



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 72

WEST CHESTER, PENNSYLVANIA, FEBRUARY 29, 2024

No. 09

TABLE OF CONTENTS

72 CHESTER COUNTY REPORTS

C. Eldridge Containers vs. National Union Fire Insurance Co., et al.

Judgment on the pleadings – Insurance contract - Insurer’s duty to defend – Umbrella policy. 54 (2024)

Classified Ads. 24

Meeting Space - West Chester
Venzie Construction Law, LLC

Legal Notices

See Table of Contents.1

Chester County Law Reporter

(USPS 102-900)

Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania, Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the Publication of Legal Notices

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION
15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

www.chescobar.org
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

Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCBA
Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to
Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

The **CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Copyright ©2024 CCBA — All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopy, or any other means without the prior written permission of the copyright holder.

2024 CCBA Officers

Donald Lynn, *President*
James Doyle, *Vice President*
Curt Norcini, *Treasurer*
Bob Burke, *Secretary*
Brian L. Nagle,
Immediate Past President

Executive Director

Gregory Nardi

2024 CCBA Directors

Jennifer Fink (2024)
Kelly Jurs (2024)
Hon. Analisa Sondergaard (2024)
Patrick Gallo (2025)
Max O'Keefe (2025)
Andrea Cardamone (2026)
Rosanna Chiple (2026)
Wesley Legg (2026)

2024 YLD Division

Ryan Jennings, *Chair*
Lauren Nehra, *Chair-Elect*
Amanda M. V. Grant, *Immediate Past Chair*

C. Eldridge Containers vs. National Union Fire Insurance Co., *et al.*

Judgment on the pleadings – Insurance contract - Insurer’s duty to defend – Umbrella policy

1. Judgment on the Pleadings should be granted only where the pleadings demonstrate that no genuine issue of material fact exists and the moving party is entitled to judgment as a matter of law.
2. The interpretation of an insurance contract is a matter of law for the courts to decide.
3. The two-step analysis used to determine whether an insurer has a duty to defend includes a determination of the scope of coverage under the policy and a determination of whether the underlying action falls within the scope of coverage.
4. A tractor operated by an employee of Chris Eldredge Containers, LLC (CEC) backed into a service truck and injured a passenger in the truck. CEC requests a declaration National Union Fire Insurance Company of Pittsburgh, PA (National) is required to provide CEC a defense pursuant to an umbrella policy. National argued its duty to defend was not triggered until underlying insurance is exhausted and noted the underlying insurance has already been deemed inapplicable by this Court. Accordingly, the Court *Held* National’s Motion for Judgment on the Pleadings was granted.

R.E.M.

C.C.P., Chester County, Pennsylvania, Civil Action no. 2022-02348-MJ; Chris Eldredge Containers, LLC vs. Crum & Forster Specialty Insurance Company, National Union Fire Insurance Company of Pittsburgh, PA, *et al.*

Stephen R. McConnell for Plaintiff

David E. Edwards for Defendant

Binder, J., December 4, 2023:-

CHRIS ELDREDGE CONTAINERS, LLC

vs.

CRUM & FORSTER SPECIALTY
INSURANCE COMPANY, ET. AL.

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO. 2022-02348-MJ

ORDER and MEMORANDUM

AND NOW, this 4th day of December, 2023, upon consideration of Defendant National Union Fire Insurance Company of Pittsburgh, Pa’s (National Union) Motion for Judgment on the Pleadings filed September 28, 2023, no response having been filed and for the reasons set forth in the attached Memorandum, it is hereby **ORDERED** and **DECREED** that the Motion is **GRANTED** and judgment is entered in favor of National Union Fire Insurance Company of Pittsburgh, Pa.

BY THE COURT:

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

MEMORANDUM

The instant Declaratory Judgment action arises from an underlying lawsuit pending in the Court of Common Pleas of Philadelphia County. The Plaintiff in the underlying action (Chris Logan) alleges he sustained injuries from an accident which occurred on property owned by Plaintiff herein (Chris Eldredge Contractors, LLC) when a tractor operated by one of Plaintiff's employees backed into a service truck in which Mr. Logan was a passenger. In Count III of the Complaint in the instant action, Plaintiff requests a declaration that Defendant National Union Fire Insurance Company of Pittsburgh, PA (National Union) is required to provide Plaintiff with a defense in the underlying action pursuant to an "Umbrella Policy" provided by National Union to Plaintiff.

Judgment on the Pleadings should be granted only where the pleadings demonstrate that no genuine issue of material fact exists and the moving party is entitled to judgment as a matter of law. Pfister v. City of Philadelphia, 963 A.2d 593 (Cmwlth.Ct. 2009).

The Excess Liability Policy issued by National Union states in relevant part: "Coverage under this policy will follow the terms, definitions, conditions and exclusions of Scheduled Underlying Insurance [i.e. C&F's CGL policy and Selective Auto's Auto Policy] . . . Provided, however, that coverage provided by this policy will not be broader than the coverage provided by the policy listed in Scheduled Underlying Insurance." In addition, the Excess Policy states that National Union will have the duty to defend suits seeking damages for bodily injury "when the total applicable limits of Scheduled Underlying Insurance have been exhausted by payment of Loss to which this policy applies and the total applicable limits of Other Insurance have been exhausted."

The interpretation of an insurance contract is a matter of law for the courts to decide. Weisman v. Green Tree Ins. Co., 670 A.2d 160 (Super.Ct. 1996); Kvaerner Metals Div. of Kvaerner U.S., Inc. v. Commercial Union Ins. Co., 908 A.2d 888 (Pa. 2006). The court engages in a two-step analysis to determine whether an insurer has a duty to defend: (1) a determination of the scope of coverage under the policy; and (2) a determination of whether the underlying action falls within the scope of coverage. See; Kvaerner, 908 A.2d at 899-900.

National Union makes two (2) arguments in the instant Motion. First, the Excess Policy is not implicated as the limits of coverage under the Scheduled Underlying Insurance have not been exhausted. Second, the Excess Policy provides no broader coverage than the Scheduled Underlying Insurance. Both C&F and Selective Insurance have filed Motions for Judgment on the Pleadings based on the argument that Plaintiff is not entitled to coverage pursuant to the terms of their respective policies. By separate Orders, both Motions have been granted. Upon review, it is determined that National Union's arguments have merit.

Accordingly, for the reasons set forth above, this court will enter an order granting Defendant's Motion for Judgment on the Pleadings.

**TABLE OF CONTENTS
LEGAL NOTICES**

Orphans' Court Audit List **(2nd Publication of 2)** 2

Change of Name Notice 3

Corporation Notice 4

Dissolution Notice 4

Estate Notice **1st Publication.** 4

Estate Notice **2nd Publication.** 5

Estate Notice **3rd Publication.** 7

Fictitious Name Notice 9

Nonprofit Corporation Notice 10

Trust Notice **(1st Publication of 3)** 10

Trust Notice **(2nd Publication of 3).** 10

Trust Notice **(3rd Publication of 3).** 10

Trust Notice **(3rd Publication of 3).** 10

Trust Notice **(3rd Publication of 3).** 10

Notice of Sheriff's Sale of Real Property 11

Sheriff Sale of Real Estate **(1st Publication of 3)** 12

Chester County Court of Common Pleas

Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE THOMAS P MCCABE COURTROOM 12

WEDNESDAY, MARCH 06, 2024 09:00 AM

IRENE B. TAYLOR

1517-2070

CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNT

ROBERT J. TAYLOR, JR., PLENARY
GUARDIAN OF ESTATE & PERSON

KARIM P. HUSAIN

IRENE B. TAYLOR

1520-1301

CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNT

ROBERT TAYLOR, JR., ADMINISTRATOR

KARIM P. HUSAIN

CAROL L. RENNARD

1522-2559

CALL OF THE AUDIT LIST

FIRST ACCOUNT

TARA E. GASSENMEYER, ADMINISTRATOR

KARYN L. SEACE

NOTICES

Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. AD-24-0002**

NOTICE IS HEREBY GIVEN that the name change petition of Matthew James Schmeltzer was filed in the above-named court and will be heard on Monday, May 6, 2024 at 9:00:00 AM, in Courtroom 1 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Thursday, January 4, 2024
Name to be changed from: Matthew James Schmeltzer to: Matthew James Sotolotto
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
FRANCIS C. MILLER, Esquire
Miller Law Offices
21 W Washington St Suite D
West Chester, PA 19380

