



# Chester County Law Reporter

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# Chester County Law Reporter

(USPS 102-900)

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

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**Wagstaff, LLC v. Prudential Insurance Co.**

Transfer of structured payment rights – Best interests of payee

1. There is no due process violation in denying a petition on its face, pursuant to the Structured Settlement Protection Act, for failure to allege facts sufficient to support a finding of a transfer being in the payee's best interests.
2. The Pennsylvania Structured Settlement Protection Act exists to ensure an injured individual will not be taken advantage of by a third party.
3. Structured settlements have a plethora of public policy advantages including ensuring that a settlement is properly invested to take a person's future needs into account and lessening the chance of having to turn to state or federal assistance in the future.
4. The Act sets forth certain requirements when a recipient of a structured settlement payment desires to sell their rights to future payments to a third party, including but not limited to the: amounts and due dates of payments to be transferred; aggregate amount of payments, discounted present value; gross amount payable; fees being deducted; net payable; and the quotient of payment to discounted present value. The Court must review all of the above and determine whether the transfer is in the best interests of the payee or his dependents.
5. In analyzing the best interests of the payee, courts consider the strength of the need for funds and the immediacy of that need as well as the discount being given to receive funds now along with the possibility of other available and less costly options.
6. Wagstaff, LLC filed an Amended Joint Petition for Approval of Transfer of Structured Settlement Payment Rights of \$55,000 due to the payee in 2025 – 2030. The payee desired the money for home repairs and downpayments on a car and a new home. The payee had over \$200,000 in equity in her current home. In the instant case, the need expressed to complete the home repairs is not a great one and the amount of estimated repairs of \$5,000.00 is not large; the purchase of a new car can be financed and the payee has significant equity in her home and a home equity line of credit or second mortgage would presumably be at lesser rates than are at issue in the proposed transfer. Considering the factors of this case, the Court determined the cash offer cannot be in the best interest of the payee and denied the Petition.

R.E.M.

C.C.P. Chester County, Pennsylvania No. 2023-01860-MJ; In RE: Wagstaff, LLC v. The Prudential Insurance of America Joint Petition to Transfer Structured Settlement Payment Rights

Mark Thomas Sophocles for Petitioner  
Binder, J., May 16, 2023:-

IN RE: WAGSTAFF, LLC V. THE  
PRUDENTIAL INSURANCE COMPANY  
OF AMERICA JOINT PETITION TO  
TRANSFER STRUCTURED SETTLEMENT  
PAYMENT RIGHTS

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
NO. 2023-01860-MJ

**ORDER**

**AND NOW**, this 16th day of May, 2023, following a hearing on May 15, 2023<sup>1</sup> on the Amended Joint Petition for Approval of Transfer of Structured Settlement Payment Rights filed April 14, 2023, for the reasons in the attached memorandum, it is hereby **ORDERED** that the Petition is **DENIED**.

**BY THE COURT:**

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

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<sup>1</sup> On March 27, 2023, this court scheduled the May 15, 2023 hearing on the original Joint Petition for Approval of Transfer of Structured Settlement Payment Rights filed March 17, 2023; however, the hearing appropriately focused on the subsequent Amended Petition filed April 14, 2023 and that is the petition addressed herein.

**MEMORANDUM**

This matter arises out of the Amended Joint Petition for Approval of Transfer of Structured Settlement Payment Rights filed April 14, 2023 (the “Petition”), filed by Wagstaff, LLC (“Wagstaff” or “Transferee”), and T.K. (“T.K.” or “Payee”). Based upon the evidence and testimony presented at a hearing on March 15, 2020, this Court determines that a transfer is not in the best interests of T.K. pursuant to 40 P.S. § 4003(a).<sup>2</sup>

**BACKGROUND**

T.K. is the beneficiary of an annuity owned by Prudential Assigned Settlement Services Corp with an issuer of The Prudential Insurance Company of America (collectively, “Prudential”). The annuity stems from a personal injury settlement dating from 2016 with future payments remaining of \$321,000.00 in periodic installment through 2058.

T.K. seeks to assign her rights to payments of: (i) \$5,000.00 due on October 18, 2025; (ii) \$20,000.00 due on October 18, 2028; and (iii) \$30,000.00 due on October 18, 2030. The parties did not detail the payment schedule for the remaining \$266,000.00 due pursuant to the structured settlement. The total face value of the amounts requested to be transferred is \$55,000.00. Using a discounted present value rate of 5.0%, the present-day value of the payments is \$40,487.37.

Wagstaff seeks to pay \$27,000.00 in exchange for the assignment of the three payments with present day value of \$40,487.37. Accordingly, the proffered payment is a 33.31% discount on the present-day value. Wagstaff alleges a 12.17% effective annual interest rate.

