



Chester County Law Reporter

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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

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d. Prosecutor's Closing Comment – Alleged Error 6

Appellant argued that the trial court erred in denying his post-sentence motion for a new trial based upon what he contends were improper comments by the prosecutor during closing arguments. According to Appellant, during the trial, he identified himself as a member of the Islamic faith. As part of his Muslim identity, Appellant represents that he grew a beard. (Mot., at ¶29). During his closing, counsel for the Commonwealth compared the facts of the case, namely Appellant's hiding of a firearm in a location only he knew how to access, to a pirate hiding his treasure. Appellant acknowledged that no objection was made at the time of the closing. He now argues, however, that the use of this analogy by the Commonwealth improperly targeted his religion and appearance and shocked the conscious.

The trial court recalls the Commonwealth's closing argument and the prosecutor's attempt to explain the concept of possession and conscious dominion to the jury. The trial court disagrees with Appellant that the prosecutor's argument discussed or in any way referenced Appellant's Muslim identity or targeted his religion.

Furthermore, the trial court gave the following relevant instructions to the jury during trial:

Certain things are *not* evidence and you cannot base your verdict upon them. I will now describe what is *not* evidence:

1. The lawyers are *not* witnesses and what they say is *not* evidence in the case. Their opening statements, arguments, questions, comments, and closing arguments are not evidence.

The speeches of counsel are not part of the evidence, and you should not consider them as such.

You should keep your deliberations free of any bias or prejudice. Both the Commonwealth and the defendant have a right to expect you to consider the evidence conscientiously and to apply the law as I have outlined it to you.

Accordingly, any prejudice that may have resulted from the Commonwealth's argument was cured by the court. *See Commonwealth v. Jones*, 191 A.3d 830, 837, fn. 9 (Pa. Super. 2018). Although perhaps not the most artful analogy, the court does not conclude that the decision reached by the jury following the Commonwealth's closing

argument shocks the conscience such that a new trial is required.

2. *The trial court properly denied Appellant's Habeas Corpus Petitions – Alleged Error Nos. 2 and 3*
 - a. Denial of Appellant's Habeas Corpus by Order of June 23, 2021 – Alleged Error No. 2

On June 23, 2021, prior to the undersigned being assigned to this matter, the Honorable Jacqueline C. Cody by Order dated June 23, 2021, denied Appellant's Motion for Writ of *Habeas Corpus*. In sum, the trial court concluded after detailing the evidence presented at the preliminary hearing, that there was sufficient evidence presented to allow the inference to be drawn that Appellant possessed a firearm as a person who was not possess. The trial court set forth its reasoning fully in Footnote 1 of the June, 2021 Order at pp. 1-3 and thus the trial court will not restate the same herein.

- b. Denial of Appellant's Habeas Corpus by Order of April 1, 2022 – Alleged Error No. 3

On March 25, 2022, subsequent to Judge Cody's Order on Appellant's Motion for Writ of *Habeas Corpus*, which he filed on October 21, 2021, Appellant filed an Omnibus Pre-Trial Motion, which again included a *habeas* motion. On April 1, 2022, following consideration of Appellant's Omnibus Motion, the trial court denied the *habeas* motion as untimely. The trial court noted in Footnote 1 of the Order, however, that the issues raised in Appellant's motion in limine within the Omnibus Motion would be held in abeyance until trial.

3. *Appellant's Due Process Rights Were Not Violated During Trial.*
 - a. Cross-Examination of Michelle Daimion – Alleged Error No. 8

Appellant contends that trial court erred in not allowing his counsel to fully cross-examine witness Michelle Daimion about facts “relevant to conscious domain and justification, including questions about defendant's parole conditions and their presence of firearms on the property.” The trial court finds no such error as supported by the record.

There were three objections raised during the cross-examination of Appellant's cousin, Michelle Daimion. The Commonwealth first objected to defense counsel's question as to whether Ms. Daimion was aware of Appellant's parole conditions. (Tr., 7/13/22, Vol. I, at 96:17-19). Before the trial court could hear argument or rule on the objection, defense counsel withdrew the question. (*Id.* at 96:19-22).

The second objection was asserted after defense counsel asked Ms. Daimion if she recalled her father “telling the officer that Jonathan hated cops?” (*Id.* at 98:2-3). In response, the trial court directed defense counsel to rephrase the question. (*Id.* at 98:7-8). Defense counsel did so. He then asked the witness:

BY MR. McCARTHY:

Q: Do you recall someone telling the police officer when you were dealing with the officer someone saying Jonathan hated cops?

A: No.

(*Id.* at 98:17-20).

The testimony Appellant’s counsel sought to elicit was in fact permitted.

The final objection was a relevance objection raised by the Commonwealth in response to a question by defense counsel inquiring “Were there any other guns kept on the property?” (*Id.*, at 100:20). The question was preceded by a series of questions about Appellant’s family being led to the gun hidden by Appellant. (*Id.* at 99:10- 100:14). The court sustained the objection. Although the trial court sustained the objection, the prior question, to which no objection was asserted, elicited the same testimony.

BY MR. McCARTHY:

Q: Were there any other guns?

A: Sorry

Q: I'm sorry, go ahead, I didn't mean to cut you off.

A: I don't know.

(*Id.*, at 100:15-20).

The witness was then excused after redirect examination as no further questions were posed by defense counsel. (*Id.* at 104:21-105:5). It was only then that defense counsel requested a side-bar with the trial court. (*Id.* at 105:11-12).

During the side-bar, defense counsel expressed a concern about objections being raised to his questions regarding guns on the property and whether the family knew there were not supposed to be any guns on the property. (*Id.* at 105:20-24). He noted he was raising the issue “as an offer of proof on future cross-examination.” (*Id.*, at 105:19). He acknowledged, however, that “I let it go for this witness.” (*Id.*, at 105:19-20). Appellant’s contention that the trial court erred in “not allowing” defense counsel to fully cross-examine Ms. Daimion is without merit and provides no basis for Appellant’s requested relief.

b. Cross-Examination of Sergeant George Hill – Alleged Error No. 9

Appellant also contends that the trial court erred in not allowing his counsel

to question the Affiant, Sergeant George Hill, about comments made to him by his family, which allegedly included statements about Appellant's religion and that he "hated cops." Appellant contends these questions went directly to the intent and justification behind the Appellant's actions.

The objections raised during Sgt. Hill's testimony, and the questions which led to the objections, were the following:

BY MR. McCARTHY:

Q: Do you recall whether Michelle or Michall ever told you at that interaction that Jonathan McIntyre was a Muslim?

MR. YARNALL: Your honor, I object. I do not see the relevance at all.

THE COURT: What is the relevance?

MR. McCARTHY: Your honor, I believe it goes to the state of mind of Mr. McIntyre to knowing that that happened to the res gestae on the incident. I think it's relevant what the individuals told the police who responded and the atmosphere that was created that then affected Mr. McIntyre's state of mind.

MR. YARNALL: How would you know?

THE COURT: Objection is sustained.

THE COURT: It's immaterial.

MR. McCARTHY: Okay.

(*Id.* at 173:2-19).

BY MR. McCARTHY:

Q: Officer, do you recall whether Michelle or Michall told you that Jonathan hated cops and got mad at cops?

MR. YARNELL: Again, your honor, the same objection.

MR. McCARTHY: And I have the same response, Judge.

THE COURT: How is this relevant Mr. McCarthy, this has nothing to do with the incident that this gentleman was called to the scene for. I'm going to sustain the objection.

MR. McCARTHY: Very well, Your Honor.

(*Id.* at 173:21-174:8).

The test for relevance is well-understood. Evidence is relevant if:

(a) it has any tendency to make a fact more or less probable than it would be without the evidence; and

(b) the fact is of consequence in determining the action.

Pa.R.E. 401.

According to Appellant, statements about whether he did or did not like police or was a member of the Muslim faith was relevant to his state of mind and the issues of justification and conscious dominion at trial. The trial court properly disagreed. The question posed to Sgt. Hill was whether he was aware of the Daimion family's beliefs or views about Appellant's opinion of law enforcement. Their perceptions of Appellant's views did not make a fact at issue at trial any more or less probable. Nor did the testimony being sought relate to the events in question on the night Sgt. Hill was asked to respond to a call for an investigation.

c. Direct-Examination of Olga Encarnacion – Alleged Error No. 12

Appellant next argues that the trial court erred in repeatedly sustaining the Commonwealth's objections to testimony by Appellant's witness, Olga Encarnacion, which again he contends directly related to the issue of intent and were admissible under the state of mind exception and or excited utterance exception to the hearsay rule.

By way of background, prior to the commencement of trial, the trial court addressed the parameters of Appellant's witness and therapist, Olga Encarnacion. The Commonwealth had sought to preclude Ms. Encarnacion from testifying about any mental health defense or the use of mental health evidence under P.R.Crim.P 568(b) and Pennsylvania Rules of Evidence 401 and 403. In response to the Commonwealth's motion in limine, Appellant represented to the trial court that he would not be raising a mental health or insanity defense and the trial court thus considered the motion to be moot. The trial court allowed Appellant to call Ms. Encarnacion as a witness. However, the court explained that Ms. Encarnacion had not been identified as an expert witness, had not provided any expert report nor had Appellant asserted or represented that he would assert a mental health or insanity defense. Therefore, the trial court advised the parties that if Ms. Encarnacion was called as a witness to provide an opinion regarding the same, the trial court would not permit her to do so.

At trial, Appellant argued that he should be permitted to present evidence through Ms. Encarnacion regarding his mental state or mental condition in connection with his defense, specifically his argument that he did not know really "possess" a firearm. Defense counsel questioned the witness about the events of May 31, 2020 as follows:

BY MR. McCARTHY:

Q: And do you recall having any interactions with Mr. McIntyre on that date?

A: Yes. John – Mr. McIntyre called me.

Q: He called you?

A: Yes.

Q: Do you recall what time of day?

A: I do not. It's a little over two years ago.

Q: Do you recall the substance of the conversation?

A: Yes. He told me he was fearful, he had found a weapon in his uncle's property and was in the process of trying to remove it out of there.