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2023-07940-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Mallory Kosto Perry was filed in the above-named court and will be heard on Monday, March 11, 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, October 13, 2023
Name to be changed from: Mallory Kosto Perry to: Mallory Paige Kosto
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. 2023-07941-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Ezra Alan Perry on behalf of minor child Zoey Skyla Perry was filed in the above-named court and will be heard on Monday, March 11, 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, October 13, 2023
Name to be changed from: Zoey Skyla Perry to: Zoey Skyla Kosto
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. 2023-07942-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Mallory Kosto Perry on behalf of minor child Maya Genevieve Perry was filed in the above-named court and will be heard on Monday, March 11, 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, October 13, 2023
Name to be changed from: Maya Genevieve Perry to: Maya Genevieve Kosto
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. 2023-07943-NC

NOTICE IS HEREBY GIVEN that the name change petition of Ezra Alan Perry on behalf of minor child Keira Maeve Perry was filed in the above-named court and will be heard on Monday, March 11, 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, October 13, 2023
Name to be changed from: Keira Maeve Perry to: Keira Maeve Kosto

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

Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the PA Corporation Law of 1988, as amended.
FOX ROTHSCHILD LLP, Solicitors
747 Constitution Dr., Ste. 100, P.O. Box 673
Exton, PA 19341-0673

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of Harrington Investments, Inc., a Pennsylvania corporation, with a registered address at 1595 Paoli Pike, West Chester, PA 19380, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the PA Corporation Law of 1988, as amended.

FOX ROTHSCHILD LLP, Solicitors
747 Constitution Dr., Ste. 100, P.O. Box 673
Exton, PA 19341-0673

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on February 14, 2024, Articles of Incorporation were filed with the Department of State for Berwyn Health and Wellness, PC, a professional corporation organized under the PA Business Corporation Law of 1988.
FOX ROTHSCHILD LLP, Solicitors
747 Constitution Dr., Ste. 100, P.O. Box 673
Exton, PA 19341-0673

ESTATE NOTICES

Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of Bentley at Worthing, Inc., a Pennsylvania corporation, with a registered address at 1595 Paoli Pike, West Chester, PA 19380, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the PA Corporation Law of 1988, as amended.

FOX ROTHSCHILD LLP, Solicitors
747 Constitution Dr., Ste. 100, P.O. Box 673
Exton, PA 19341-0673

1st Publication

BLEA, Martha Jane, late of Phoenixville Borough. Tyler Mitnacht, 835 Church Street, Royersford, PA 19468, Executor.

BLISSICK, Stella E., late of Caln Township. Gloria Stapleton, 525 Harbor Road, Ocean View, DE 19970, Executrix.

CAHILL, Marjorie A., late of Caln Township. Rebecca Roskey-Brunner, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executrix. DANA M. BRESLIN, Esquire, Breslin, Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of Donovan Investments, Inc., a Pennsylvania corporation, with a registered address at 1595 Paoli Pike, West Chester, PA 19380, have approved a proposal that the corporation voluntarily dissolve, and that the

CARVER, Winifred D., late of East Goshen Township. Donald E. Carver, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executor. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

DiPUPPO, Marian T., late of Honey Brook Township. Maureen A. DiPuppo and Rosemarie D. Drusedum, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland PA 17557, Executors. PATRICK A. DEIBLER, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland PA 17557, atty.

DOERR, Loretta Agnes, late of West Whiteland. Barbara Andrews, 410 Balderston Dr. Exton PA 19341, Executrix.

HAHN, Clayton Marshall, a/k/a Clayton Hahn, late of West Caln Township. Norman Hahn, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrator. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

HANNA, Ellen E., late of Westtown Township. Edward M. Hanna, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

HAVILAND, Dorothy, late of Kennett Square. Thomas W. Haviland, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

HILL, Jesse C., late of Exton PA Uwchlan Township. Daphne Hill, care of VINCENT CAROSELLA, JR., Esquire, 822 S. Matlack Street, Suite 101, West Chester PA 19382, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 822 S. Matlack Street, Suite 101, West Chester PA 19382, atty.

HINES, Barbara, a/k/a Barbara Elsa Hines, late of Borough of Downingtown. Keith Millington, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

HORNE, Marilyn S., late of West Chester Township. Allison Horne, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, West Chester PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester PA 19380, atty.

MATTHEWS, Marcella A., late of East Coventry Township. Suzanne Adams, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executrix. RYAN M. BORN-

STEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

SCOTT, Dallas S., a/k/a Dallas S. Scott, Jr., late of West Chester. Edith M. Berstler, 1404 Hunters Lane, West Chester PA 19380, care of KRISTINE F HUGHEY, Esquire, 22 W Second St, Media PA 19063, Executrix. KRISTINE F HUGHEY, Esquire, Speare and Hughey, 22 W Second St, Media PA 19063, atty.

SCOTT, Jane Wykle, a/k/a Jane Parker Scott, late of West Chester. Lynn Manning, 5400 Vining Point Rd. Minnetonka, MN. 55345, Executrix.

THOMAS, Caroline, late of West Chester. Christopher Thomas and Linda Thomas, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

URBAN, Joanne Tanner, a/k/a Joanne Tanner and Joanne T Jones, late of Uwchlan Township. Nancy J Curtiss, 741 Blackbird Landing RD, Townsend, DE 19734, Executrix.

VONDERCRONE, John Kurtz, late of Phoenixville. Barbara Vondercrome, 2251 Kimberton Road, Phoenixville, PA, 19460, Executor.

WHEELER, Preston Lee Arthur, late of Coatesville. David Brent, care of ALEXANDER J. GINSBURG, Esquire, 441 N 5th Street - Suite 100, Philadelphia, PA 19123, Administrator. ALEXANDER J. GINSBURG, Esquire, 441 N 5th Street - Suite 100, Philadelphia, PA 19123, atty.

WILGIS, Donald E., late of Downingtown. Nancy L. Johnson, 14345 County Road, Clermont, FL 34711, care of MATT KONCHEL, Esquire, 13 Davenport Drive, Downingtown, PA 19335, Executrix. MATT KONCHEL, Esquire, 13 Davenport Drive, Downingtown, PA 19335, atty.

2nd Publication

BICKHART, Barbara Jane, late of Spring City Borough. Thomas Hedberg, 223 Central Drive, Phoenixville, PA, 19460, Executor.

BRABHAM, Margaret S., a/k/a Margaret Strahan Brabham, late of West Caln Township. Grace M. Boraas, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

CHAMBERS, MILDRED S., late of West Grove Borough. John E. Chambers, 209 Walnut St., West

Grove, PA 19390, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

COMESKEY, Catherine Collins, late of Parkesburg. Deborah C. Powers, 502 Woodview Drive Exton, PA 19341 Executor.

DAVIDSON, JR., RODNEY E., late of Caln Township. DAWN M. KOSHINSKI, 831 Fritz Ave., Shillington, PA 19607, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Administratrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

DELLAVECCHIA, Raymond James, late of New Garden Township. Margaret Barbine, 146 Stonegate 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.

DWINCHICK, Michael, late of Coatesville. Jacqueline Harris, 3 Macbride Drive, Spring City, PA 19475, Executrix.