At the hearing, T.K. stated that she desires the money to pay for home repairs before a sale of her current home in Coatesville (approximately \$5,000.00), downpayment of \$5,000.00-\$10,000.00 for a second car for her family (child and child’s parent with whom she resides), and the balance for a downpayment on a new home in Delaware. T.K. further testified that her home is worth approximately \$289,000.00 and that she currently owes approximately \$74,000.00 on the existing mortgage leaving her with substantial equity in excess of \$200,000.00.

**DISCUSSION**

The Pennsylvania Structured Settlement Protection Act (the “Act”), 40 P.S. §§ 4001-09, exists to ensure an injured individual will not be taken advantage of by a third

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<sup>2</sup> The Amended Joint Petition did not set forth any facts regarding the transfer being in T.K.’s best interest and this court could have denied the petition without hearing on those grounds. *In re Jacobs*, 936 A.2d 1156 (Pa.Super. 2007) (holding that there is no due process violation in denying a petition on its face pursuant to the Structured Settlement Protection Act, 40 P.S. §§ 4001-09, for failure to comply with Section 4003(a)(3) and allege facts sufficient to support a finding of a transfer being in the petitioner’s best interests). However, this court held a hearing to allow the record to be developed.

party. Structured settlements have a plethora of public policy advantages including ensuring that a settlement is properly invested to take a person's future needs into account and lessening the chance of having to turn to state or federal assistance in the future. See In re: Petition of Brie HILTON, 76 Pa. D. & C. 4th 378 (C.P. Mercer Cty 2005) (citing *Paul J. Lesti, Structured Settlements § 19:9* and ultimately holding that a transfer was not in the best interests of the payee due to the lack of current needs dire and urgent enough to turn over 54% of the present value of the payment at issue); In re Fee, 2006 WL 3478944 (C.P. Lackawanna Cty 2006) (unreported) (denying a requested fourth and final transfer of all future payments and discussing in great detail the dangers of individuals squandering large lump sum personal injury settlements leading to the adoption of the Act).

The Act sets forth certain requirements when a recipient of a structured settlement payment desires to sell their rights to future payments to a third party including but not limited to the: amounts and due dates of payments to be transferred; aggregate amount of payments, discounted present value; gross amount payable; fees being deducted; net payable; and the quotient of payment to discounted present value. 40 P.S. §4003(2).

The Court must review all of the above and determine that “the transfer is in the best interests of the payee or his dependents.” 40 P.S. § 4003(3). See also In re Jacobs, 936 A.2d 1156 (Pa.Super. 2007) (discussing the best interest requirement generally). As persuasively noted by the Court of Common Pleas in Philadelphia County:

When placed between the financial interests of an unsophisticated, injured lawsuit plaintiff and a concern that specializes in purchasing, for a discount, plaintiff's annuities, this court does not take lightly its statutory mandate to determine whether the person selling the annuity will reap the full benefit of the bargain—*i.e.*, whether the transfer is truly in his “best interests” based upon the facts.

In re Petition to Transfer Structured Settlement Payment Rights of Curto, 67 Pa. D. & C. 4th 65 (C.P. Phila. Cty 2004) (denying a petition to transfer settlement funds due to, *inter alia*, the high risk of dissipating all proceeds from the sale).

The Structured Settlement Protection Act defines “best interests” as “[t]he standard applicable to transfers of structured settlement payment rights based on judicial findings regarding the payee and his dependents, as required by section 3(a)(3), unless if at the time the payee and the transferee enter into the transfer agreement a different standard is contained in the Internal Revenue Code of 1986 (Public Law 99-514, 26 U.S.C. § 1 *et seq.*) or in a United States Treasury regulation adopted pursuant thereto, then such different standard.” 40 P.S. § 4002.

In reviewing decisions by various trial courts in the Commonwealth regarding Section 4003 and analyzing the “best interests” of the petitioner, there appears to be a consensus on two main factors in considering the best interests of a payee pursuant to the Act. One is the need for funds in light of both the strength and immediacy of that need. The second is the discount being given to receive funds now along with the possibility of other available and less costly options. See Hilton, *supra*; Curto,

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supra; In re Marshall, 2006 WL 1682793 (C.P. Lackawanna Cty 2006) (unreported) (holding that an annuity transfer for 62 cents on the dollar of an entire annuity would be denied but the strong need to reduce monthly living expenses through the purchase of residence justified the discount for a portion of the annuity); In re Macumber, 66 D. & C. 4th 249 (C.P. Monroe Cty 2003) (finding that a discounted present value of fifty-five cents on the dollar was not in the best interests of the petitioner when no valid need existed to justify the discount); In Re Johnny Bush, 152 Pitts.Leg.J. 207 (C.P. Allegheny Cty 2004) (opining that an effective interest rate of 16.32% annually is exorbitant when payment is virtually guaranteed); In re Bendowski, 2006 WL 2988465 (unreported) (stating that a lack of exigency existed for immediate cash and paying 12.73% rendered the proposed assignment not in the best interests of the petitioner).