Q: Did he tell you why he wanted to remove it?

MR. YARNALL: Objection, hearsay.

THE COURT: Sustained

MR. McCARTHY: Your Honor, if I may, that goes directly to state of mind and intention of a future act. That is directly admissible under the rule.

THE COURT: No.

Q: Did he tell you what he was doing?

MR. YARNALL: Objection, hearsay.

MR. McCARTHY: It's admissible under the state of mind exception under intent.

THE COURT: Mr. McCarthy, you are well aware that there are rules that relate to statements allegedly made by defendants and who can then repeat those statements. To get within the state of mind exception, there are certain other requirements. This is not something that someone said on a certain day. That's not what we're going that's not where we're going with this.

MR. McCARTHY: Well, respectfully, Judge the foundation has already been laid Mr. Campanell as to his state of mind which then allows this exception. I would respectfully submit that that that falls within the exception.

THE COURT: I don't like to comment on the evidence, Mr. McCarthy, but I think the best -- I think the testimony of Mr. Campanell was that he spoke with Appellant about 9:00 p.m. in the evening, and that doesn't establish nor does it rise to an exception to the hearsay rule as to what Mr. McIntyre's state of mind may have been at four or five in the afternoon

(Tr., 7/13/22, Vol. II, at 46:9-47:18).

Defense counsel's questioning then continued as follows:

BY MR. McCARTHY:

Q: Ma'am, how did Mr. McIntyre's mood sound to you when you spoke with him?

A: He sounded fearful a bit - I want to say just fearful and agitated because of this situation.

Q: And what was that situation?

A: Finding the weapon and everything else that was going on in society with covid and the George Floyd case that was going on.

Q: And did he tell you what he did with the weapon?

MR. YARNALL: Objection, hearsay.

MR. McCARTHY: Again, this goes to the res gestae and state of mind and his actions, Judge.

THE COURT: I'm going to sustain the objection.

(Id., at 47:20-48:10).

Following the trial court's additional review of defense counsel's questioning and the explanation offered in response to the objections raised by the Commonwealth, the trial court finds no error or denial of due process in the decisions it rendered to the challenged testimony.

d. Jury Instructions – Alleged Error Nos. 7,10, 11

Finally, Appellant contends that the trial court erred in not including the language of “conscious dominion” in the jury instruction on possession and in denying Appellant's request for a justification instruction he proposed.

As explained by the Pennsylvania Supreme Court in *Commonwealth v. Galvin*, 603 Pa. 625, 985 A.2d 783, 798-99 (2009), the standard of review “when considering the denial of jury instructions is one of deference - an appellate court will reverse a court's decision only when it abused its discretion or committed an error of law.” The appellate court's function, in reviewing a claim regarding the refusal of a court to give a specific jury instruction, is “to determine whether the record supports the trial court's decision.” *Lockhart v. List*, 542 Pa. 141, 665 A.2d 1176, 1179 (1995). “The law is clear that a trial court is bound to charge only on that law for which there is some factual support in the record.” *Id.* (emphasis added).

The trial court as requested by the parties charged the jury on the elements of the crime with which Appellant had been charged as set forth in Pennsylvania Suggested Standard Criminal Jury Instructions – 15.6105. Although the court did not include specific instruction on the term “conscious dominion”, the trial court properly informed the jury of the requirement of finding a person to have possessed a firearm, thus addressing Appellant's argument from his testimony and the presentation of his defense that he lacked intent and thus his innocence. The trial court explained to counsel at the charging conference that he would allow Appellant's counsel to argue the facts to the jury as presented at trial that the Appellant did not intend to possess the weapon. The trial court properly explained to the jury in its charge that to “possess” a firearm a person “must have the intent to control and the power to control the firearm.” Pa. Std. Jury Instr. 15.6105(4).

As for Appellant's contention that the trial court should have charged the jury on the defense of justification, the trial court, based upon the facts in the record, sees no error in its decision not to charge the jury on justification as suggested by Appellant.

Although Pennsylvania courts have recognized that the affirmative defense may apply to possessory offenses, the trial court properly concluded that the facts presented at trial could not support such an affirmative defense. As the Superior Court explained in *Commonwealth v. Miklos*, unlawful possession of a firearm is a continuing offense, and thus, [one's] possession of the firearm may have been justified for part, but not all of the time [a defendant] exhibited control over the weapon. 159 A.3d 962, 968 (159 A.3d 962)(citing *Commonwealth v. Gross*, 627 Pa. 383, 101 A.3d 28, 35 n. 5 (2014) (stating “[p]ossession is ongoing conduct, not a temporally limited act. As long as one is in unlawful possession of a firearm, one is committing an offense.”). As the *Miklos* case noted, many of the cases in which the issue of possession of a firearm and a justification defense involve issues of self-defense or where there is a struggle over a weapon. *Id.* These were not the issues or factual scenarios in this case. Finally, Appellant’s proposed charge on justification included the following:

If you find that the defendant believed it necessary to remove the fire from the premises where he resided... in order to avoid a further harm or evil to himself, this means that the defendant did not have the intent to unlawfully possess a firearm.

Upon review, the trial court properly concluded that the proposed instruction focused on the issue of intent, which the trial court appropriately would cover, and did cover, with its use of the standard charge for this offense.

Therefore, based upon all of the foregoing, the trial court respectfully requests that the Court affirm the trial court’s sentence entered on December 14, 2022 and the denial of Appellant’s Post-Sentence Motion on January 4, 2023.

All of which is respectfully submitted,

BY THE COURT:

Date: March 28, 2023

/s/ Jeffrey R. Sommer, 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. 2023-03637-NC

NOTICE IS HEREBY GIVEN that the name change petition of Baby Boy Perry was filed in the above-named court and will be heard on Monday, July 17, 2023, at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, May 24, 2023

Name to be changed from: Baby Boy Perry to: Shamon Perry

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. 2023-01629-NC

NOTICE IS HEREBY GIVEN that the name change petition of Shawn Miguel Dagostino was filed in the above-named court and will be heard on Monday, July 10, 2023, at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, March 8, 2023

Name to be changed from: Shawn Miguel Dagostino

to: Shawn Miguel Hernandez

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. 2023-026797-NC

NOTICE IS HEREBY GIVEN that the name change petition of Ridha Al Hamadani was filed in the above-named court and will be heard on Monday, July 17, 2023, at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, April 14, 2023

Name to be changed from: Ridha Al Hamadani to: Alex Zaki

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. 2023-04277-NC

NOTICE IS HEREBY GIVEN that the name change petition of Mohamed Mosalem on behalf of minor child Gomana Mohamed Mou Sengab was filed in the above-named court and will be heard on Monday, September 18, 2023, at 2:00:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, June 16, 2023

Name to be changed from: Gomana Mohamed Mou Sengab to: Jomana Mosalem

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. 2023-04278-NC

NOTICE IS HEREBY GIVEN that the name change petition of Mohamed Mosalem on behalf of minor child Raghad Mohamed Mou Sengab was filed in

the above-named court and will be heard on Monday, September 18, 2023, at 2:00:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, June 16, 2023 Name to be changed from: Raghad Mohamed Mou Sengab to: Raghad Mosalem 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. 2023-04445-NC

NOTICE IS HEREBY GIVEN that the name change petition of Traci Iding on behalf of minor child Violet Jean Iding was filed in the above-named court and will be heard on Monday, September 25, 2023, at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, June 23, 2023

Name to be changed from: Violet Jean Iding to:

Asher Reid Iding

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

Casmos Franchising Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

PUBLIC NOTICE FICTITIOUS NAME NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by MoreVent Heating, Cooling, Plumbing & Electrical, LLC, 1041 Andrew Dr., W. Goshen Twp, PA 19380 to carry on business in Chester County, Pennsylvania under the assumed name or fictitious name, style or designation of Christian Heating, Cooling, Plumbing & Electrical with an address of 1041 Andrew Dr., W. Goshen Twp, PA 19380. Said registration was filed on 5/31/23.

CORPORATION NOTICE

PUBLIC NOTICE FICTITIOUS NAME NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by MoreVent Heating, Cooling, Plumbing & Electrical, LLC, 1041 Andrew Dr., W. Goshen Twp, PA 19380 to carry on business in Chester County, Pennsylvania under the assumed name or fictitious name, style or designation of Gold Star Heating, Cooling, Plumbing & Electrical with an address of 1041 Andrew Dr., W. Goshen Twp, PA 19380. Said registration was filed on 5/31/23.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected, that West-Mont Christian Academy, Inc., a Pennsylvania non-profit corporation with a mailing address of 873 S. Hanover Street, Pottstown, Pennsylvania 19465, and registered address of 2675 East High Street, Pottstown, Pennsylvania 19464, intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that the board of directors is now engaged in winding up and settling the affairs of said corporation so that its corporate existence can be terminated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The post office address to which process may be sent in an action or proceeding upon any liability incurred before the filing of the Articles of Dissolution is:

Smith Bukowski, LLC
1050 Spring Street, Suite 1
Wyomissing, PA 19610

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

ANDRESS, JR., Richard, late of West Whiteland Township, Exton. Elizabeth Plasser Kelly, Esquire, 674 Exton Commons, Exton, PA 19341, Administrator.

BAUMANN, Ronald Matthew, a/k/a Ronald M. Baumann, late of Kennett Township. Christopher Baumann, care of Cooper Levenson, 1125 Atlantic Avenue, 3rd Floor, Atlantic City, NJ 08401, Executor. Cooper Levenson, 1125 Atlantic Avenue, 3rd Floor, Atlantic City, NJ 08401, atty.

BOIS, Richard Thomas, late of Pennsbury Township. Jacqueline Bois, care of GEORGE C. ZUMBANO, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, PC, Executrix. GEORGE C. ZUMBANO, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

BOSNIACK, Eve U., a/k/a Eve Ursula Bosniack, late of Tredyffrin Township. Lesley Bosniack, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave. P.O. Box 191, Wayne, PA 19087, Executor. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave. P.O. Box 191, Wayne, PA 19087, atty.