GIACOIA, Alfred J., a/k/a Alfred Giacoio, late of Lincoln University. John A. Giacoio and Alfred J. Giacoio, Jr., care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Co-Executors. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

KELEMEN, Patricia E, late of Phoenixville Borough. Sharon A. Rausch, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive Suite 409 Pottstown, PA 19464, Executrix. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 400 Creekside Drive Suite 409 Pottstown, PA 19464, atty.

LOGUE, Joseph E., late of Phoenixville Borough. Catherine Logue, 1213 Garfield Ave., Phoenixville, PA 19460, care of JAMES C. KOVALESKI, Esquire, 41 E. High St., Pottstown, PA 19464, Administratrix. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

MINUTELLO, Margaret C., late of Londonderry Township. Richard J. Minutello, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Administrator. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

MORALES, Carol J., late of Phoenixville. Cynthia L. Ritzman, 206 Maplewood Drive, Douglassville, PA 19518, care of PETER J. DOLAN, Esquire, 2500 E. High Street, Building 700, Pottstown, PA 19464, Administrator. PETER J. DOLAN, Esquire, Dolan Ray Law, LLC, 2500 E. High Street, Building 700, Pottstown, PA 19464, atty.

NELSON, Douglas Wong, late of Lincoln University, New London Township. Kathleen S. Peterson, 176 N Deer Run Dr, Lincoln University, PA 19352, 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.

PETERSON, Richard Thomas, late of West Brandywine Township. Richard John Peterson, 1540 Creek Road, Glenmoore, PA 19343, care of MARK R. SPROW, Esquire, 9 East Lancaster Avenue, Shillington, PA 19607, Executor. MARK R. SPROW, Esquire, Derr, Hawman & Derr, LLC, 9 East Lancaster Avenue, Shillington, PA 19607, atty.

PIPPIN, Gavin Patrick, a/k/a Gavin P. Pippin, late of West Vincent Township. Douglas A. Pippin and Kathleen S. Pippin, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Administrators. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

ROSSITER, Franklin W, late of East Pikeland. Kathryn J. Kappel, 22 Crestview Road, Phoenixville, PA 19460, care of MARK R. SPROW, Esquire, 9 East Lancaster Avenue, Shillington, PA 19607, Executrix. MARK R. SPROW, Esquire, Derr, Hawman & Derr, LLC, 9 East Lancaster Avenue, Shillington, PA 19607, atty.

SCHARFF, Kathleen A., late of Kennett Township. Patrick D. Scharff, 144 Davenport Rd., Kennett Square, PA 19348, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

SCHELER, Sheree R, late of North Coventry Township. Richard L Scheler, P.O. Box 534, Pottstown, PA. 19464 care of KEVIN F HENNESSEY, Esquire, P.O. Box 534, Pottstown, PA. 19464, Executor. KEVIN F HENNESSEY, Esquire, P.O. Box 534, Pottstown, PA. 19464, atty.

SCHLIMME, Bertha Marion, late of West Nantmeal Township. Norma M. Bergey, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix.

KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

SITMAN, William Douglass, a/k/a William D. Sitman, late of Willistown Township. Simone S. Martin, 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.

SNYDER, III, John Francis, a/k/a John F. Snyder, late of East Bradford Township. Diana A. Snyder, care of MAURICE D. LEE, III, Esquire, 1500 Centre Square West, 38th Fl., Philadelphia, PA 19102-2186, Executrix. MAURICE D. LEE, III, Esquire, Saul Ewing LLP, 1500 Centre Square West, 38th Fl., Philadelphia, PA 19102-2186, atty.

SULESKI, Phyllis M, late of West Bradford Township. Cynthia Lyman, 112 Millwood Dr Harrisburg PA 17110, Executrix.

THOMPSON, Mary L., late of New Garden Twp.. Mary Alice Thompson-Fling, 213 E. State Street, Kennett Square, PA 19348, 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.

THOMPSON, JR., Rodman Ellison, late of Easttown Township. Ana Ames Thompson, care of ERICA A. RUSSO, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrix. ERICA A. RUSSO, Esquire, Heckscher, Teilon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

TRAINES, Leonard, late of West Goshen Township. Betty Traines, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

WOJNAROWSKI, Carmen Aida, late of West Brandywine Township. Natalie Caruso, 209 Netherfield Lane, West Chester, PA 19380 and Lisa Wojnarski, 1007 Queen Drive, West Chester, PA 19380, Executrix.

3rd Publication

ATTIANI, Camilla, late of Malvern. John Attiani, 1845 Walnut Street, Suite 1920, Philadelphia, PA 19103, Administrator.

BORRELLI, Mary Jo, late of Uwchlan Township. Kathleen Washington, care of KELLY C. HAYES, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executrix. KELLY C. HAYES, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

BORST, William E, late of Uwchlan Township, Exton. Nancy Canale, 403 Carmarthen Ct, Exton, PA 19341, Executrix.

DOWD, Mary W., late of Honey Brook Township. Lori A. Williams, 414 Lake Mead Drive, East Berlin, PA 17316, care of DOUGLAS A. SMITH, Esquire, 2933 Lititz Pike PO Box 5349 Lancaster, PA 17606, Executrix. DOUGLAS A. SMITH, Esquire, Gibbel Kraybill & Hess LLP, 2933 Lititz Pike PO Box 5349 Lancaster, PA 17606, atty.

DUDKIN, Oleg Nicholas, late of Easttown Township. Elizabeth A. Dudkin, care of MAURICE D. LEE, III, Esquire, Centre Square West, 1500 Market Street, 38th Floor, Philadelphia, PA 19102-2186, Executrix. MAURICE D. LEE, III, Esquire, Saul Ewing LLP, Centre Square West, 1500 Market Street, 38th Floor, Philadelphia, PA 19102-2186, atty.

EGAN, Karin Wittenkind, late of Tredyffrin Township. Edward M. Egan, 7223 Jagged Rock Circle, Colorado Springs, CO 80927, care of HEATHER L. TURNER, Esquire, 137 N. Narberth Ave., Narberth, PA 19072, Executor. HEATHER L. TURNER, Esquire, law offices heather l. Turner, 137 N. Narberth Ave., Narberth, PA 19072, atty.

FEARN, Cecilia J., late of Avondale. Lawrence B. Fearn, care of ROBERT M. DiORIO, Esquire, 21 West Front Street, Media, PA 19063, Executor. ROBERT M. DiORIO, Esquire, DiOrio & Sereni, LLP, 21 West Front Street, Media, PA 19063, atty.

GREGORY, Carlos, late of Downingtown Borough. Daisy Vargas, One Blackhawk Circle, K5, Downingtown, PA 19335, care of BASIL G. JOY, Esquire, 213-215 W. Miner St., West Chester, PA 19382, Administratrix. BASIL G. JOY, Esquire, Goldberg, Goldberg & Maloney, 213-215 W. Miner St., West Chester, PA 19382, atty.

GREGORY, Marcia C., a/k/a Marcia Gregory and Marcy Gregory, late of East Goshen Twp.. Erin C. Duffy, 499 N. Grimes Hill Rd., Granville, NY 12832, care of STEVEN T. HANFORD, Esquire, 344 West Union Street, West Chester, PA 19382, Executrix. STEVEN T. HANFORD, Esquire, Hanford Professional Corp., 344 West Union Street, West Chester, PA 19382, atty.

HEFFNER, Charles R., a/k/a Charles Robert

Heffner, late of Warwick. Sheila M. Heffner, care of LINDA KLING, Esquire, 121 E. Main Street, New Holland, PA 17557, Executrix. LINDA KLING, Esquire, Smoker Gard Associates LLP, 121 E. Main Street, New Holland, PA 17557, atty.

HOCHHAUSER, Robert, late of Pennsbury Township. Edward Hochhauser, III, 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.

KEIPER, Dolores Emilie, late of Upper Uwchlan Township. Jeffrey T. Keiper, 640 Marshall Rd., Glenmoore, PA 19343, Executor.

