216 Chester Street, Atglen, PA 19310

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