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BURCHETTE, Layne D., late of Westtown Township. Gregory L. Burchette, care of THOMAS J. PROFY, IV, Esquire, 680 Middletown Boulevard, Langhorne, PA 19047, Executor. THOMAS J. PROFY, IV, Esquire, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047, atty.

BURK, Barbara B., late of Phoenixville Borough. Russell S. Burk, 13 Westridge Dr., Phoenixville, PA 19460, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Administrator. REBECCA A. HOBBS, Esquire, Firm, 41 E. High St., Pottstown, PA 19464, atty.

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CHAPPELL, Stephen C., a/k/a Stephen Carlin Chappell, late of Tredyffrin Township. Joan S. Chappell, care of TRACY BLAKE DeVLIENER, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, Executrix. TRACY BLAKE DeVLIENER, Esquire, Gadsden, Schneider & Woodward LLP, 1275 Drum-

mers Ln., Ste. 210, Wayne, PA 19087, atty.

CHATETZ, Laurie L., late of West Chester. Stuart Leibowitz, care of JOSEPH P. DIGIORGIO, Esquire, 1800 E. Lancaster Avenue, Paoli, PA 19301, Executor. JOSEPH P. DIGIORGIO, Esquire, Platt, DiGiorgio & DiFabio, 1800 E. Lancaster Avenue, Paoli, PA 19301, atty.

DOUGHTY, Barbara Jean, late of East Pikeland Township. Frederic C. Doughty, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, Executor. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, atty.

GRATTON, Gerald J., late of Phoenixville Borough. Maryann Gratton and Christopher Gratton, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executors. KARA A. KLAIBER, Esquire, McCausland Keen & Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

GRAYSON, Anita L., late of East Goshen. Donna M. Grayson, 702 Ricks Circle, Brookhaven, PA 19015, care of KRISTINE F. HUGHEY, Esquire, 22 W. Second Street, Media, PA 19063, Executrix. KRISTINE F. HUGHEY, Esquire, Speare and Hughey, 22 W. Second Street, Media, PA 19063, atty.

GREAR, Barbara Ann, a/k/a Barbara A. Grear, late of Westtown Township. Mark A. Grear, care of CRAIG D. GREAR, Esquire, Rodney Square, 1000 N. King St., Wilmington, DE 19801, Executor. CRAIG D. GREAR, Esquire, Young, Conway, Stargatt & Taylor, LLP, Rodney Square, 1000 N. King St., Wilmington, DE 19801, atty.

KANE, Candice Cotter, late of Easttown Township. Daniel Merrick Kane, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, Executor. KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, atty.

KOZISKY, Irene, late of Kennett Square. Sharon Patrone, 256 Cherry Lane, Kennett Square, PA 19348, care of Kerry Kalmbach, Esquire, 109 West Linden Street, Kennett Square, PA 19348, Executrix. Kerry Kalmbach, Esquire, 109 West Linden Street, Kennett Square, PA 19348, atty.

KRAHFORST, Mark M., late of Kennett Square. Susan Krahforst, care of DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

KRUGER, William Gerald, late of Lower Oxford Township. Laura A. Kruger, care of ANDREW J. DONAGHY, Esquire, 17 W. Third Street, Media, PA 19063, Administratrix. ANDREW J. DONAGHY, Esquire, 17 W. Third Street, Media, PA 19063, atty.

KULP, Carl D., late of South Coventry Township. Randy E. Mowrer, 337 Adams Rd., Breinigsville, PA 18031, care of DAVID S. KAPLAN, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. DAVID S. KAPLAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

KUSHNER, Jonathan D., a/k/a Jonathan Kushner, late of East Whiteland Township. Mary Kushner, 516 Sugartown Rd., Devon, PA 19333, care of MAURY B. REITER, Esquire, 910 Harvest Dr., Blue Bell, PA 19422, Executrix. MAURY B. REITER, Esquire, Kaplan Stewart Meloff Reiter & Stein, PC, 910 Harvest Dr., Blue Bell, PA 19422, atty.

LAVERS, Lynn Stirling, late of Uwchlan Township. Elliott Drago, care of ROBERT M. FIRKSER, Esquire, 333 W. Baltimore Ave., Media, PA 19063, Executor. ROBERT M. FIRKSER, Esquire, Del Sor-do and Firkser, 333 W. Baltimore Ave., Media, PA 19063, atty.

LeMASTER, Frank P., a/k/a Frank Preston LeMaster, late of West Vincent Township. Marylou Robinson, care of KAREN F. ANGELUCCI, Esquire, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006, Executrix. KAREN F. ANGELUCCI, Esquire, Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006, atty.

LUTZ, Jared Johnathan, a/k/a Jared Lutz, Jared J. Lutz, late of East Caln Township. John Paul Lutz, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

LYNAM, Connie M., a/k/a Constance Marie Lynam, late of Willistown Township. David A. Lynam, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA, 19341, Administrator. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA, 19341, atty.

McCARDELL, Anne P., late of Exton. David W. McCardell, Jr., care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

McCARDELL Sr., David W., late of Exton. David W. McCardell, Jr., care of DOUGLAS W. OLSHIN,

Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

McLUCAS, SR., Walter Gary, a/k/a W. Gary McLucas, Sr., late of Coatesville. Regina M. Grow, 808 Charles Street, Coatesville, PA 19320 & Anne-Susan Coakley, 108 Dorsheimer Lane, Honey Brook, PA 19344, care of ROBERT R. KREITZ, Esquire, 1210 Broadcasting Rd., Ste 103, Wyomissing, PA 19610, Executors. ROBERT R. KREITZ, Esquire, Firm, 1210 Broadcasting Rd., Ste 103, Wyomissing, PA 19610, atty.

McMAHON, Leo G., late of West Whiteland Township. Kate Lenahan, 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.

MILES, Florence L., a/k/a Florence H. Miles, late of East Pikeland Township. Randolph E. Miles, 104 Woodland Dr., Coatesville, PA 19320, care of JAYNE A. GARVER, Esquire, 6723 Allentown Blvd., Harrisburg, PA 17112, Executor. JAYNE A. GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

MILLER, Franklin Earl, late of East Pikeland Township. Lisa Marie Longo, 45 Calais Dr., Reading, PA 19605 and Eric Matthew Miller, 303 Nottingham Dr., Spring City, PA 19475, care of MATTHEW R. KESSLER, Esquire, 8 Church Ln., Douglassville, PA 19518, Executors. MATTHEW R. KESSLER, Esquire, Kessler Law Offices, LLC, 8 Church Ln., Douglassville, PA 19518, atty.

MORRIS, Terre Holt, a/k/a Terre H. Morris, late of West Brandywine Township. Craig G. Wright, 7 Lauren Ln., Coatesville, PA 19320, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

PHILLIPS, Kenneth R., late of Valley Township. Kristi J. Phillips-Moore, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

QUINN, Anne, late of Tredyffrin. Brian A. Quinn, 104 Hanover CT, Wayne, PA 19087, Executor.

RAYTIK, John, late of West Caln Township. James J. Durborow, 1199 W. Kings Highway, Coatesville, PA 19320, care of WILLIAM T. KEEN, Es-

quire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

RODNER, Robert A., late of Uwchlan Township. Rose R. Rodner-Tims, 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.

ROOSA, Jean, late of West Chester. Jane Feigin, care of PAUL PASCU, Esquire, 4 Munn Avenue, Cherry Hill, NJ 08034, Executrix. PAUL PASCU, Esquire, Bernetch, Hatzell & Pascu, LLC, 4 Munn Avenue, Cherry Hill, NJ 08034, atty.

RUDOLPH, Jr., Richard Van Brunt, late of West Bradford Township. Kathryn Stepan and Theresa G. Crouse, care of ANITA FULWILER O'MEARA, Esquire, P.O. Box 209, Unionville, PA, 19375, Executrices. ANITA FULWILER O'MEARA, Esquire, The O'meara Law Firm, P.O. Box 209, Unionville, PA, 19375, atty.

SCHAD, Ralph E., late of Thornbury Township. Wendy S. Fooks, care of TIMOTHY F. SULLIVAN, Esquire, 116 West Baltimore Avenue, Media, PA 19063, Executrix. TIMOTHY F. SULLIVAN, Esquire, 116 West Baltimore Avenue, Media, PA 19063, atty.

TAYLOR, Ann Theresa, late of Wayne. William J. Taylor, JR., 305 N Manoa Rd., Havertown, PA 19083, Executor.

WALKER, Robert Alan, a/k/a Robert Allen Walker, late of East Fallowfield, Coatesville. Philip W. Walker, 441 Spruce Drive, Exton, PA 19341, Administrator.

WANAT, Maryanne T., late of Phoenixville Borough. John J. Wanat, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460-0507, Executor. ELIZABETH R. HOWARD, Esquire, Law Offices of Elizabeth R. Howard, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460-0507, atty.

WEAVER, II, Earl Robert, late of East Bradford Township. Susan H. Weaver, care of KRISTEN L. BEHRENS, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Executrix. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

WHEELER, James C., late of Uwchlan Township. James Wheeler, II, 3245 Tynning Lane, Downingtown, PA 19335, care of DOLORES M. TROIANI, Esquire,

1273 Lancaster Avenue, Berwyn, PA 19312, Executor. DOLORES M. TROIANI, Esquire, Troiani & Gibney, L.L.P., 1273 Lancaster Avenue, Berwyn, PA 19312, atty.

WHITE, David Mason, late of East Bradford Township. John P. White, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckle Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

WRIGHT, Patricia E., a/k/a Patricia E. Crutchfield and Patricia Berry, late of Easttown Township. Alyson Bennett, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Avenue, Bewryn, PA 19312, Administratrix. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Avenue, Bewryn, PA 19312, atty.

ZIMKOWSKI, John E., late of New Garden Township. Kelly J. Hostetler and John A. Zimkowski, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

2nd Publication

APOSTOL, Margaret M., late of West Whiteland Township. KAITLIN DIANE APOSTOL, care of ANGELA D. GIAMPOLO, Esquire, 1221 Locust St., Ste. 202, Philadelphia, PA 19107, Executrix. ANGELA D. GIAMPOLO, Esquire, GIAMPOLO LAW GROUP, 1221 Locust St., Ste. 202, Philadelphia, PA 19107, atty.