KLENERT, Margaret Mary, a/k/a Margaret M. Klenert, late of Upper Oxford Township. Valerie Breish, 1229 Limestone Rd., Oxford, PA 19363, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

KOPF, Glenda C., late of East Nottingham Township. Robin Charlton, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 East Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 East Locust Street, Oxford, PA 19363, atty.

McLOONE, Jane B, late of East Bradford Township. Neil McLoone and Mary Weyant, care of KEVIN J. RYAN, Esquire, 999 West Chester Pike, West Chester, PA 19382, Executor. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, West Chester, PA 19382, atty.

MENNA, Iola-Gene, late of Downingtown. Valerie Donia, care of JAYNE GARVER, Esquire, Personal Representative. JAYNE GARVER, Esquire, J. Garver Law PLLC, atty.

MENNA, I, late of Downingtown. Valerie Donia, care of JAYNE GARVER, Esquire, 6723 Allentown Blvd, Harrisburg, PA, 17112, USA, Personal Representative. JAYNE GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd, Harrisburg, PA, 17112, USA, atty.

MIRZA, Taimur, late of Uwchlan Township. Yushan S. Mirza, 838 Tremont Dr., Downingtown, PA 19335, care of ELIZABETH D. LUBKER, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Administratrix. ELIZABETH D. LUBKER, Esquire, Lubker Ostein Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

PHILLIPS, Carley P., late of East Whiteland

Township. John Edward Phillips, 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.

RAFANIELLO, Genevieve A., late of West Caln Township. Michael Charles Rafaniello, 215 Michael Road, Honey Brook, PA 19344, care of LAWRENCE J. VALERIANO JR., Esquire, 1025 Berkshire Blvd., Suite 700, Wyomissing, PA 19610, Executor. LAWRENCE J. VALERIANO JR., Esquire, Hartman, Valeriano, Magovern & Lutz PC, Address, atty.

ROACHE, Deanna Rose, late of West Chester. Kristy Ann Rubinstein, 1106 Hendrix Ct, Bel Air, MD, 21014, Executrix.

ROSE, JoLynn, late of West Marlborough Township. Kristen Robinson, 1425 N. Chatham Rd., Coatesville, PA 19320, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400 Plymouth Meeting, PA 19462, Executrix. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, P.C., 600 W. Germantown Pike, Ste. 400 Plymouth Meeting, PA 19462, atty.

STALLARD, Ethel M., late of West Bradford Township. Linda Marie Sherota, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administratrix. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

STARK-ENSOR, Beverly, late of Kennett Township. Michael Pearlman, 1 Riverview Heights, Amesbury, MA 01913 and Frederick J. Calandra, Jr., 6 Waverly Rd., Glenside, PA 19038, care of DANIELLE FRIEDMAN, Esquire, Ten Penn Center 1801 Market St., Ste. 2300 Philadelphia, PA 19103, Executors. DANIELLE FRIEDMAN, Esquire, Offit Kurman, P.A., Ten Penn Center 1801 Market St., Ste. 2300 Philadelphia, PA 19103, atty.

WARD, Donald, late of Downingtown. Christopher Ward, Executor.

WHELAN, Gary G., late of East Marlborough Township. Sandra L. Whelan, 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.

WILKINSON, Marie F., late of Oxford. Theresa Marie Jordan, a/k/a Theresa W. Jordan, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Es-

quire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

WILLIAMS, Stephen David, a/k/a Stephen D. Williams, late of Willistown Township. Barbara Williams, 14 Willow Pond Rd., Malvern, PA 19355, care of ELIZABETH D. LUBKER, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executrix. ELIZABETH D. LUBKER, Esquire, Lubker Ostein Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

WOOD, Richard Thomas, a/k/a Thomas Wood, late of Downingtown. Patricia Ann Zonetti, 414 Garfield Ave, Downingtown, PA 19335, Executrix.

ESTATE OF OWEN V. **CAMPANA**, late of West Goshen Township, Chester County, Pennsylvania, deceased.

Letters Testamentary of the Estate of the above named, Owen V. Campana, deceased, having been granted to the undersigned on January 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:

Marc Campana, Executor
37 Clinton Avenue
Nyack, NY 10960

Frank W. Hayes, Esquire
Hayes & Romero
31 South High Street
West Chester, PA 1938

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

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on

January 22, 2024, for **Kevin W Davey Electric** with a principal place of business located at 590 Buck Rd., Downingtown, PA 19335 in Chester County. The individual interested in this business is Kevin William Davey, also located at 590 Buck Rd., Downingtown, PA 19335. This is filed in compliance with 54 Pa.C.S. 311.

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

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 22, 2024, for **LifeWork Photo** with a principal place of business located at 335 W Miner St. #1, West Chester, PA 19382 in Chester County. The individual interested in this business is David Lakatos, also located at 335 W Miner St. #1, West Chester, PA 19382. This is filed in compliance with 54 Pa.C.S. 311.

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

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 23, 2024, for **Peter Anthony Publications** with a principal place of business located at 3808 Norwood Ave, Downingtown, PA 19335 in Chester County. The individual interested in this business is Peter

Anthony Berardi, also located 3808 Norwood Ave, Downingtown, PA 19335. This is filed in compliance with 54 Pa.C.S. 311.

payment without delay to Thomas S. Schmidt Trust- ee c/o Patricia Coacher Esq 166 Allendale Road Kind of Prussia PA 19406.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an applica- tion 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 A Servants Heart Community Outreach. Articles of Incorporation were filed on Friday, February 9, 2024. The purpose or purposes for which it was organized are: To supply struggling local families with grocer- ies and secondhand clothing. IAN R. BRINKMAN, Solicitor Gibbel Kraybill & Hess LLP 2933 Lititz Pike P.O. Box 5349 Lancaster, PA 17606

1st Publication of 3

TRUST NOTICE

Trust Estate of JUDITH H. GARVEY, deceased, late of East Goshen Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of JUDITH H. GARVEY are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to: MARGARET M. GARVEY, Trustee

RONALD A. LUONGO, Esquire Luongo Law Center, P.C. 904 Saratoga Dr. West Chester, PA 19380

2nd Publication of 3

TRUST NOTICE

Notice is hereby given of administration of Franklin P Schmidt and Mary Lou Schmidt Trust dtd 8/21/01. Mary Lou Schmidt late of Caln Twp Chester County PA died 11/5/23. All persons having claims against decedent are requested to make known same and all persons indebted to decedent are required to make

3rd Publication of 3

TRUST NOTICE

Please take notice of the existence of the KANTER LIVING TRUST, DATED DECEMBER 8, 1999, AS AMENDED ON DECEMBER 4, 2018. The Settlor, Sheila L. Kanter, died December 23, 2023, as a re- sult of which all persons having claims or demands against the said trust of the decedent are requested to make known the same and all persons indebted to the decedent are requested to make payment without delay to the Trustees, Andrew L. Kanter and Brenda L. Goldberg, c/o Anthony Morris, Esquire, 118 W. Market St., Suite 300, West Chester, PA 19382.

3rd Publication of 3

TRUST NOTICE

Please take notice of the existence of the SHEILA L. KANTER TRUST, DATED OCTOBER 7, 2003, AS AMENDED ON AUGUST 15, 2014, AND DE- CEMBER 4, 2018. The Settlor died December 23, 2023, as a result of which all persons having claims or demands against the said trust of the decedent are requested to make known the same and all persons indebted to the decedent are requested to make payment without delay to the Trustee, Andrew L. Kanter, c/o Anthony Morris, Esquire, 118 W. Market St., Suite 300, West Chester, PA 19382.

3rd Publication of 3

TRUST NOTICE

Trust of CATHERINE H. SUSANIN, deceased, late of Wayne, Chester County, Pennsylvania. The Suc- cessor Co-Trustees request that all persons having claims or demands against either the Decedent or the Trust to make known the same, and all persons indebted to either the Decedent or the Trust to make payment without delay to JOHN H. SUSANIN and ELIZABETH S. SUS- ANIN, Successor Co-Trustees Catherine H. Susanin Trust c/o Law Office of Prokup & Swartz 7736 Main Street Fogelsville, PA 18051

or, to their Attorney Michael Prokup, Esq
c/o Law Office of Prokup & Swartz
7736 Main Street
Fogelsville, PA 18051

NANCIAL PENNSYLVANIA, INC. against you.