Presently, this Court finds that the Petition fails on both fronts. The need expressed to complete the home repairs before a prospective sale is not a great one. First, the amount of estimated repairs of \$5,000.00 is not large and no testimony indicated that the current condition of the home renders it unsellable nor that failure to repair would result in a reduction in sales price of equal to or greater than \$5,000.00. Second, the purchase of a new car can be financed at rates below 12% and no testimony was presented that T.K. looked for vehicle financing but could not obtain it for that amount or less. Third, T.K. has significant equity in her home and a home equity line of credit or second mortgage would presumably be at lesser rates. Moreover, any HELOC or second mortgage could be paid off with the \$25,000.00 she is due to receive by October of 2028 avoiding future interest and reducing the total cost of such money. Fourth, the \$200,000.00 plus in equity in T.K.'s home can provide a substantial downpayment or full purchase price of the less expensive home that T.K. testified she is seeking in Delaware.

Secondly, the proposed transfers are for a 33.31% discount on the present-day value of the amounts being sold. These are exorbitant discounts on virtually guaranteed money. Even accepting Petitioner's calculation of an imputed 12.17% per year interest on these loans, given: (i) the comparatively low cost of funding available; (ii) still historically average or low mortgage and home equity line rates; (iii) the virtual certainty of payment on the annuities; and (iv) the fact that Petitioner owns a home with equity north of \$200,000.00 in its present condition, the cash offer cannot be in the best interest of Petitioner.

Finally, no evidence was presented why other loan or funding options are not available. In fact, Petitioner testified she has not shopped the payments other than a vague reference to a JG Wentworth potential transfer.<sup>3</sup> Accordingly, the Petition is **Denied** as the proposed transfer is not in the best interests of Petitioner pursuant to 40 P.S. § 4003(3).

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<sup>3</sup> Additionally, no evidence was presented that the transfer would not contravene the terms of the structured settlement or, if so, that "the transfer has been expressly approved in writing by . . . the structured settlement obligor and the annuity issuer[.]" 40 P.S. § 4003(a)(5)(i)(A).

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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. 2023-04289-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Lily Gates-Thiboutot 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: Lily Gates-Thiboutot to: Lily Thiboutot  
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

**CIVIL ACTION**

**LAW NO. 2023-03188-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Nicole Marie Joniec was filed in the above-named court and will be heard on Monday, August 7, 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: Monday, May 8, 2023  
Name to be changed from: Nicole Marie Joniec to: Nicole Marie Moore  
Any person interested may appear and show cause,

if any they have, why the prayer of the said petitioner should not be granted.

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

**LAW NO. 2023-05271-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Joohong Son on behalf of minor child Yejun Son was filed in the above-named court and will be heard on Monday, September 11, 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, July 28, 2023  
Name to be changed from: Yejun Son to: David Yejun Son  
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

**LAW NO. 2023-05270-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Joohong Son on behalf of minor child Yejin Son was filed in the above-named court and will be heard on Monday, September 11, 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, July 28, 2023  
Name to be changed from: Yejin Son to: Esther Yejin Son  
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Wednesday, July 19, 2023, effective Friday, July 21, 2023 for Coatesville Robotics Club Inc.in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: To support the development of students interested in

STEM (science, technology, engineering and math) professions in the Coatesville Area School District.

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### CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Monday, July 24, 2023, effective Monday, July 24, 2023 for Zero to Sixty Inc.in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Automotive television streaming service and other purposes pursuant to law.

JASON ROBERTS  
Roberts Law  
P.O. Box 485  
Toughkenamon, PA 19374

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### 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

**BAKER**, Beatrix, late of Downingtown. Patrick Baker, 340 Washington Avenue, Downingtown, PA 19335, Executor.

**BENDER**, Peter J., late of Tredyffrin Township. Christine E. Bender, care of M. HOWARD VIGDERMAN, Esquire, 1735 Market St., 21st Fl., Philadelphia, PA 19103, Executrix. M. HOWARD VIGDERMAN, Esquire, Montgomery McCracken Walker & Rhoads LLP, 1735 Market St., 21st Fl., Philadelphia, PA 19103, atty.

**BICKEL**, Anita E., late of East Coventry Township. Robert G. Bickel, Jr., 245 Rosedale Drive, Pottstown, PA 19464, care of GARY P. LEWIS, Esquire, 372 N. Lewis Road, POB 575, Royersford, PA 19468, Executor. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Road, POB 575, Royersford, PA 19468, atty.