CANIZ, Jane A., late of Downingtown, PA (Caln Township). Christopher Caniz, care of KENT E CONWAY, Esquire, 3245 Ridge Pike, Eagleville, PA 19403, Executor. KENT E CONWAY, Esquire, Conway Schadler, 3245 Ridge Pike, Eagleville, PA 19403 atty.

CASTELLI, SR., Joseph Louis, late of Tredyffrin Township. Joseph L. Castelli, Jr., care of ALBERT R. RIVIEZZO, Esquire, P.O. Box 673, Exton, PA 19341, Executor. ALBERT R. RIVIEZZO, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

CULBERT, Richard William Arthur, late of Tredyffrin Township. Sarah Y. Culbert, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executrix. KARA A. KLAIBER, Esquire, McCausland Keen & Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

DOYLE, Joanne A., late of Tredyffrin Township. Leonard Doyle, care of KEVIN J. RYAN, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executor. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

GREENWOOD, Nancy H., late of Tredyffrin Township. Daniel R. Greenwood, Thomas C. Greenwood & Julie A. Greenwood, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, Executors. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, atty.

GREENDA, Shirley, late of Honey Brook. Richard H. Morton, care of RICHARD H. MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Administrator. RICHARD H. MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

HARTENSTINE, Henry L., a/k/a Henry L. Hartenstine, Jr., late of North Coventry Township. Paul Dennis Lucas, care of DAVID S. KAPLAN, Esquire, 41 E. High St., Pottstown, PA 19464, Administrator. DAVID S. KAPLAN, Esquire, OWM LAW, 41 E. High St., Pottstown, PA 19464, atty.

HUGHES, George Leslie, late of Uwchland. Susan Elizabeth Hughes, 318 Gwynedd Court, Exton, PA 19341, Administrator.

JOHNSON, Judith Kay, a/k/a Judith K. Johnson, late of East Pikeland Township. Cheryl J. Bieler, 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.

KIMMELMAN, Gary, late of East Vincent Township. Edythe A. Shapiro, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan St., Ste. 1, Downingtown, PA 19335, Administratrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan St., Ste. 1, Downingtown, PA 19335, atty.

KRAMER, Sara Jane, late of Oxford. David L. Kramer, 25 Moss Pink Way, Landrum, SC 29356 Executor.

McGUINN, Helene P., late of East Goshen Township. Helen M. Susanin, care of LOUIS N. TETI, Esquire, 17 W. Miner St. Box 660 West Chester, PA

19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St. Box 660 West Chester, PA 19381-0660, atty.

MORAN, Carol Irene, late of Berwyn. Patrick D. Moran, 1024 Derwydd Lane, Berwyn, PA 19312, Executor.

NOONE, Blanche J., late of Thornbury Township. Colleen DeFelice, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

PETERSEN, Doris C., late of Penn Township. Bradford W. Petersen, 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.

QUINN, Anne Mansfield, late of Chesterbrook. Brian A Quinn, 104 Hanover CT, Chesterbrook, PA 19087, Executor.

SCHOCH, Elizabeth Margaret, late of West Goshen Township. Linda Jean Henderson, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

SCOTT, Nyreek Jose, late of Coatesville. Tiquitia Scott, care of JAYNE A. GARVER, Esquire, 6723 Allentown Blvd. Harrisburg, PA 17112, Administratrix. JAYNE A. GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd. Harrisburg, PA 17112, atty.

SENTNER, Phillip John, late of West Chester. David Sentner, 905 Chickadee Drive, Venice, FL 34285, Executor.

STAINBACK, Aida D., late of Oxford Borough. Eugene J. DiFilippo, 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.

SWEENEY, Edythe T., a/k/a Edythe Taylor Sweeney, late of Pennsbury Township. Gary H. Taylor & Catherine S. Clark, care of CATHERINE SUE CLARK, Esquire, 11319 Shannondell Dr. Norristown, PA 191403, Executors. CATHERINE SUE CLARK, Esquire, 11319 Shannondell Dr. Norristown, PA 191403, atty.

TUTHILL, Donna Claire, a/k/a Donna Tuthill, late of Coatesville. Melissa Burke, 567 Cole Brook Road, Exton, PA 19341 Executrix.

VAN METRE, Rosemary, late of West Bradford Township. Amy B. Siddal, care of JEFFREY C. GOSS, Esquire, 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602, Executrix. JEFFREY C. GOSS, Esquire, Brubaker Connaughton Goss & Lucarelli, LLC, 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602, atty.

VARICO, Joseph A., late of West Whiteland Township. Joanna Varico, care of NORMAN J. PINE, Esquire, 104 S. Church St. West Chester, PA 19382, Executrix. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St. West Chester, PA 19382, atty.

WALTON, Audrey A., late of Warwick Township. Joyce A. Dawson, care of DAVID A. MEGAY, Esquire, 41 E. High St. Pottstown, PA 19464, Executrix. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St. Pottstown, PA 19464, atty.

YOCUM, Conrad S., late of Kennett Square. Polly Fairchild, care of KEVIN J. RYAN, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

3rd Publication

ANDRULIS, SR., Richard S., late of Thornbury Township. Richard S. Andrulis, Jr., 112 E. York St, Ithaca, NY 14850 and Karin I. Evans, 242 Crowded Roots Rd., Fort Mill, SC, 29715-7701, Executors. SUSAN W. O'DONNELL, Esquire, Reardon & Associates, LLC, 985 Old Eagle School Rd., #516, Wayne, PA 19087, atty.

BERGER, Linda E., a/k/a Linda Elizabeth Berger, Linda Berger, late of East Nottingham Township. Brandon Berger, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

BIRD, III, Robert M., late of East Marlborough Township. Allison B. Sullivan, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BRANGALIS, Erik Jason, late of Warwick Township. Nancy C. Brangalis, care of MARY C. CROCKER, Esquire, 1296 East High St., Pottstown, PA 19464, Administratrix. MARY C. CROCKER, Esquire, 1296 East High St., Pottstown, PA 19464, atty.

CLARK, Albert Jay, a/k/a Albert Clark, late of Borough of West Chester. Harriette Clark, care of LISA COMBER HALL, Esquire, 27 S Darlington St., West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S Darlington St., West Chester, PA 19382, atty.

CORBIN, Hazel R., late of West Caln Township. Claudia Marie Corbin and Maria C. McLaughlin, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

CUSTER, David Anthony, late of Upper Uwchlan Township. Sandra Custer, 1202 Robbins Ave, Apt 1, Salisbury, MD 21804, Administratrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

DiCECCO, James, late of Kissimmee, Florida. Deborah Morrill, care of KEVIN P. MEISE, Esquire, 16 Osprey Lane, Downingtown, PA 19335, Executrix. KEVIN P. MEISE, Esquire, 16 Osprey Lane, Downingtown, PA 19335, atty.

DRILL, JR., Robert H., a/k/a Robert H. Drill, Robert Drill, late of Uwchlan Township. Mark Drill, 1 Almy Drive, Malvern, PA 19355, Executor. CHRISTOPHER R. WOLF, Esquire, 166 Allendale Rd., King of Prussia, PA 19406, atty.

DURACK, Elizabeth O., a/k/a Elizabeth Olive Durack, late of Tredyffrin Township. Elizabeth F. Hobdell, care of JONATHAN E. BECKER, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. JONATHAN E. BECKER, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

HAUBERT, Veronica M., late of East Marlborough Township. William J. Haubert, 100 Nathaniel Lane, Kennett Square, PA, 19348. W. DONALD SPARKS, II, Esquire, Richards, Layton & Finger, P.O. Box 551, Wilmington, DE 19899, atty.

HOADLEY, Charles Edward, late of Kennett Township. Samuel Hoadley, care of JESSICA L. WILSON, Esquire, 30 Cassatt Ave., Berwyn, PA

19312, Executor. JESSICA L. WILSON, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan, P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

HOOVER, Jean E., late of West Brandywine Township. Peter K. Hoover, 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.

LENARCIK, Leslie L., a/k/a Leslie Lynn Carlson, late of East Vincent Township. Robert Lenarcik, 804 Oakwood Drive, Phoenixville, PA 19460, Executor. JAMES S. TUPITZA, Esquire, Tupitza & Associates, P.C., 212 W. Gay Street, West Chester, PA 19380, atty.

MARCINIAK, Jane, late of West Whiteland. Stanley J Marciniak Jr, 154 Weedon CT, West Chester, PA 19380, Executor.

MARX, David L., late of Chester County. John A. Novello, care of JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, Administrator. JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

MCGRAY, Jane E., late of Phoenixville Borough. Erin E. Mannix, care of STEPHEN I. BAER, Esquire, 1288 Valley Rd., Suite 63, Phoenixville, PA 19460, Executor. STEPHEN I. BAER, Esquire, Baer Romain & Ginty, LLP, 1288 Valley Rd., Suite 63, Phoenixville, PA 19460, atty.

NELSON, Deborah, late of Coatesville. Daniel Weintraub, 613 Bedrock Rd, Coatesville, PA 19320, Administrator. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, West Chester, PA 19380, atty.

O'DONOVAN, Michael, late of Wayne. Maureen Karon, 84 Walker Rd., Wayne, PA 19087, Administrator.

RAFALKO, Eleanor Arline, late of Phoenixville. Laureen Romer, 2432 Bradford Dr, York, PA 17402, Executor.

RUZZINI, Christine W., late of Tredyffrin Township. Richard T. Ruzzini, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

SCHUTSKY, Valerie Kathleen Mae, late of Atlglen Borough. Susan Valerie Schutsky, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway,

Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith Attorney at Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

SHAHADE, Lillian P., late of Tredyffrin Township. David W. Keller, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

SIMCOX, Christine, a/k/a Christine Keene Simcox, late of Kennett Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SOBOTKA, Steven E., late of East Vincent Township. David G. Garner, care of DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, Executor. DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, atty.