Property situated in Chester County
BEING premises: 774 East Chestnut Street,
Coatesville, Pennsylvania 19320
Tax Parcel: 16-6-246
Improvements consist of residential property.

NOTICE

POWERS KIRN, LLC
Jill Manuel-Coughlin, Esquire Id. No. 63252 Jolanta
Pekalska, Esquire Id. No. 307968 Harry B. Reese,
Esquire Id. No. 310501 Daniel C. Fanaselle, Esquire
Id. No. 312292 Eight Neshaminy Interplex, Suite
215 Trevoise, PA 19053
(215) 942-2090

Sold as the property of Joel C. Kennedy and Shirley
A. Kennedy

TERMS OF SALE: The purchaser at sale must pay
the full amount of his/her bid by two o'clock P.M.
on the day of the sale, and if complied with, a deed
will be tendered by the Sheriff at the next Court of
Common Pleas for Chester County conveying to
the purchaser all the right, title and claim which the
said defendant has in and to the said property at the
time of levying the same. If the above conditions are
not complied with on the part of the purchaser, the
property will again be offered for sale by the Sheriff
at three o'clock P.M., on the same day. The said
purchaser will be held liable for the deficiencies and
additional costs of said sale.

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

WELLS FARGO USA HOLDINGS, INC. S/B/M
WELLS FARGO FINANCIAL PENNSYLVANIA,
INC.
Plaintiff,

v.

Lesly Brown a/k/a Lesly A. Brown, solely in
capacity as heir of Joel C. Kennedy, Deceased
Sheri Kennedy a/k/a Sheri A. Kennedy, solely in
capacity as heir of Joel C. Kennedy, Deceased
Robert Kennedy a/k/a Robert Neal Kennedy, Sr.,
solely in capacity as heir of Joel C. Kennedy,
Deceased
Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming Right, Title
or Interest from or under Joel C. Kennedy, Deceased
Defendants

TAKE NOTICE that a Schedule of Distribution
will be filed by the Sheriff on a date specified by
the Sheriff not later than thirty (30) days after sale.
Distribution will be made in accordance with the
schedule unless exceptions are filed thereto within
10 days after the filing of the schedule.

CIVIL DIVISION
No. 2023-00214-RC

NOTICE

TO: Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming Right, Title
or Interest from or under Joel C. Kennedy, Deceased

**NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY**

TAKE NOTICE that the real estate located at 774
East Chestnut Street, Coatesville, Pennsylvania
19320, is scheduled to be sold at Sheriff's Sale on
March 21, 2024 at 11:00 a.m. at www.bid4assets.com/chestercountysheriffssales, to enforce the Court
Judgment of \$93,836.59 obtained by Wells Fargo
USA Holdings, Inc. S/B/M WELLS FARGO FI-

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, March 21st, 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, April 22nd, 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. 24-3-69

Writ of Execution No. 2022-04458

DEBT \$401,935.54

Property situate in the TOWNSHIP OF LOWER OXFORD, CHESTER County, Pennsylvania, being

BLR# 56-4-39.15, 56-4-39.6A

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Filiberto Villasana Palacios & Vivian Cordero**

SALE ADDRESS: 123 Lavender Court, Lincoln University, PA 19352

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

SALE NO. 24-3-70

Writ of Execution No. 2020-02446

DEBT \$529,828.06

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Township of New Garden, County of Chester, State of Pennsylvania, bounded and described according to a Final Plan for “Carisbrooke”, made by Hillcrest Associates, Inc., dated 2/21/2005, last revised 5/9/2006, and recorded 6/30/2006, as Plan #17869 as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Carisbrooke Court (50 feet wide), said point being a corner of Lot #3 (as shown on said plan): thence from said point of beginning extending along said court on a line curving to the left having a radius of 265.00 feet an arc distance of 150.38 feet to a point, a corner of Lot #1; thence leaving said court extending along Lot #1 South 44 degrees 27 minutes 29 seconds East 445.51 feet to a point in line of lands now or late of Terry S. Wallace & Richard F. Carpenito, a corner of Lot #1; thence extending along lands of Wallace & Carpenito and partially along lands now or late of Margaret M. Thomas South 87 degrees 45 minutes 00 seconds West 253.58 feet to a point, a corner of Lot #3; thence leaving lands of Thomas extending along Lot #3 North 30 degrees 31 minutes 05 seconds West 256.54 feet to the first mentioned point and place of beginning.

BEING Lot #2 on the above mentioned Plan.

CONTAINING 1.469 acres of land, more or less.

BEING THE SAME PREMISES AS Joseph J. D’Amico, Jr., and Rebecca A. D’Amico, by Deed dated March 31, 2017, and recorded on April 5, 2017, by the Beaver County Recorder of Deeds in Book 9518, at Page 2361, as Instrument No. 11536132, granted and conveyed unto Shaun E. Chipman, an Individual.

UPI NO. 60-5-32.5.

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VIII-A
VS

DEFENDANT: **Shaun E. Chipman**

SALE ADDRESS: 108 Carisbrooke Court, Landenberg, PA 19350

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

SALE NO. 24-3-71

Writ of Execution No. 2015-11436

DEBT \$197,214.98

ALL THAT CERTAIN lot of land, Situate in Kennett Heights in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described according to a Plan of Lots known as Kennett Heights, dated 6/21/1959, by George E. Register & Sons, and recorded in Plan Book 9 page 24, as follows:

BEGINNING at a point on the Northerly Side of Hazel Road, said point being the Southeasterly corner of Lot NO. 7 on said Plan, and the Southwesterly corner of the about to be described lot; thence from said point of beginning, and extending along said Lot No. 7 in a Northerly direction, 198.00 feet to a point in line of lands now or late of John Winters; thence extending along said land of Winters, North 75 degrees 38 minutes East, 101.00 feet to

a point set on the Westerly side of a 12 feet wide right of way; thence extending along said right of way, South 02 degrees 51 minutes East, 198.00 feet to a point on the aforementioned side of Hazel Road; thence extending along the side of said Hazel Road, South 71 degrees 29 minutes West, 78.00 feet to the first mentioned point and place beginning.

BEING Lot No. 6 on said Plan.

TOGETHER with an easement for the placement of water and sewer lines across a 4 feet wide strip of the adjoining property, being a portion of Lot 7 as shown on said Plan, and specifically described as follows:

BEGINNING at a point, set of the Northerly side of Hazel Road or Avenue (45 feet wide), said point marking the Southeasterly corner of this about to be described tract and the Southwesterly corner of Lot 6 on said Plan, conveyed herein; thence leaving said point of beginning along said Hazel Road or Avenue, South 71 degrees 29 minutes 00 seconds West, 75.00 feet to a point marking the Southwesterly corner of this tract and the Southeasterly corner of Lot No. 8 on the said Plan; thence leaving said Hazel Road or Avenue and along said Lot 8, North 11 degrees 51 minutes 53 seconds West, 4.0 feet to a point in lines of Lot No, 8 and Lot No. 7; thence leaving said line, North 71 degrees 29 minutes 00 seconds East, 75.58 feet, be it the same, more or less, to a point in the lines of Lot 7 and Lot 6, conveyed herein; thence along said line, South 03 degrees 22 minutes 09 seconds East, 4.0 feet, be it the same, more or less, to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Grant W. Carlson and Nancy J. Carlson, by Deed dated 12/12/2003 and recorded in the Office of the Recorder of Deeds of Chester County on 1 2/19/2003 in Deed Book Volume 6015, Page 2256, granted and conveyed unto Jason J. Nichols and Alicia

Nichols, husband and wife and David O. Barlow and Edna M. Barlow husband and wife by deed with an undivided 1/2 interest as tenants by the entirety, as Joint Tenants with right of Survivorship and not as tenants in common.