**CARR**, Richard B., a/k/a Richard Carr, late of East Fallowfield Township. Ruth A. Carr, 100 Kathleen Drive, East Fallowfield, PA 19320, care of ANITA FULWILER O'MEARA, Esquire, P. O. Box 209, Unionville, PA 19375, Executrix. ANITA FULWIL-

ER O'MEARA, Esquire, The O'Meara Law Firm, PC, P. O. Box 209, Unionville, PA 19375, atty.

**CRUSE**, Joanne S., a/k/a Joanne Sharpless Cruse, late of West Marlborough Township. Eileen C. O'Dell and William K. Cruse, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**DAVIDSON, JR.**, William E., late of Phoenixville Borough. John K. Davidson, 129 Skymeadow Ln., Leola, PA 17540, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Administrator. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

**DiLABBIO**, Harry J., late of Malvern. Charles V. DiLabbio, 48 Hershey Lane, Parkesburg, PA 19355, care of STEPHANIE MORRIS, Esquire, PO Box 734, West Chester, PA 19380, Executor. STEPHANIE MORRIS, Esquire, Law Office of Stephanie Morris, PO Box 734, West Chester, PA 19380, atty.

**DiSANTE**, James J., late of Downingtown Borough. Lorraine F. DiSante, 304 Church St., Downingtown, PA 19335, care of MARITA M. HUTCHINSON, Esquire, 122 S. Church St., West Chester, PA 19382, Administratrix. MARITA M. HUTCHINSON, Esquire, Wetzal, Gagliardi, Fetter, LLC, 122 S. Church St., West Chester, PA 19382, atty.

**ECKERT**, Rosemary D., late of East Goshen Township. Michael Dowler, 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.

**ECKMAN**, Jesse, a/k/a Jesse H. Eckman, Sr., late of City of Coatesville. Tammy L. Eckman, 100 Cedar Knoll Road, Coatesville, PA 19320, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administratrix. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**FOBIA**, Joyce E., late of East Vincent Township. Tracey J. Fobia, 1414 East Meadowbrook Road, Pottstown, PA 19465, care of GARY P. LEWIS, Esquire, 372 N. Lewis Road, POB 575, Royersford, PA 19468, Executor. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Road, POB 575, Royersford, PA 19468, atty.

**FULLER**, Nancy Tatnall, late of Penn Township. Pamela Dorr Fuller and Charlotte M. Fuller, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**GAUTREAU**, Robert G., late of Phoenixville. David R. Gautreau and Robert K. Gautreau, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**GIUNTA**, Patrick A., late of Charlestown Township. Loretta K. Watson, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**JENSEN**, Richard Jordan, late of East Marlborough Township. Deborah Ann Jensen, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**KEHLER, JR.**, Raymond D., a/k/a Raymond D. Kehler, late of Elverson, Warwick Township. Tanya Lynn Lerch, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executrix. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

**KENNEDY**, Rosemarie L., a/k/a Rosemarie Kennedy, late of East Marlborough Township. Christopher M. Kennedy, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**MICCARIELLO**, Loretta Ann, late of Phoenixville. Dana Graziano, 4304 Eland Downe, Phoenixville, PA 19460, care of SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, Executor. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

**MILLER**, Janet K., late of Honey Brook Township. George J. Miller, Jr., care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. PATRICK A. DEIBLER, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**MULLER**, Martha A., late of West Goshen Township. H. William Muller, Jr., care of JOHN F. McINTYRE, JR., Esquire, P.O. Box 102, West Chester, PA 19381, Executor. JOHN F. McINTYRE, JR., Esquire, P.O. Box 102, West Chester, PA 19381, atty.

**NANKERVIS**, Anita L., late of Easttown Township. Patricia A. Rhubottom, 1104 James Ln., Berwyn, PA 19312, care of ERIN E. McQUIGGAN, Esquire, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, Executrix. ERIN E. McQUIGGAN, Esquire, Duane Morris LLP, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, atty.

**PAUKOVITS**, Theresia, late of Phoenixville/Schuylkill. Mary Ann Silvestri, 333 Drummers Lane, Phoenixville, PA 19460, Executrix.

**QUIN**, Richard O., late of Lower Oxford Township. John E. Quin, 24159 Caldwell Circle, Lewes, DE 19958-5392, care of ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, Executor. ELIZABETH T. STEFANIDE, Esquire, Law Office of Elizabeth T. Stefanide Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

**RAMUNNO**, Lawrence A., late of Pennsbury Township. Lorraine M Ramunno, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Ave, Brookhaven, PA 19015, Administratrix. DANA M. BRESLIN, Esquire, Breslin Murphy Roberts, P.C., 3305 Edgmont Ave, Brookhaven, PA 19015, atty.