STEINER, Dorothy Lynn, a/k/a Lynn Steiner, late of Uwchlan Township. Francis G. Steiner, III, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

STEWART, Gail W., late of Charlestown Township. Kimberley Stewart Simmons and William G. Stewart, III, care of DAVID M. BROWN, Esquire, 1200 Liberty Ridge, Ste. 200, Wayne, PA 19087-5569, Executors. DAVID M. BROWN, Esquire, Saul Ewing Arnstein & Lehr, 1200 Liberty Ridge, Ste. 200, Wayne, PA 19087-5569, atty.

TAKACS, Christopher Joseph, late of West Whiteland Township. Ronald J. Takacs, 1286 Belmont Ave., West Chester, PA 19380, Administrator.

TERLINGO, Matthew, late of Parkesburg. Gerald Terlingo, 260 Cedar Ridge Road, West Chester, PA 19380, Administrator.

WRAY, Barbara B., a/k/a Barbara Bruckner Wray, late of Malvern Borough. Theodore S. Wray, Jr., 201 Oneida Ln., Malvern, PA 19355, Executor. KATHERINE B. COMMONS, Esquire, Commons & Commons, LLP, 6377 Germantown Ave., Philadelphia, PA 19144, atty.

YANKO, Richard Joseph, late of East Goshen Township. Paige Hill, care of LISA A. SHEARMAN, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Executrix. LISA A. SHEARMAN,

Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin,
P.C., 375 Morris Rd., P.O. Box 1479, Lansdale, PA
19446-0773, atty.

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 Rob Grim Memorial Athletic Foundation.

Articles of Incorporation were filed on Monday, June 26, 2023.

1st Publication of 3

TRUST NOTICE

Notice is hereby given of administration of Howard D Irwin & Norma Jane Irwin Trust. Norma Jane Irwin late of Cochranville Chester Cty PA died 3 17 23. All persons having claims against decedent are requested to make known same and all persons indebted to decedent are required to make payment without delay to Howard D Irwin & Norma Jane Irwin Trust c/o Christopher Wolf Esq 166 Allendale Road King of Prussia PA 19406.

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, July 20th, 2023 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday August 21st, 2023.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

2nd Publication of 3

**SALE NO. 23-7-195
Writ of Execution No. 2018-08777
DEBT \$1,351.16**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. SITUATE in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 16-4-242

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Victoria L. Stonewell**

SALE ADDRESS: 107 Country Run Drive,

Coatesville, PA 19320

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

**SALE NO. 23-7-196
Writ of Execution No. 2018-08770
DEBT \$1,349.48**

ALL THAT CERTAIN Lot or piece of ground situate in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 16-10-224

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Monique H. Rooks**

SALE ADDRESS: 311 Community Lane, Coatesville, PA 19320

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

**SALE NO. 23-7-198
Writ of Execution No. 2021-00769
DEBT \$1,908.01**

ALL THAT CERTAIN lot or piece of g round with the buildings and improvements thereon erected, situate in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 50-SD-29

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Andrew J. Kaczmarksi & Amelia M. Kaczmarksi**

SALE ADDRESS: 1213 New Hampshire Lane, West Bradford, PA 19335

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

SALE NO. 23-7-199

Writ of Execution No. 2020-06786

DEBT \$1,838.68

ALL THAT CERTAIN parcel situate in Coatesville, Chester County, Pennsylvania.

TAX PARCEL NO. 29-7L-82.9

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Erica M. Eastep**

SALE ADDRESS: 170 Old Spring Road, West Brandywine, PA 19320

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

SALE NO. 23-7-201

Writ of Execution No. 2022-10183

DEBT \$88,849.49

ALL THAT CERTAIN tract or parcel of land situate in London Grove Township, Chester County, PA, described according to a plan prepared by Register Associates, Inc., dated July 18, 1994 and last revised August 6, 1998, being Drawing Number F-447 and being Lot No. 2 on the said plan, to wit:

BEGINNING at a point in the title line of Public Road T-300 known as East Avondale Road, marking a comer of the herein described tract and a comer of lands of James & Kathryn Jennings; thence leaving the said point of beginning and along the title line of East Avondale Road the following three courses and distances to wit:(1) South 65° 56' 16" East, 218.12 feet to a point; (2) 68° 2' 46" East, 72.59 feet to a point; (3) South 67° 52' East, 34.16 feet to a point marking a comer of Lot No. 1 on the said plan; thence along the same and leaving East Avondale Road the following two courses and distances to wit:(1) South 22° 13' West, 250.31 feet to a point; (2) South 57° 21' 3"

West, 274.03 feet to a point in line of lands of James R. & Theresa K. Devlin; thence partly along the same, partly along lands of Thomas A., Jr. & Jennifer Albertson and partly along lands of James & Kathryn Jennings, aforementioned, North 3° 4' East, 509.24 feet to the first mentioned point and place of BEGINNING.

CONTAINING 2.224 acres of land be the same more or less.

BEING Lot No. 2 on said plan.

BEING THE SAME PREMISES which Richard E. and Carol M. Yourgalite, by Deed dated 10/1/1998 and recorded 10/1/1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4429, Page 634, granted and conveyed unto Thomas and Terri L. Perkier.

TAX PARCEL NO.: 59-11-122

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: **Thomas Ferkler and Terri L. Ferkler**

SALE ADDRESS: 122 East Avondale Road, West Grove, PA 19390

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

SALE NO. 23-7-202

Writ of Execution No. 2023-00214

DEBT \$93,836.59

SITUATE in the City of Coatesville, Chester County, Pennsylvania, on which is located a brick dwelling house designated as No. 774 East Chestnut Street, bounded and described as follows:

BEGINNING at a point where the South curb line of Chestnut Street intersects the

West curb line of 8th Avenue; thence measuring along the South curb line of Chestnut Street Westwardly 22 feet 6 inches and extending back Southwardly between parallel lines of that width, 94 feet to the North side of an 8 feet wide alley, the Western line of the lot herein conveyed passes through the dividing partition between the house on the lot herein conveyed and that immediately adjoining it on the West.

BOUNDED on the North by the South curb line of Chestnut Street, on the East by the West curb line of 8th Avenue, on the South by an 8 feet wide alley and on the West by land now or late of Andrew G. Anderson

BEING THE SAME PREMISES which Ida M. Showalter, widow, by Deed dated 8/7/1970 and recorded in the Office of the Recorder of Deeds of Chester County on 8/11/1970 in Deed Book Volume M39, Page 908, granted and conveyed unto Joel C. Kennedy and Shirley A. Kennedy, his wife.

Shirley A. Kennedy departed this life on 3/6/2010.

Joel C. Kennedy departed this life on 5/27/2020.

TAX PARCEL# 16-6-246

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: **Lesly Brown a/k/a Lesly A. Brown, 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**

SALE ADDRESS: 774 East Chestnut Street, Coatesville, PA 19320

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

SALE NO. 23-7-204

Writ of Execution No. 2021-08545

DEBT \$222,625.64

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

Tax Parcel Number: 2104 00460000

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

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

VS

DEFENDANT: **Robert B. McConnell**

SALE ADDRESS: 108 Bethel Road, Spring City, PA 19475

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

SALE NO. 23-7-205

Writ of Execution No. 2022-09933

DEBT \$132,518.85

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

All that certain tract or piece of land, situate in the Township of Tredyffrin, aforesaid, bounded and described according to a Survey thereof made by Daniel Kinzie, October 26, 1999, as follows to wit:

Beginning at a stake on the South side of a road thence along said road South 56 3/4

degrees East, 187.8 feet to a stake; thence South 12 3/4 degrees West, 279.3 feet to a stake in line of land now or late of Henry Rennard; thence along said land now or late of Henry Rennard North 40 3/4 degrees West 218.1 feet to a stake; thence North 12 3/4 degrees East, 215 feet to the place of beginning.

Containing 159.6 square perches of land more or less. County of Chester and State of Pennsylvania.

BEING THE SAME PROPERTY CONVEYED TO JOHN W. KENNEDY AND LINDA S. KENNEDY WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM DANIEL BISMARCK-PETTIT AND CATHY BISMARCK-PETTIT, DATED AUGUST 12, 2005, RECORDED AUGUST 19, 2005, AT DOCUMENT ID 10565615, AND RECORDED IN BOOK 6591, PAGE 1083, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA

INFORMATIONAL NOTE: LINDA S. KENNEDY DIED ON AUGUST 15, 2012, AND PURSUANT TO THE SURVIVORSHIP LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL HER INTERESTS PASSED TO JOHN W. KENNEDY.

UPI NUMBER 43-10B-0003

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **John W. Kennedy**

SALE ADDRESS: 650 Howellville Road, Berwyn, PA 19312

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

SALE NO. 23-7-206

Writ of Execution No. 2022-01868

DEBT \$216,671.01

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

ALL THAT CERTAIN part of a tract of land as shown on a plan of lots of Margaret Holmes, situated on the Northwest Corner of Boundary Street and Poplar Street, in the 5th Ward of the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, and bounded and described according to a survey made April 23, 1962 by D.H. Rogers, Registered Surveyor, as follows:

BEGINNING at a point on the most northerly line of proposed Poplar Street and 12.62 feet westwardly from an iron pipe marking the intersection of the most westward line of a proposed 28 feet wide Boundary Street with the most northerly line of the unordained proposed 28 feet (curb to curb) Poplar Street; thence along the most northerly in of the unordained proposed Poplar Street south 80 degrees 11 minutes West from a distance of 66.597 feet to an iron pipe; thence leaving the most northerly line of the unordained Poplar Street and going along the property line between Carl M. and Jeannette Cannon, Sr. and Mrs. Theodore Holmes North 9 degrees 49 minutes West for a distance of 117.88 feet to an iron pipe at the southerly line of the unordained James Street; thence along the southerly line of the unordained James Street North 83 degrees 57 minutes East for a distance of 98.58 feet to an iron pipe marking the intersection for the more southerly line of the unordained James Street with the unordained proposed 28 feet wide westerly line of Boundary Street; thence going along the most westerly line of the unordained proposed 28 feet wide westerly line of Boundary Street;

thence going along the most westerly line of the unordained proposed Boundary Street; thence going along the most westerly line of the unordained proposed Boundary Street South 0 degrees 03 minutes West for a distance of 100.30 feet to a point; thence curving toward the west having a radius of 15 feet for curvature of 20.97 feet whose integral angle is 80 degrees 08 minutes and a tangent distance is 12.62 feet with a long chord whose bearing is South 40 degrees 07 minutes West and a distance of 19.74 feet to the place of beginning.