David O. Barlow departed this life on 1/13/2004. Edna M. Barlow departed this life on 12/30/2007.

PARCEL# 3702900000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not Individually but as Trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Jason J. Nichols & Alicia Nichols**

SALE ADDRESS: 563 Hazel Avenue, Kennett Square PA 19348

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

SALE NO. 24-3-72

Writ of Execution No. 2022-06161

DEBT \$346,652.75

PROPERTY SITUATE IN THE TOWNSHIP OF POCOPSON

TAX PARCEL #63-4-80

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Mortgage Assets Management, LLC c/o PHH MORTGAGE CORPORATION

VS

DEFENDANT: **The Unknown Heirs of Mary Gray aka Mary Ellen Gray, Deceased Pamela Sanson Solely in Her Capacity as Heir of Mary Gray aka Mary Ellen Gray, Deceased**

SALE ADDRESS: 1415 Lenape Road, West Chester, PA 19382

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

SALE NO. 24-3-73

Writ of Execution No. 2016-10547

DEBT \$400,007.18

ALL THAT CERTAIN tract of land, with the building and improvements thereon erected, SITUATE in the Borough of Spring City, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, 198 and 1/2 feet from the center line of Bridge Street, on the West side of a 32 feet wide street; THENCE along said West side of Street (known as Glass Avenue) South 11 degrees, 40 minutes West, 194 feet to an iron pin near the edge of Yost Creek; THENCE along said Creek North 87 degrees, 20 minutes West, 388 feet to a line of land of Francis Latschar; THENCE along said land, North 1 degree, 15 minutes East, 259 feet to a stake on the South side of a 20 feet wide alley; THENCE along the South side of said alley, South 78 degrees, 20 minutes East, 430 feet to the place of beginning.

CONTAINING two and one-fifth acres of land, more or less.

AND ALSO ALL THAT CERTAIN tract of land with the buildings and improvements thereon, SITUATE in the Borough of Spring City, County of Chester and State of Pennsylvania bounded and described as follows:

BEGINNING at a stake in the Southern margin of a 20 feet wide alley, 201.8 feet, South of a limestone in the center line of Bridge Street, as extending from the Borough of Spring City; THENCE along a line of land, formerly of Wm. P. Snyder, now the Southern margin of said alley, South 1 degree, 15 minutes West, 291 feet to a

stake, a corner of lands formerly of Dr. F. W. Heckel, now the Estate of Arthur Preimuth; THENCE along the same, South 81 degrees, 15 minutes West, 173 feet to a stake; THENCE by other lands of formerly Francis Latschar, now Estate of Albert F. Winner, North 11 degrees, 40 minutes East, 346 feet to a stake and THENCE South 78 degrees, 20 minutes East, 108 feet to the place of beginning.

CONTAINING one acre of land, more or less.

BEING diminished however by one 110 square perches of land (about 3/4 of an acre) more or less, by Indenture of Albert F. Winner, et ux, dated MEW 10, 1937 and recorded in the Office for the Recording of Deeds, in and for the County of Chester at West Chester, Pa. in Deed Book M 17. Vol. 409 page 136, wherein and whereby the said Albert F. Winner, et ux., did grant and convey unto Arthur K. Freimuth, then of Royersford, Pa. the herein mentioned diminution, as by reference thereto, with more fully and at large appear. THE said premises being further diminished by a rectangular tract of ground 100 feet by 40 feet forming the Northeastern portion of the first above described tract of ground as more fully described in Deed dated Sept. 12, 1938 and recorded in Chester County in Deed Book X 19 page 530, by which Joseph Powers granted and conveyed the same unto Blair Knerr, in fee.

BEING THE SAME PREMISES which Paul W. Branca and Eva Jane Branca, his wife, by Deed dated 5/3/82 and recorded 5/5/82 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book W59, Page 450, granted and conveyed unto John Gertenitch and Eva Jane Gertenitch, his wife, in fee.

Tax Parcel Numbers 14-3-6 and 14-3-7

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank,

N.A. f/k/a The Chase Manhattan Bank as Trustee for Asset Backed Securities Corporation Equity Loan Trust 1999-LB1
VS

DEFENDANT: **Eva Jane Gertenitch**

SALE ADDRESS: 448 Plum Alley and 470 Plum Alley f/k/a Glass and Plum Street, Spring City, PA 19475

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

SALE NO. 24-3-74

Writ of Execution No. 2022-03355

DEBT \$200,519.47

PROPERTY SITUATE IN BOROUGH OF OXFORD

TAX PARCEL #0609 007703L0

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Victoria T. Murray**

SALE ADDRESS: 265 South 4th Street, Oxford, PA 19363

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

SALE NO. 24-3-75

Writ of Execution No. 2020-02007

DEBT \$232,015.54

PROPERTY SITUATE IN TOWNSHIP OF WILLISTOWN

TAX PARCEL //TAX ID/UPI PARCEL NO. 54-03-0326/54-3-326

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATION-

AL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK
VS

DEFENDANT: **LINDA B. PATTON
AKA LINDA BALL PATTON & DAN-
IEL J. PATTON**

SALE ADDRESS: 121 Davis Road, Malvern, PA 19355

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

SALE NO. 24-3-76

Writ of Execution No. 2023-02754

DEBT \$117,591.84

Property situate in Township of West Bradford

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF WEST BRADFORD, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, DESCRIBED IN ACCORDANCE WITH A SUBDIVISION PLAN SECTION 1-A, "COLONIAL WOODS", FOR SCHMIDT & NYCE, INC., MADE BY HENRY S. CONREY INC., DIVISION OF CHESTER VALLEY ENGINEERS, PAOLI, PA DATED 11/18/69 AND LAST REVISED 1/7/74.

TAX PARCEL #50-2J 30

IMPROVEMENTS thereon: a single family/cabin

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST

VS

DEFENDANT: **JOSEPH P. FERRARA JR. & LUCY DALLAS FERRARA**

SALE ADDRESS: 1442 Federal Drive,

Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI 856-384-1515**

SALE NO. 24-3-77

Writ of Execution No. 2022-08861

DEBT \$118,927.09

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Upper Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Bordeaux Estates, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA dated 7/20/1978, revised 2/6/1985, as follows, to wit:

BEGINNING at a point on the Southeast-erly side of Lafitte Court, said point also being at a corner of Lot No. 16; thence extending from said beginning point and along the Southeasterly side of Lafitte Court, on a line curving to the left, having a radius of 50 feet, the arc distance of 52.36 feet to a point a corner of Lot No. 18; thence extending along same, South 64° 42' 35" East, crossing over a 50 feet wide Arco Pipe Line Company Easement and passing through a 20 feet wide storm drainage easement, 290.48 feet to a point in line of land of Fred J. Domenick, Jr.; thence extending along same South 41° 6' 34" East, 246.73 feet to a point a corner of land of Glen C. Grow; thence extending along same South 50° 25' 31" West, 6.61 feet to a point a corner of Lot No. 16; thence extending along same the 2 following courses and distances: (1) North 86° 33' 12: West, passing through the aforesaid 20 feet storm drainage easement, 267.23 feet to a point and (2) North 87° 30' 41" West, recrossing the aforesaid Arco Pipe Line Easement, 130 feet to the first mentioned point and place of BEGINNING.

BEING known as 6 Lafitte Court, Downingtown, PA 19335.

CONTAINING 43,565 square feet of land, be the same more or less. BEING Lot No. 17 as shown on said Plan.

BEING THE SAME PREMISES which James D. McFarland and Nancy A. McFarland, by Deed dated 12/9/1996 and recorded 12/17/1996 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4119, Page 927, granted and conveyed unto James V. Cortellessa.