**RENNINGER**, Gladys Mae, late of West Whiteland Township. Rhonda Mae Gomez, care of JOHN A. WETZEL, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. JOHN A. WETZEL, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

**ROHRBOUGH**, Andrew Kent, late of Uwchlan Township. Emmett Rohrbough, 51 Pine St., Royersford, PA 19468, care of NICOLAS F. METER, Esquire, 1401 E. High St., Pottstown, PA 19464, Administrator. NICOLAS F. METER, Esquire, Meter Law Offices, LLC, 1401 E. High St., Pottstown, PA 19464, atty.

**TOTH, SR.**, Andrew Charles, late of East Fallowfield Township. Patricia Urban and Teresa Angelo, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Administrators. PATRICK A. DEIBLER, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**TURNER**, Katherine W., late of Kennett Township. William J. Turner, IV, 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.

**WHITE**, Ann M., late of West Goshen Township. Joann M. Mercer, 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.

**WILLIS**, James H., late of West Goshen Township. Susan W. Pino, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**YEATMAN**, John A., late of Pennsbury Township. Henry C. Pautler and Ann Y. McAbee, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**YUNGER**, Theresa, late of Honey Brook Township. Shirley Jemison, care of LUCY F. DOWD, Esquire, 342 N. Queen Street Rear, Lancaster, PA 17603, Executor. LUCY F. DOWD, Esquire, Lucy Dowd Law LLC, 342 N. Queen Street Rear, Lancaster, PA 17603, atty.

**ZELINA**, Doris Ann, a/k/a Doris Ann Robertson, late of East Caln Township. Michelle A. Yard, care of LOUIS N. TETI, Esquire, P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., P.O. Box 660, West Chester, PA 19381-0660, atty.

## 2nd Publication

**ANTONINICH**, Edith, a/k/a Edith Wilkerson and Edith March, and late of Phoenixville. Jeffrey March, Administrator.

**ATMORE**, Dolores W., a/k/a Dolores Atmore, late of West Goshen Twp. Eric D. Atmore, 1216 Gramac Drive, North Fort Meyers, FL 33917, care of CHRISTOPHER R. WOLF, Esquire, 166 Allendale Rd., King of Prussia, 19406, Executor. CHRISTOPHER R. WOLF, Esquire, 166 Allendale Rd., King of Prussia, 19406, atty.

**BAILY**, Mary E., a/k/a Mary Elizabeth Baily, late of East Nottingham Township. Richard S. Maxwell, Jr., care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street,

Oxford, PA 19363, atty.

**BELFIE SR.**, Donald John, late of Downingtown. Donald Belfie Jr., 3116 Silbury Hill, Downingtown, PA 19335, Personal Representative.

**BLOODGOOD**, Maria Carmela, a/k/a Maria Bevivino-Bloodgood, late of New London Township. Wayne T. Bloodgood, 142 Red Oak Dr., Lincoln University, PA 19352, care of SCUDDER G. STEVENS, Esquire, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, Administrator. SCUDDER G. STEVENS, Esquire, M. Lyons Law Group LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

**COATES**, Ruth S., late of Honey Brook. Robert I. Girvin, Jr. and Pamela N. Girvin, 5000 White Oak Road, Paradise, PA 17562, care of R. DOUGLAS GOOD, Esquire, 132 West Main Street, New Holland, PA 17557, Executors. R. DOUGLAS GOOD, Esquire, Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557, atty.

**COYLE**, Margaret Marie, a/k/a Marie, late of Phoenixville. Michele Coyle, 229 Beacon Drive, Phoenixville, PA 19460, Administrator.

**FORD-BEY IV**, James A., late of Charlestown Township. Yvette Ford-Bey, 51 Horseshoe Drive, Douglassville, PA 19518, care of MARZIA P. TONGIANI MIRABILE, Esquire, 254 Bridge Street, Phoenixville, PA 19460, Executrix. MARZIA P. TONGIANI MIRABILE, Esquire, 254 Bridge Street, Phoenixville, PA 19460, atty.

**HORTON**, Ida Jane, late of New London Township. Daniel Scott Horton, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**HORTON**, Sharon Louise, late of Downingtown. Stormy Bell, 18 Gabe Circle, Downingtown, PA 19335, and Travis Horton, 13306 11th Street, Bowie, MD 20715, Executors.

**MISETIC**, Dorothy M., a/k/a Dorothy M. Hayden and Dorothy M. Hartshorne, late of East Goshen Township. Eva M. Miseti, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

**PARSONS**, Steven John, a/k/a Steven J. Parsons, late of West Goshen Township. Patricia A. Parsons, 404 Longview Dr., West Chester, PA 19380, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 309, West Chester, PA 19380, Adminis-

tratrix. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 309, West Chester, PA 19380, atty.