CONTAINING ten thousand two hundred and six hundred fifty-six one-hundredth square feet of land be it the same or less.

BEING THE SAME PROPERTY CONVEYED TO CARL M. CANNON, JR. AND STEPHANIE I. CANNON, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM JEANNETTE CANNON, DATED NOVEMBER 8, 1993, RECORDED NOVEMBER 24, 1993, AT DEED BOOK 3663, PAGE 1508, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA

INFORMATIONAL NOTE: CARL M. CANNON, JR. DIED ON SEPTEMBER 13, 2008, AND PURSUANT TO THE SURVIVORSHIP LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL HIS INTERESTS PASSED TO STEPHANIE I. CANNON.

Tax Parcel No.: 16-2-74

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **Lamar Bookman, as Co-Administrator of the Estate of Stephanie I. Cannon; Carl M. Cannon, as Co-Administrator of the Estate of Stephanie I. Cannon**

SALE ADDRESS: 903 Poplar Street, Coatesville, PA 19320

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

SALE NO. 23-7-207

Writ of Execution No. 2022-03518

DEBT \$217,631.97

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

All that certain piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being: Unit Number: 2 in Brook Crossing, a Planned Community as established by the filing of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Brook Crossing, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5413, Page 1891.

BEING THE SAME PROPERTY CONVEYED TO ANNA F. JOHNSON WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM BROOK CROSSING DEVELOPMENT CORP., DATED SEPTEMBER 23, 2004, RECORDED OCTOBER 19, 2004, AT INSTRUMENT NUMBER 10470451, AND RECORDED IN BOOK 6311, PAGE 1522, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

TAX PARCEL NO.: 47-4-493

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: Anna F. Johnson; The United States of America, Department of Treasury, Internal Revenue Service

**SALE NO. 23-7-210
Writ of Execution No. 2023-00524
DEBT \$236,659.61**

SALE ADDRESS: 103 Crossing Boulevard, Coatesville, PA 19320

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

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

**SALE NO. 23-7-208
Writ of Execution No. 2022-10078
DEBT \$3,029,057.86**

ALL THAT CERTAIN tract or parcel of land, Situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, described according to a plan entitled Ardleigh Estates Title Plan 8 Lot Subdivision Plan No. 53-103 Sheet 1 of 6 prepared for Mr. and Mrs.. Russell J. Rosenberry by Yerkes Associates, Inc., dated 4/15/2019 and last revised 6/27/1991.

All that certain tract of land situate in Valley Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEING the same premises which Stephen P. Kelly and Brenda G. Franke, n/k/a Brenda F. Kelly, h/w, by Deed dated 7/11/2018 and recorded 7/1/2019 in the County of Chester in Deed Book 9951 page 1320 conveyed unto Inna V. Donovan and Greg E. Donovan, in fee.

Beginning at a stake on the West side of Newport Avenue, at the Northeast corner of land of Alexander Chiz and Stella Chiz, his wife, which point is two hundred twenty five feet South of the Southwest corner of Kirby Street and Newport Avenue; thence along said land of Alexander Chiz et ux South sixty nine degrees fifty six minutes West one hundred forty one feet to a stake in the East side of a fifteen foot alley; thence along the East side of said alley South twenty degrees four minutes East one hundred five feet to a point at the Northwest corner of land of Ralph M. Rutledge and Charlotte E. Rutledge; thence North sixty nine degrees fifty six minutes East one hundred forty one feet to a point in the West side of Newport Avenue; thence along the West side of Newport Avenue North twenty degrees four minutes West one hundred five feet to the point and place of beginning.

TAX PARCEL NO. 53-4-107.3

PLAINTIFF: First Commonwealth Bank, f/k/a Centric Bank

VS

DEFENDANT: Inna V. Donovan & Greg E. Donovan

BEING THE SAME PROPERTY CONVEYED TO NOAH SHERRIFF AND JULIA VINKAVICH WHO ACQUIRED TITLE, WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM COLEMAN TILL, DATED MARCH 29, 2021, RECORDED APRIL 16, 2021, AT DOCUMENT ID 11824610, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

SALE ADDRESS: 1421 Ardleigh Circle, West Chester, PA 19380

PLAINTIFF ATTORNEY: BERGER LAW GROUP P.C. 610-668-0800

TAX PARCEL NO.: 38-5F-239

PLAINTIFF: EMM Loans LLC

VS

DEFENDANT: **Noah Sherriff & Julia Vinkavich**

SALE ADDRESS: 26 Newport Avenue,
Coatesville, PA 19320

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

SALE NO. 23-7-211

Writ of Execution No. 2019-09238

DEBT \$291,375.72

Situated in the Township of Valley, County of Chester, and State of Pennsylvania: All that certain lot or piece of ground, situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, described according to an Overall Subdivision for Oakcrest, made by Vollmer Associates, LLP, dated 7-30-2004 last revised 12-16-2004 and recorded as Plan File No. 17294, bounded and described as follows to wit:

Beginning at a point on the Southerly side of Franklin Street, a corner of Lot 148 on said Plan; thence extending along Lot 148, South 05 degrees 18 minutes 40 seconds West, 125.00 feet to a point in line of Open Space F; thence extending along Open Space F, the (2) following courses and distances: (1) North 84 degrees 41 minutes 20 seconds West, 80.00 feet to a point; (2) North 05 degrees 18 minutes 40 seconds East, 125.00 feet to a point on the Southerly side of Franklin Street, aforesaid; thence extending along Franklin Street, South 84 degrees 41 minutes 20 seconds East, 80.00 feet to the point and place of beginning.

Being Lot 147 on said Plan.

BEING THE SAME PREMISES which Kevin Demant and Rinat Demant, husband and wife, by Deed dated 3/13/20 I 4 and recorded in the Office of the Recorder

of Deeds of Chester County on 5/15/2014 in Deed Book Volume 8923, Page 2376, granted and conveyed unto Conception Henriquez.

UPI 38-2-584

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Isabel Ann Morales, solely in her capacity as heir of Conception Henriquez, Deceased Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Conception Henriquez, Deceased**

SALE ADDRESS: 730 Franklin Street,
Coatesville, PA 19320

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

SALE NO. 23-7-212

Writ of Execution No. 2019-05281

DEBT \$265,051.17

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Plan of a Portion of "Inglewood Development" made by Berger and Hay's, Inc. Consulting Engineers and Surveyors, Coatesville, Pa. dated August 14, 1968. and revised February 18, 1969, as follows to wit:

BEGINNING at a point on the easterly side of Municipal Drive (fifty feet wide) which point is measured the two following courses and distances from a point of curve on the southerly side of a fifty feet wide unnamed road: (1) extending from

said point of curve on a line curving to the left having a radius of twenty five feet; the arc distance of distance of thirty nine and twenty seven one-hundredths feet to a point of tangent; and (2) South 0 degrees, thirty minutes, twenty seconds West. sixty-three and eighty-six one-hundredths feet to the point and place of beginning; thence extending from said beginning point South eighty nine degrees, twenty nine minutes, forty seconds East, one hundred sixty five feet to a point; thence extending South 0 degrees, thirty minutes, twenty seconds West, eighty five feet to a point; thence extending North eighty nine degrees, twenty nine minutes. forty seconds West, one hundred sixty five feet to a point on the easterly side of Municipal Drive aforesaid; thence extending along the same North 0 degrees, thirty minutes, twenty seconds East, eighty five feet to the first mentioned point and place of beginning.

CONTAINING 14,025 square feet of land, be the same more or less.

BEING Lot No. 208 as shown on said plan.

BEING THE SAME PREMISES AS Alan M. Milberg and Rita K. Milberg, by Deed dated July 8, 1983, and recorded on July 20, 1983, by the Chester County Recorder of Deeds in Book T61, at Page 86, granted and conveyed unto Barry Jerome Stewart and Brenda V. Stewart, as Tenants by the Entireties.

Tax Parcel Number 39-4C-125

PLAINTIFF: Residential Mortgage Loan Trust 2013-TT2, by U.S. Bank National Association, not in its individual capacity but solely as Legal Title Trustee

VS

DEFENDANT: **Barry J. Stewart and Brenda V. Stewart**

SALE ADDRESS: 511 Municipal Drive, Thorndale, PA 19372

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

SALE NO. 23-7-213
Writ of Execution No. 2022-03863
DEBT \$283,830.07

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the West Bradford Township, Chester, County Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in the middle of a public road leading to Northbrook; thence along the middle of the same and by land now or late of Abner Paw, North 30-1/2 degrees East 9.4 perches to the middle of a public road leading from Marshallton to Seeds' Bridge; thence along the middle of said road and by land now or late of Richard Speakman, South 27-3/4 degrees East 5.45 perches to a stone; thence by other land of the said Nelson W. Loller, South 55-1/2 degrees West 7.55 perches to a stone; and thence by other land of the said Nelson W. Loller, North 59-1/2 degrees West 2.05 perches to the place of beginning

CONTAINING 31 perches of land, be the same more or less.

BEING THE SAME PREMISES which Esther Hill Hendry by Deed dated August 25, 2014 and recorded September 8, 2014 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 8982, Page 1647, Instrument No. 11365026 granted and conveyed unto Esther Hill Hendry and Charles S. Hendry, her son, as Joint Tenants with the right of survivorship, in fee.

AND THE SAID Esther Hill Hendry departed this life on or about July 27, 2015 thereby vesting title unto Charles S. Hendry by operation of law.

AND THE SAID Charles S. Hendry departed this life on or about December 15, 2021 thereby vesting title unto any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under

Charles S. Hendry, deceased.