PARCEL NO.: 32-3-45.21

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: **James V. Cortellessa**

SALE ADDRESS: 6 Lafitte Court, Downingtown, PA 19335

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

SALE NO. 24-3-78

Writ of Execution No. 2022-09945

DEBT \$230,302.59

PROPERTY SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE

TAX PARCEL #29-007-0171.0200

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006- AR1 c/o Nationstar Mortgage LLC

VS

DEFENDANT: **Jocelyn Brody as Executrix of the Estate of Jay C. Hayes, Deceased**

SALE ADDRESS: 1732 Caln Meetinghouse Road, Coatesville, PA 19320

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

SALE NO. 24-3-79

Writ of Execution No. 2022-09272

DEBT \$120,258.01

ALL THAT CERTAIN unit in the property known, named and identified as Glenhardie Condominium , located in the Township of Tredyffrin , 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 and for the County of Chester, of a Declaration, including the Plans attached thereto as Exhibit, dated June 17, 1981 and recorded in Misc. Deed Book 519 page 423, and the Amendment to Declaration dated July 21, 1981 and recorded July 22, 1981 in Misc. Deed Book 523 page 114, and a Second Amendment thereof dated October 19, 1981 and recorded November 17, 1981 in Misc. Deed Book 534 page 307, and a Third Amendment thereof dated June 10, 1983 and recorded July 15, 1983 in Misc. Deed Book 594 page 486, being and designated as Unit No. 24, together with a proportionate undivided interest in the Common Elements as defined in such Declaration and Amendments, thereto.

TITLE TO SAID PREMISES IS VESTED IN Lisa M Iozzi, by Deed from Wendy Edwards, dated 11/21/2005 and recorded on 12/05/2005, by the Chester County Recorder of Deeds Office in Book 6701, Page 922, Instrument # 10602561.

UPI # 43-6A-224

PLAINTIFF: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-1

VS

DEFENDANT: **Lisa M. Iozzi**

SALE ADDRESS: 24 Drummers Lane, Tredyffrin, PA 19087

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

SALE NO. 24-3-80

Writ of Execution No. 2022-02537

DEBT \$379,695.58

PROPERTY SITUATE IN SOUTH COVENTRY TOWNSHIP

TAX PARCEL #20-01-22

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Mortgage Assets Management, LLC c/o PHH MORTGAGE CORPORATION

VS

DEFENDANT: **John Wilgeroth Solely in His Capacity as Heir of Veronica Wilgeroth aka Veronica J. Wilgeroth & Raymond Wilgeroth Solely in His Capacity as Heir of Veronica Wilgeroth aka Veronica J. Wilgeroth**

SALE ADDRESS: 3001 Chestnut Hill Road, Pottstown, PA 19465

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

SALE NO. 24-3-81

Writ of Execution No. 2023-02402

DEBT \$40,059.42

ALL THAT CERTAIN UNIT SITUATE

IN THE EAST BRADFORD TOWNSHIP, CHESTER COUNTY COMMONWEALTH OF PENNSYLVANIA, BEING WITHIN BUILDING GROUP #17 AND BEING DESIGNATED AS CONDOMINIUM UNIT NO. 166 IN EXHIBIT "B" OF THE DECLARATION OF CONDOMINIUM OF BRADFORD SQUARE-PHASE 3. DATED 8/28/1986 AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR CHESTER COUNTY AT WEST CHESTER PA ON 9/3/1986 IN DEED BOOK 428 PAGE 221 AND PLATS AND PLANS FOR BRADFORD SQUARE PHASE "3" CONDOMINIUM DATED 8/29/1986 AND RECORDED 9/3/1986 IN CONDOMINIUM PLAN BOOK PAGE TOGETHER WITH ALL RIGHT, TITLE AND INTEREST BEING 1.47% UNDIVIDED INTEREST OF IN AND TO THE COMMON ELEMENT AS SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM. TOGETHER WITH ALL RIGHT, TITLE, AND INTEREST OF IN AND TO THE LIMITED COMMON ELEMENTS DESIGNATED FOR THIS UNIT IN THE DECLARATION OF CONDOMINIUM AND/OR PLATS OR PLANS. TOGETHER WITH AND SUBJECT TO ANY AND ALL TERMS, COVENANTS, CONDITIONS, RESTRICTION, RIGHT OF WAYS, EASEMENTS, TRUST, AND AGREEMENTS OF RECORD IN THE AFORESAID OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AS CONTAINED IN THE AFORESAID OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AS CONTAINED IN THE AFORESAID CONDOMINIUM DECLARATION.

TAX PARCEL # 51-05-0565

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Mark Healy**
SALE ADDRESS: 744 Bradford Terrace #166, West Chester, PA 19382
PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

PLAINTIFF: Wells Fargo Bank, N.A.
VS
DEFENDANT: **Samira M. Abi-Richa a/k/a Samria Abi-Richa & Fares T. Abi-Richa a/k/a Farist Abi-Richa**
SALE ADDRESS: 1408 Olive Street, Coatesville, PA 19320
PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

SALE NO. 24-3-82
Writ of Execution No. 2023-05658
DEBT \$175,788.12

SALE NO. 24-3-84
Writ of Execution No. 2023-04821
DEBT \$3,835.79

All those two certain lots of land, together with the improvements thereon erected being Nos. 285 and 286, on Plan of Lots known as Megargee Heights, in the Township of Caln, County of Chester and State of Pennsylvania, the plot being recorded in the Recorder’s Office of said County in Plan Book 1 Page 76 and said Lots being described as follows:

Property located in West Bradford Township, Chester County Pennsylvania
Tax Parcel # 50-2-234

Beginning at the Northeast corner of Lot No. 287 being a point in the South curb line of Olive Street, at a distance of 247 feet East from the East curb line of 14th Avenue; thence extending along said South curb line of Olive Street in an Eastwardly direction 120 feet to a corner of Lot No. 284; thence by the latter Lot in a Southerly direction 148 feet to the North side of Juniper Street; thence by the latter in a Westwardly direction 100 feet to a corner of Lot No. 287; thence by the latter in a Northerly direction 148 feet to the place of beginning.

PLAINTIFF: Stonegate Community Association
VS

DEFENDANT: **Estate of Donald Hunt c/o Albert M. Sardella, Fiduciary**
SALE ADDRESS: 1330 Stonegate Drive, Downingtown, PA 19335
PLAINTIFF ATTORNEY: **MARCUS & HOFFMAN, P.C. 610-565-4660**

BEING THE SAME PREMISES which Samira Abi-Richa, by Deed dated 06/26/2006 and recorded in the Office of the Recorder of Deeds of Chester County on 06/27/2006 in Deed Book Instrument No. 10662934, granted and conveyed unto Samira Abi-Richa and Farist Abi-Richa, her husband, as tenants by the Entireties.

SALE NO. 24-3-85
Writ of Execution No. 2019-10682
DEBT \$282,472.75

PARCEL# 39-3Q-54
IMPROVEMENTS thereon: a residential property

All that certain piece or parcel or Tract of land situate in the Borough of West Grove, Chester County, Pennsylvania, and being known as 115 Guernsey Road, West Grove, Pennsylvania 19390.
TAX PARCEL NUMBER: 5-3-28
PLAINTIFF: Longbridge Financial, LLC
VS

DEFENDANT: **Judy Melendez Known Surviving Heir of Jean Hoosier A/K/A Jean S. Hoosier, Randy S. Hoosier Known Surviving Heir of Jean Hoosier A/K/A Jean S Hoosier, Richard E. Hoosier Known Surviving Heir of Jean Hoosier A/K/A Jean S. Hoosier, Ryan Hoosier Known Surviving Heir of Michael Hoosier, Deceased Heir of Jean Hoosier A/K/A Jean S. Hoosier, Nicole Eichelberger aka Nicole A. Bunting Known Surviving Heir of Michael Hoosier, Deceased Heir of Jean Hoosier A/K/A Jean S. Hoosier, and Unknown Surviving Heirs of Jean Hoosier A/K/A Jean S. Hoosier**

SALE ADDRESS: 115 Guernsey Road, West Grove, PA 19390

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

SALE NO. 24-3-86

Writ of Execution No. 2023-01097

DEBT \$210,438.37

ALL THAT CERTAIN LOT OR TRACT OF GROUND IN ELK TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

BEING PARCEL NUMBER: 7002 000 30000

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2006-2 MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2006-2

VS

DEFENDANT: **JUDITH L. HOTCHKISS & TERRY L. HOTCHKISS**

SALE ADDRESS: 6 Media Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE**

& PARTNERS, PLLC 855-225-6906

SALE NO. 24-3-88

Writ of Execution No. 2023-03543

DEBT \$89,246.83

Property situate in the TOWNSHIP OF EAST NANTMEAL, CHESTER County, Pennsylvania, being

BLR# 24-9-20

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: KEYBANK N.A. S/B/M FIRST NIAGARA BANK N.A.