**PEASE, JR.**, Edwin Champman, a/k/a Edwin C. Pease, JR., late of Kennett Square Borough. David D. Clark, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**PLUNKETT**, Michael J., late of West Goshen Township. Sister Regina Plunkett, I.H.M., care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**REX**, Janet E., late of Schuylkill Township. Cynthia Rex Ayers, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

**SCHREVELIUS**, Lois A., late of West Brandywine Township. Lynn Marqui, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

**SIMPERS**, Barbara Ann, a/k/a Barbara A. Simperts, late of Kennett Square. Paul Thomas Simperts, Jr., care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, Law Offices John R. Twombly, Jr., 224 East Street Road, Suite 1, Kennett Square, 19348, atty.

**SWARTZ**, Robert P., late of East Vincent Township. Timothy P. Swartz, 415 Ridge Road, Spring City, PA 19475, care of ANN L. MARTIN, Esquire, PO Box 5349, Lancaster, PA 17606, Executor. ANN L. MARTIN, Esquire, Gibbel Kraybill & Hess LLP, PO Box 5349, Lancaster, PA 17606, atty.

**SWAYNE, III**, John B., late of West Marlborough Township, West Grove. Nancy Swayne, 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.

**VINCENTI**, Jane Errett, late of West Chester. David Vincenti, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square,

PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, Law Offices of John R. Twombly, Jr., 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

**WALTZ**, Laura H., late of East Caln Township. Harvey C. Waltz, care of LOUIS N. TETI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**WELCH**, Carol A., a/k/a Carol Ann Welch, late of Phoenixville Borough. Timothy P. Welch, 824 Biddle St., Ardmore, PA 19003, care of JAMES C. KOVALESKI, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**YEAGER**, Samuel J., a/k/a Samuel James Yeager, late of Spring City Borough. Cynthia A. Harsh, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

### 3rd Publication

**BARDON**, Lois D., late of West Whiteland Township. Joseph D. Bardon, III, care of HEIKE K. SULLIVAN, Esquire, 1735 Market St., Philadelphia, PA 19103, Executor. HEIKE K. SULLIVAN, Esquire, Ballard Spahr LLP, 1735 Market St., Philadelphia, PA 19103, atty.

**BROSCHARD JR.**, Charles R., late of East Bradford Township. Thomas C. Lichtner, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

**CARTER**, Linda Gay, a/k/a Linda G. Carter and Lin Carter, late of Kennett Township. Richard Hardesty, 6623 Hoods Creek Rd., Franksville, WI 53126, care of ANITA D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**CASEY JR.**, John A., late of Honey Brook Township. Thomas P. Mahoney, III, 455 Glassboro Cross Keys Road, Apt 116, Sewell, NJ 08080, care of KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**CULLEN**, M Georgann, a/k/a Georgann Cullen, late of West Goshen Township. David von Hemert, care of James S. Tupitza, Esquire, 212 W. Gay Street, West Chester, PA 19380, Executor. James S. Tupitza, Esquire, Tupitza & Associates, P.C., 212 W. Gay Street, West Chester, PA 19380, atty.

**CURRY**, Virginia Lee, a/k/a Ginny, late of West Brandywine Township. William A. Curry, 952 Burdette Dr., Downingtown, PA 19335, Executor.

**DEENEY**, Linda M., late of East Bradford Township. William Doyle, 312 Longwood Drive, Chadds Ford, PA 19317, care of Francis C. Miller, Esquire, 21 W Washington St, Suite D, West Chester, PA 19380, Administrator. Francis C. Miller, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

**FERRARI**, Michael, late of Kennett Square. Karen Marie Ferrari, 111 Twin Creek Lane, Kennett Square, PA 19348, Executor.

**GAGLIARDI**, Eugene D., a/k/a Eugene D. Gagliardi, Jr., late of London Britain Township. Susan J. Battaglia, care of DAVID T. SCOTT, Esquire, Westtown Business Center, 1528 McDaniel Dr., West Chester, PA 19380, Executrix. DAVID T. SCOTT, Esquire, Delaney & Scott, P.C., Westtown Business Center, 1528 McDaniel Dr., West Chester, PA 19380, atty.

**GASKILL**, William T., late of West Chester. Cathy Gaskill, care of DAVID W. CROSSON, Esquire, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, Administratrix. DAVID W. CROSSON, Esquire, Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, atty.

**GIUNTA**, Louise R., late of West Chester Borough. Donald G. Giunta, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Executor. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, atty.

**GRAY**, Alice May, late of Willistown Township. William Nicholas Corfee, IV, care of DANIELLA A. HORN, Esquire, 2202 Delancey Place, Philadelphia, PA 19103, Executor. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103, atty.

**HUBER**, Ruth M., late of Honey Brook. Raymond E. Huber, 475 Hamilton Road, Cochranville, PA 19330, Executor.

**KLEIN**, Michael A., a/k/a Michael Andrew Klein and Michael Klein, late of East Pikeland Township.

Rachael Ann Johnson, care of JAMES R. FREEMAN, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. JAMES R. FREEMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**LANE**, Brian Keith, late of West Goshen Township. Diane E. DeSieno, 858 S. High Street, West Chester, PA 19382, Administrator.