TAX PARCEL# 50-09-0028

PLAINTIFF: Reverse Mortgage Funding LLC

VS

DEFENDANT: **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Charles S. Hendry, deceased**

SALE ADDRESS: 436 North Wawaset Road, West Chester, PA 19382

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

SALE NO. 23-7-214

Writ of Execution No. 2022-09081

DEBT \$189,188.33

ALL That CERTAIN lot or piece of ground, Situate in the Township of Upper Uwchlan, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan of Timber-Crest, made by Roland A. Dunlap, dated 11.21.77 and last revised 4/28/83 and recorded at Chester County as Plan no. 4379, as follows, to wit:

BEGINNING at a point on the Northeast side of Leona Drive, at a corner of Lot no. 14 on said Plan; thence extending from said point of beginning and along the said side of Leona Drive, North 30 degrees, 24 minutes west, crossing a 20 feet wide drainage easement, 178.22 feet to a corner of Lot No. 16 on said Plan; thence leaving the said side of Leona Drive and along Lot No. 16, North 59 degrees, 36 minutes East, crossing into a drainage easement area, 350.01 feet to a corner of Lot No. 19 on said Plan; thence extending along the same South 50 degrees, 05 minutes East, 25431 feet to a corner of Lot No. 14 on said Plan; thence extending along the same, South 67 degrees, 36 minutes West, crossing out of the drainage

easement area, 439.95 feet to a point on the Northeast side of Leona Drive, being the first mentioned point and place of beginning.

BEING Lot No. 15.

CONTAINING 1.853 Acres.

SUBJECT to the right and responsibilities of Grantees, their heirs, executors and assigns, as said rights and responsibilities are set forth in the Erosion Control Maintenance Agreement contained on the Recorded Subdivision plan.

BEING THE SAME PREMISES which The Philadelphia Saving Fund Society by Deed dated July 21, 1983 and recorded August 2, 1983 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 61, Page 191 granted and conveyed unto John J. Darraugh and Jean M. Darraugh, his wife, as tenants by the entireties, in fee.

TAX PARCEL# 32-01-0002.060

PLAINTIFF: Reverse Mortgage Funding LLC

VS

DEFENDANT: **Jean M. Darraugh**

SALE ADDRESS: 212 Leona Drive, Glenmoore, PA 19343

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

SALE NO. 23-7-215

Writ of Execution No. 2015-06008

DEBT \$530,725.96

All that certain lot or piece of ground situate in Thornbury Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Fair Acres Farm, made by Regester Associates, Inc. dated 3/23/1988, last revised 5/15/1989 and recorded in Chester County as Plan No. 9766, as follows, to wit:

Beginning at a point on the South side of Road A, said point being a corner of Lot No. 18 as shown on said plan; thence extending from said point of beginning along the South side of Road A the two (2) following courses and distances: (1) North 63 degrees 55 minutes 06 seconds East, 174.35 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 255 feet, the arc distance of 209.14 feet to a point, a corner of Lot No. 16; thence extending along the same, South 20 degrees 55 minutes 00 seconds West, 321.46 feet to a point, a corner of Lot No. 15; thence extending along the same, South 63 degrees 55 minutes 06 seconds West, 130 feet to a point, a corner of Lot No. 18 aforesaid; thence extending along the same, North 26 degrees 04 minutes 54 seconds West, 305 feet to the first mentioned point and place of beginning.

Being Lot No. 17 as shown on said plan.

Containing 80,599 square feet of land more or less.

BEING THE SAME PREMISES which David C. England and Janice P. England, husband and wife, by Deed dated 10/7/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5936, Page 94, and Instrument #10318782, granted and conveyed unto Donald Lowry and Rita Lowry, husband and wife, as tenants by the entirety, the survivor of them, in fee.

UPI # 66-2-1.24

PLAINTIFF: U.S. Bank National Association, as Trustee for ABN AMRO Mortgage Corporation, Mortgage Pass-Through Certificates, Series 203-12

VS

DEFENDANT: **Donald Lowry; Rita Lowry; and United States of America, Department of the Treasury - Internal Revenue Service**

SALE ADDRESS: 530 Deer Pointe Road,

West Chester, PA 19382

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

SALE NO. 23-7-217

Writ of Execution No. 2018-10467

DEBT \$201,785.13

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision for The Woodlands, made by Yerkes Associates, Inc., 101 Charles Drive, Bryn Mawr, PA, dated 09.11.1981, last revised 08.29.1985 and recorded as Plan #6189 as follows to wit:

BEGINNING at an interior point on the Northerly side of Aspen Court, a corner of Lot #96; thence, extending South 46 degrees 00 minutes West, 23.33 feet to a point in the line of Lot #94; thence, extending along same, North 44 degrees 00 minutes West 73.00 feet to a point; thence, extending North 46 degrees 00 minutes East, 23.33 feet to a point in the line of Lot No. 96; thence, extending along same, South 44 degrees 00 minutes East 73.00 feet to the point of BEGINNING.

BEING Lot #95 on said Plan.

BEING THE SAME PREMISES which was conveyed to Clare M. Schumacher by Deed of Jigar R. Patel and Tejal Patel, husband and wife, dated 05.07.2009 and recorded 05.18.2009 as Instrument 10927013 BK 7669 PG 869 in the Chester County Recorder of Deeds Office.

Tax Parcel 41-5-1294

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Clare M. Schumacher**

SALE ADDRESS: 1439 Aspen Court, West

Chester, PA 19380

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

SALE NO. 23-7-218

Writ of Execution No. 2020-02535

DEBT \$264,578.96

ALL THAT CERTAIN message and four tracts of land situate in the Township of Lower Oxford, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

TRACT #1: BEGINNING at a point in the middle of the public road leading from Lincoln University to Elkview, Chester County, Pennsylvania; thence along the middle of said Road, North 60 degrees East 82 feet and 6 inches to a point in said road; thence by lands now or late of D.R. Johnson, North 28 degrees West, 200 feet to a point by lands now or late of C.W. Shortlidge & Company, South 60 degrees West 87 feet and 6 inches to a point; thence by lands of the Lower Oxford Public School Board, South 30 degrees East 201.79 feet to the place of Beginning.

Containing 17,478 square feet of land, be the same more or less.

TRACT #2: BEGINNING near the Southeast comer of land now or late of O.W. Shortlidge & Co. Cornerib, South 59 degrees West along land now or late of O.W. Shortlidge & Co., 100 feet; thence by land now or late of Henry Cope, South 31 degrees East 51 feet; thence by land now or late of D.R. Johnson, North 59 degrees East 100 feet; thence by land now or late of O.W. Shortlidge & Co. land, north 31 degrees West, 51 feet to the place of Beginning.

Containing 5,100 square feet of land more or less.

TRACT #3: BEGINNING at a point in the middle of the public road leading from Harmony Grove School House toward Elkview Station, a comer of other lands now or late

of Henry Cope, and running thence by other lands of the same which this was formerly a part, north 32 degrees West, 150 feet to a comer; thence by the same South 57 degrees West 50 feet (erroneously omitted from previous deeds) to a comer; thence by the same South 32 degrees East, 150 feet to the middle of the public road aforesaid; thence along the middle of the said road, north 57 degrees 50 feet to the place of Beginning.

Containing 7,500 square feet of land be the same more or less.

TRACT #4: BEGINNING at a post or stone, a comer of land now or late of John Otley, and running thence South 33 degrees East 150 feet to the middle of a public road; thence along said road, North 56.75 degrees East, 50 feet to a stone; Thence by land late of Josiah Cope & Co., Now of the Lincoln Chapel and along an alley North 33 degrees West 150 feet to a stone; thence by lands now or late of Josiah Lukens, South 56.75 degrees West, 50 feet to the place of Beginning.

Containing 7,500 square feet of land, be the same more or less.

Excepting and reserving thereout and therefrom all that certain message and lot of land which Louis W. Millis and Clara R. Millis, his wife, granted and conveyed unto Francis O'Connor and Mary O'Connor, his wife, by Deed dated September 15, 1946 and recorded in the Recorder of Deeds Office in and for the County and State aforesaid in Deed Book S-22, Volume 540, page 272, and bounded and described as follows: Beginning at a post or stone, a comer of lands now or late of John Otley and running thence south 33 degrees East 150 feet to the middle of a public road; thence along said road, North 56.75 degrees East 45 feet to a stone, thence by land now or late of Josiah Cope & Co, now of Lincoln Chapel and along an alley North 33 degrees West 150 feet to a stone; thence by land now or late of Josiah Lukens, South 56.75 West 45 feet to

the place of Beginning.

Containing 6,750 square feet of land.

Also Beginning at a post or stone near the Southeast comer of land now or late of O.W. Shortlidge & Co. Cornerib, South 59 degrees West along land now or late of O.W. Shortlidge & Co., 45 feet; thence by land now or late of Louis W. Millis, South 31 degrees East 51 feet; thence by land now or late of Louis W. Millis, North 59 degrees East 45 feet; thence by land now or late of O.W. Shortlidge and Co., North 31 degrees West, 51 feet to the place of Beginning. Containing 2,295 square feet of land (surveyed 7/29/1911 magnetic bearing).

And Also, excepting and reserving the following described tract of land: Beginning at the northwest comer of land of Francis O'Connor, and wife; thence by land now or late of O.W. Shortlidge & Co., South 57 degrees West 5 feet to a comer of land above conveyed; thence by the same South 32 degrees East 201 feet to a point in the middle of the public road; thence by the middle of said road, North 57 degrees East 5 feet to a comer of land of O'Connor aforesaid; thence by said land, North 32 degrees West 201 feet to the point of beginning.

Containing 1,005 square feet of land.

BEING THE SAME PREMISES which Charles M. Shoop and H. Jean Shoop by Deed dated March 7, 1978 and recorded March 8, 1978 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book N 52, Page 441, granted and conveyed unto Aaron M. Shoop and Clarabelle J. Shoop, husband and wife, as tenants by the entireties, in fee.

AND THE SAID Clarabell J. Shoop departed this life on or about 06-22-2016 thereby vesting title unto Aaron M. Shoop by operation of law.