VS

DEFENDANT: **JANET BAIRD; UNITED STATES OF AMERICA, DEPT OF THE TREASURY - IRS C/O THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA**

SALE ADDRESS: 147 Finney Road, Glenmoore, PA 19343

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

SALE NO. 24-3-89

Writ of Execution No. 2022-09633

DEBT \$239,615.63

ALL THAT CERTAIN LOT OR TRACT OF LAND, SITUATE IN THE TOWNSHIP OF ELK, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA

Parcel Number: 7003 00250100

PLAINTIFF: Mortgage Assets Management, LLC

VS

DEFENDANT: **DOUGLAS E. VARNER A/K/A DOUGLAS VARNER, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF HA-**

ZEL M. VARNER A/K/A HAZEL MALINDA VARNER; SHERRIE M. STANLEY A/K/A SHERRIE STANLEY, IN HER CAPACITY AS HEIR OF HAZEL M. VARNER A/K/A HAZEL MALINDA VARNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HAZEL M. VARNER A/K/A HAZEL MALINDA VARNER

SALE ADDRESS: 1650 Barren Road, Oxford, PA 19363

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

SALE NO. 24-3-90

Writ of Execution No. 2022-09113

DEBT \$27,874.35

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS CHARLESTOWN HUNT LOCATED IN CHARLESTOWN TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA C.S. 301 ET SEQ BY THE RECORDING IN THE COUNTY OF CHESTER DEPARTMENT OF RECORDS OF A DECLARATION DATED 3-14-1995 AND RECORDED ON 3-21-1995 IN RECORD BOOK 3872 PAGE 1774.

TAX PARCEL # 35-2-25

PLAINTIFF: Newrez LLC D/B/A Shellpoint Mortgage Servicing

VS

DEFENDANT: **Patricia A. Boyle**

SALE ADDRESS: 115 Stewarts Court, Phoenixville, PA 19460

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

SALE NO. 24-3-91

Writ of Execution No. 2023-01967

DEBT \$108,456.68

ALL THAT CERTAIN parcel of land situate in the Township of Wallace, County of Chester, Commonwealth of Pennsylvania, shown as Lot 15 on a Final Subdivision Plan for Marshakk Pond, dated February 2, 1998 and last revised August 3, 1998 prepared by Commonwealth Engineers, Inc., Uwchland, PA and being more fully described as follows:

BEGINNING at a point in the cul-de-sac forming the Northerly terminus of Messner Lane, typically 50 feet wide, which point is measured the following five courses and distances along the West line of Messner Lane from a point at the Northerly terminus of the radius return curve forming the intersection of Messner Lane with Messner Circle as shown on said Plan; (1) on a curve to the right, having a radius of 145.00 feet an arc distance of 180.69 feet and a chord which bears North 22 degrees 19 minutes 40 seconds East 169.22 feet to a point of tangency; (2) North 58 degrees 01 minute 33 seconds East 100.00 feet to a point of curvature; (3) on a curve to the left having a radius of 475.00 feet the arc distance of 143.45 feet and a chord which bears North 49 degrees 22 minutes 28 seconds East 142.90 feet to a point of compound curvature; (4) on a curve to the left having a radius of 35.00 feet an arc distance of 33.89 feet and a chord which bears North 12 degrees 58 minutes 58 seconds East 32.58 feet to a point of reverse curvature; (5) on a curve to the right having a radius of 60.00 feet an arc distance of 105.18 feet to the point of beginning; thence from the point of beginning along the East line of Lot 14 as shown on said Plan, North 04 degrees 19

minutes 04 seconds West 188.24 feet to a point in the South line of Greenway Area as shown on said Plan thence along the South line of Greenway Area the following two courses and distances; (1) North 71 degrees 50 minutes 32 seconds East 50.72 feet to a point; (2) South 54 degrees 49 minutes 00 seconds East 193.97 feet to a North corner of Lot 16 as shown on Plan; thence along the Northwest line of Lot 16, South 51 degrees 07 minutes 43 seconds West 181.53 feet to a point in the cul de sac in the Northern terminus in Messner Lane; thence along said line along a curve to the left, having a radius of 60.00 feet an arc distance of 58.06 feet and a chord which bears North 66 degrees 35 minutes 41 seconds West 55.82 feet to the point of beginning.

CONTAINING 0.617 acres be the same more or less

TITLE TO SAID PREMISES IS VESTED IN Mark S. Eberhardt, by Deed Mark S. Eberhardt and Elizabeth P. Eberhardt, husband and wife, dated 10/14/2005 and recorded on 10/27 /2005, by the Chester County Recorder of Deeds Office in Book 6663, Page 2277, Instrument # 10590181

Tax Parcel # 31-04-0129 .150

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Terwin Mortgage Trust 2006-8, Asset-backed Securities, Series 2006-8

VS

DEFENDANT: **Mark S. Eberhardt**

SALE ADDRESS: 150 Messner Lane, Coatesville, PA 19320

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

SALE NO. 24-3-92

Writ of Execution No. 2019-05534

DEBT \$94,277.69

ALL THOSE TWO CERTAIN lots of land, with the buildings and improvements thereon erected, Situate in the City of Coatesville, County of Chester, being Tract No. 1, 365 Mt. Pleasant Street and Tract No. 2, 367 Mt. Pleasant Street, according to a survey made by J.W. Harry, C.E., dated September 16, 1935.

Tax Parcel # 16-4-5

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **Ella Perry, Individually and as known heir of Joseph Hardy, Deceased and Joseph Hardy**

SALE ADDRESS: 377 Mount Pleasant Street f/k/a 367 Mount Pleasant Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ALBERTELLI LAW 856-724-1888**

SALE NO. 24-3-93

Writ of Execution No. 2023-04745

DEBT \$73,781.59

ALL THAT CERTAIN lot or parcel of land situated in the London Britain Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated March 24, 1970 and recorded in the Office of the Chester County Recorder of Deeds on May 10, 1971, in Deed Book Volume W39 at Page 1064.

Tax Parcel No. 73-5-19.2

PLAINTIFF: Mill City Mortgage Loan Trust 2018-1, Wilmington Savings Fund Society, FSB, as Trustee

VS

DEFENDANT: **Diana Best, as Surviving Heir of Kathryn Janette Brown a/k/a**

Kathryn Jenette Brown, Deceased, Douglas Brown, as Surviving Heir of Kathryn Janette Brown a/k/a Kathryn Jenette Brown, Deceased, Jeffrey Brown, as Surviving Heir of Kathryn Janette Brown a/k/a Kathryn Jenette Brown, Deceased, Russell Brown, as Surviving Heir of Kathryn Janette Brown a/k/a Kathryn Jenette Brown, Deceased and Unknown Surviving Heirs of Kathryn Janette Brown a/k/a Kathryn Jenette Brown, Deceased

SALE ADDRESS: 1438 Flint Hill Road,
Landenburg, PA 19350

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