**LITTLETON**, Carole Ann, late of Wayne Borough. James Scott Littleton, 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.

**MAULE**, Jennie Elisabeth, late of Kennett Township. Mary Teresa Maule Alft and James Edward Maule, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executors. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**McGILLIAN**, Sarah J., late of Chester Springs, Upper Uwchlan Township. Elaine VanBlunk, 417 Hemlock Lane, Chester Springs, PA 19425, Executrix.

**MILLER**, Helen M., late of E. Nantmeal Twp.. Howard Miller, 449 Fieldstone Rd., Honey Brook, PA 19344, care of JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Ste. 10, Montgomeryville, PA 18936, Administrator. JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Ste. 10, Montgomeryville, PA 18936, atty.

**MILLER**, Ronald E., late of Easttown Township. Camille Miller Pedraza, 1656 Hidden Way, Malvern, PA 19355, Executrix.

**MONVILLE**, Margaretta M., a/k/a Jill Monville, late of East Goshen Township. KARYN L. SEACE, CELA, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**MOORE**, Jane Z., late of East Marlborough Township. Wells Fargo Bank, N.A., Andrew Moore and Leslie Moore, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**MORGAN**, Helen P., a/k/a Helen Louise Black, Helen Louise Powell and Helen Powell Morgan, late of East Pikeland Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator DBN-CTA. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**MORGAN**, Theodore S., late of East Pikeland Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator CTA. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**OBERSOLSER**, Edward Ralph, late of West Caln Township. John A. Oberholser, 716 W. Kings Highway, Coatesville, PA 19320, care of JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkersburg, PA 19365, Executor. JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkersburg, PA 19365, atty.

**PATRICK**, Raymond Austin, late of Oxford Borough. Vernon J. Patrick, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Administrator. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**PEDRICK**, Edward W, late of North Coventry Township. Faye E. Pedrick, 981 Scholl Road, Pottstown, PA 19465, care of KENNETH E. PICARDI, Esq., Esquire, 1129 E. High Street, PO Box 776, Pottstown, PA 19464-0776, Executrix. KENNETH E. PICARDI, Esq., Esquire, Yergey.Daylor.Allebach.Scheffey.Picardi, 1129 E. High Street, PO Box 776, Pottstown, PA 19464-0776, atty.

**RICHEY**, James Edward, late of West Fallowfield Township. Debra Marie Richey, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Administrator. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**ROSE**, Ellen M., late of Tredyffrin Township. Melissa R. Schorr, care of MAYLEE M. MARSANO, Esquire, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, Executrix. MAYLEE M. MARSANO, Esquire, Flaster Greenberg PC, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, atty.

**SAMUELS**, Julia K., late of Downingtown Borough. Steven B. Samuels, care of JOHN A. TER-

RILL, II, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

**SCHNEIDER**, Marian C, late of Devon. Sandra Schneider, care of STACEY WILLITS McCONNELL, Esquire, 24 East Market Street, West Chester, PA 19381, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane PC, 24 East Market Street, West Chester, PA 19381, atty.

**SLAUCH**, Jacqueline Farra, late of West Grove. John F. Slauch and Peter W. Slauch, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executors. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

**SMYTH**, Maxine Jane, late of Easttown Township. Rebecca M. Smyth, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**STEPHENS**, Richard W., late of East Caln Township. Andrew E. Stephens, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

**STEWART**, Jeanne R., late of West Goshen Township. Roger A. Stewart, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

**SURRICK**, Craig S., late of West Goshen Township. Laura L. Surrick and Robert B. Surrick, Jr., care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Administrators. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

**TOWILL**, Diane E., late of Tredyffrin Township. Edward T. Towill, 1732 East Vesper Trail, Queen Creek, AZ 85140, 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.

**TRACY**, James A., late of Kennett Square Borough. Jonathan M. Tracy, 803 S. Mill Rd., Ken-

nett Square, PA 19348, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executor. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

**TREDINNICK**, Thomas C., late of West Goshen Township. Catherine M. Norris, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**WARREN**, Walter R, a/k/a Walter Robert Warren, late of Westtown Township. Brenda W. Gibbore, 238 Sweet Birch Lane, Womelsdorf, PA 19567, and Robert B. Warren, 12 Ardrossan Avenue, West Chester, PA 19382, care of SANDRA E. MALKIN, Esquire, 450 Plaza Drive, Vestal, NY 13850, Executors. SANDRA E. MALKIN, Esquire, Levene Gouldin & Thompson, LLP, 450 Plaza Drive, Vestal, NY 13850, atty.