AND THE SAID Aaron M. Shoop departed this life on or about 09-10-2019 thereby vesting title unto Judy Shoop, Known Heir of Aaron M. Shoop, deceased and any Un-

known Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Aaron M. Shoop, Deceased.

Tax Parcel # 56-10A-29

PLAINTIFF: Reverse Mortgage Funding LLC

VS

DEFENDANT: **Judy Shoop, Known Heir of Aaron M. Shoop, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Aaron M. Shoop, deceased**

SALE ADDRESS: 103 Elkview Road, Lincoln University, PA 19352

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

SALE NO. 23-7-219

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 comer 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. 23-7-220

Writ of Execution No. 2022-02975

DEBT \$155,439.17

ALL THAT CERTAIN LOT OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE IN THE SAID BOROUGH, BEING BOUND-ED AND

DESCRIBED IN ACCORDANCE WITH A CERTAIN PLAN OF SUBDIVISION OF THE "BEARD SUBDIVISION" PREPARED BY PLUM & ASSOCIATES, INC, REGISTERED SURVEYORS, 269 LYNDEL DRIVE, RD #3, PHOENIXVILLE, PA 19460, DATED 8/21/1993 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY, PA, AS PLAN NUMBER 12335, AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEASTER-

LY RIGHT OF WAY LINE OF WALNUT STREET ON THE CENTER LINE OF MAIN STREET IN A SOUTHEASTERLY DIRECTION 225.18 FEET TO A NAIL BEING THE SAID POINT OF BEGINNING; THENCE (A) IN A NORTHEASTERLY DIRECTION PASSING THROUGH THE MIDDLE OF A 2-1/2 STORY DOUBLE HOUSE NORTH 56 DEGREES 15 MINUTES 00 SECONDS EAST 84.05 FEET TO AN IRON PIN; THENCE (B) NORTH 23 DEGREES 38 MINUTES 20 SECONDS EAST 24.53 FEET TO AN IRON PIN; THENCE (C) CONTINUING NORTHEASTERLY NORTH 38 DEGREES 35 MINUTES 00 SECONDS EAST 100.00 FEET TO AN IRON PIN, SAID PIN BEING ON THE CENTERLINE OF A PAPER STREET (WATER STREET); THENCE (D) ALONG THE AFORESAID CENTERLINE SOUTH 33 DEGREES 45 MINUTES 00 SECONDS EAST 15.74 FEET TO AN IRON PIN; THENCE (E) IN A SOUTHWESTERLY DIRECTION SOUTH 38 DEGREES 35 MINUTES 00 SECONDS WEST 107.57 FEET TO AN IRON PIN; THENCE (F) SOUTH 33 DEGREES 45 MINUTES 00 SECONDS EAST 10.00 FEET TO A POINT; THENCE (G) PASSING THROUGH THE DMSION LINE OF A HOUSE SOUTH 56 DEGREES 15 MINUTES 00 SECONDS WEST 97.50 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF MAIN STREET; AND THENCE (H) NORTHWESTERLY ALONG THE CENTERLINE OF MAIN STREET NORTH 33 DEGREES 45 MINUTES 00 SECONDS WEST 26.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 3,107.42 SQUARE FEET OF LAND BE THE SAME MORE OR LESS. BEING KNOWN AS LOT #2 ON SAID PLAN.

UNDER AND SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR THE PARTY WALL DIVIDING THE DWELLING SITUATE ON THE PREMISES HEREIN ABOVE DESCRIBED

FROM THE DWELLING SITUATE ON ADJACENT PROPERTY KNOWN AS #327 SOUTH MAIN STREET, SPRING CITY, PENNSYLVANIA.

BEING THE SAME PREMISES which Darlene O. Weber by Deed dated June 25, 2009 and recorded July 14, 2009 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 7722, Page 591, Instrument No. 10944131 granted and conveyed unto John Newby in fee.

TAX PARCEL# 14-07-0111

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **John Newby**

SALE ADDRESS: 329 South Main Street, Spring City, PA 19475

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

SALE NO. 23-7-221

Writ of Execution No. 2015-01455

DEBT \$149,507.56

PROPERTY SITUATE IN OF KENNETT TOWNSHIP

SOLD AS THE PROPERTY OF: DOROTHY N. CONNOLLY and FREDERICK P. MRAZ

TAX PARCEL #62-02J-0003

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **DOROTHY N. CONNOLLY & FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Lane Lot 9, Kennett Square, PA 19348

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

SALE NO. 23-7-222

Writ of Execution No. 2019-05086 DEBT \$314,032.20

ALL THAT CERTAIN lot or piece of ground, being known as LOT NO. 17, situate in the TOWNSHIP OF EAST NOTTINGHAM, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of "Hopewell Ridge" prepared by Lake Roeder Hillard & Associates and Ranck Lake Roeder Hillard & Associates, dated 9-10-2003, last revised 11-28-2005 and recorded as Plan No. 17688, as follows, to wit:

BEGINNING at a point on the Southeastly side of Buttercup Drive (50 feet wide), a corner of Lot No. 15 on said Plan; thence from said beginning point, leaving Buttercup Drive and extending along Lot 15 South 40 degrees 08 minutes 04 seconds East 198.71 feet to a point, a corner of Lot 18 on said Plan; thence extending along Lot 18 the two following courses and distances, viz.: 1) South 76 degrees 55 minutes 31 seconds West 123.74 feet to a point, thence 2) South 58 degrees 31 minutes 54 seconds West 255.84 feet to a point on the Northeastly side of Forge Road (SR 3001); thence extending along Forge Road the three following courses and distances, viz.: 1) North 16 degrees 51 minutes 39 seconds West 128.37 feet to a point, thence 2) North 16 degrees 17 minutes 54 seconds West 36.16 feet to a point of curve, thence 3) on the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 47.12 feet (and a chord bearing of North 28 degrees 42 minutes 06 seconds East 42.43 feet) to a point of tangent on the Southeastly side of Buttercup Drive aforesaid; thence extending along Buttercup Drive the two following courses and distances, viz.: 1) North 73 degrees 42 minutes 06 seconds

East 38.46 feet to a point of curve, thence 2) on the arc of a circle curving to the left having a radius of 550.00 feet the arc distance of 229.58 feet (and a chord bearing of North 61 degrees 44 minutes 37 seconds East 227.91 feet) to the first mentioned point and place of BEGINNING.

BEING THE SAME PREMISES which Willow Creek, LLC, by Deed dated October 17, 2011 and recorded October 20, 2011 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 8271, Page 44, as Instrument Number 1130618, granted and conveyed unto William B. Carey III and Matthew J. Fischer, adult individuals, in fee.

TAX PARCEL# 6905 00151600

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Matthew J. Fischer and William B. Carey, III**

SALE ADDRESS: 141 Granite Drive, Oxford, PA 19363

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

SALE NO. 23-7-223

Writ of Execution No. 2020-06824 DEBT \$206,719.22

ALL THAT CERTAIN lot or piece of ground, SITUATE in the township of West Bradford, County of Chester, State of Pennsylvania, bounded and described according to a subdivision plan made for Douglas F. Turpin by Yerkes Associates, Inc., Exton, PA, dated 10-14-1974 and recorded in Chester County as Plan No. 220 as follows, to wit:

BEGINNING at a spike in the title line of Shadyside Road, at a corner of land of Dennis E. Gillespie measured on a course of North 73 degree 53 minutes 53 seconds

East, 260 feet from a point in the title line of Glenside Road; thence extending from the point and place of beginning and extending along Shadyside Road, North 73 degrees 53 minutes East, 189.98 feet to a spike, a corner of land of Anthony M, Conde; thence along the same and leaving the road, South 19 degrees 46 minutes 20 seconds East, 307.54 feet to a point, a corner of lot No. 2; thence along the same, South 70 degrees 13 minutes 40 seconds West, crossing into the Philadelphia Electric Company right-of-way, 216.28 feet to a point; thence extending along land of Dennis E. Gillespie, north 15 degrees 00 minutes 00 seconds West, 320.81 feet, recrossing said Philadelphia Electric Company right-of-way to the point and place of beginning.

CONTAINING 1.463 acres more or less.

BEING Lot No. 3 on the above mentioned Plan.

Tax Parcel No. 50-5-153.37.

PLAINTIFF: Citadel Federal Credit Union
VS

DEFENDANT: **Steven L. Bower & Loreen H. Bower**

SALE ADDRESS: 1658 Shadyside Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **M. JACQUELINE LARKIN, ESQUIRE 215-569-2400**

SALE NO. 23-7-225

Writ of Execution No. 2022-07086 DEBT \$232,207.17

PROPERTY SITUATE IN BOROUGH OF SOUTH COATESVILLE

SOLD AS THE PROPERTY OF: ELAINE P. OLIPHANT

UPI # 09-03-0069

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MORTGAGE ASSETS

MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC. c/o PHH MORTGAGE CORPORATION

VS

DEFENDANT: **ELAINE P. OLIPHANT**
SALE ADDRESS: 153 Modena Road, Coatesville, PA 19320

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

SALE NO. 23-7-226

Writ of Execution No. 2019-10534

DEBT \$134,174.05

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

TAX PARCEL NUMBER: 33-4-85.1 & 33-4-85.4

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM3, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-WM3

VS

DEFENDANT: **ANDREW MARTIN & MICHELLE GORDON A/K/A MICHELLE E. GORDON**

SALE ADDRESS: 525 West Uwchlan Avenue, Downingtown, PA 19335

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

SALE NO. 23-7-227

Writ of Execution No. 2022-10227

DEBT \$365,943.34

ALL THAT CERTAIN lot or parcel of land situated in the West Vincent Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated December 27-, 1997 and recorded in the Office of the Chester County Recorder of Deeds on January 6, 1998, in Deed Book Volume 238 at Page 534, as Instrument No. 1 99801060027.

Tax Parcel No. 25-4-63.10

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2020-GS3

VS

DEFENDANT: **Sam Coroniti a/k/a Samuel A. Coroniti and Abbe Coroniti a/k/a Abbe B. Coroniti**

SALE ADDRESS: 1685 Hollow Road, Birchrunville, PA 19421

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