**WEBBERKING**, Larry A., late of Penn Township. Laura Masterstefone, 5661 Old Highway, Gap, PA 17527, care of JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, Executrix. JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, atty.

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#### **FOREIGN REGISTRATION STATEMENT**

Notice is hereby given that Pace Surgical, Inc., a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 300 Applebrook Drive, Malvern, PA 19355, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 7/25/23, under the provisions of Chapter 4 of the Association Transactions Act. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Chester County.

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#### **NONPROFIT CORPORATION NOTICE**

Trophic Education has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

Saul Ewing LLP  
1200 Liberty Ridge  
Suite 200  
Wayne, PA 19087

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**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](http://www.bid4assets.com/chestercopasheriffsales), on **Thursday, August 17th, 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 September 18th, 2023.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

**FREDDA L. MADDOX, SHERIFF**

**3rd Publication of 3**

**SALE NO. 23-8-228**

**Writ of Execution No. 2020-05614**

**DEBT \$2,304.30**

ALL THAT CERTAIN lot of land on which is located the West house of a block of two frame dwelling houses, designated as No. 254 Fleetwood Street, formerly Railroad Street situate in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-5-52

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Douglas Ricketts**

SALE ADDRESS: 254 Fleetwood Street, Coatesville, PA 19320

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

**SALE NO. 23-8-229**

**Writ of Execution No. 2022-03446**

**DEBT \$8,738.57**

West Whiteland Township, Chester County, Pennsylvania

Tax Parcel # 41-5Q-195

PLAINTIFF: Indian King Residents' Association

VS

DEFENDANT: **Ruth Y. Yang**

SALE ADDRESS: 343 W. Bala Terrace, West Chester, PA 19380

PLAINTIFF ATTORNEY: **BRADY & CISSNE LAW 267-415-6625**

**SALE NO. 23-8-230**

**Writ of Execution No. 2022-01644**

**DEBT \$328,599.44**

PROPERTY SITUATE IN TOWNSHIP OF LONDON BRITAIN

TAX PARCEL #73-4.17.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: BANK OF AMERICA, N.A. c/o CARRINGTON MORTGAGE SERVICES, LLC

VS

DEFENDANT: **GLENN C. PHILLIPS**

SALE ADDRESS: 184 Good Hope Road,

Landenberg, PA 19352

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

**SALE NO. 23-8-231**

**Writ of Execution No. 2018-13132**

**DEBT \$512,698.01**

PROPERTY SITUATE IN TREDYFFRIN TOWNSHIP

TAX PARCEL # 43-09D-0016/43-9D-16

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST c/o RUSHMORE LOAN MANAGEMENT SERVICES

VS

DEFENDANT: **MATTHEW B. FORGIE & MEGAN B. FORGIE**

SALE ADDRESS: 1626 Valley Green Road, Paoli, PA 19301

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

**SALE NO. 23-8-233**

**Writ of Execution No. 2022-04209**

**DEBT \$138,398.77**

PROPERTY SITUATE IN TOWNSHIP OF EAST BRANDYWINE

TAX PARCEL # 3002N01240000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLE-

LY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

VS

DEFENDANT: **SHARON A. ALEXANDER & RICHARD E. ALEXANDER JR.**

SALE ADDRESS: 99 Gloucester Court, Downingtown, PA 19335

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

**SALE NO. 23-8-234**

**Writ of Execution No. 2022-06790**

**DEBT \$380,836.72**

PROPERTY SITUATE IN WEST VINCENT TOWNSHIP

TAX PARCEL # 25-5-34.4

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1

VS

DEFENDANT: **CHRISTINE RITTENBAUGH & EDWIN RITTENBAUGH**

SALE ADDRESS: 1891 Kimberton Road, Phoenixville, PA 19460

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

**SALE NO. 23-8-235**

**Writ of Execution No. 2017-01576**

**DEBT \$258,719.65**

PROPERTY SITUATE IN NEW LONDON TOWNSHIP

TAX PARCEL # 71-03-0024.03G  
 IMPROVEMENTS thereon: a residential dwelling  
 PLAINTIFF: PENNYMAC LOAN SERVICES, LLC  
 VS  
 DEFENDANT: **BARRY BOLT**  
 SALE ADDRESS: 479 Kirks Mill Road, Lincoln University, PA 19352  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

**SALE NO. 23-8-236**

**Writ of Execution No. 2022-07946**

**DEBT \$321,029.15**

Property situate in the BOROUGH OF PHOENIXVILLE, CHESTER County, Pennsylvania, being  
 BLR# 15-5-359

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **CHARLES SNOOK & KIMBERLY A. SNOOK**

SALE ADDRESS: 21 East Grant Street, Phoenixville, PA 19460

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

**SALE NO. 23-8-237**

**Writ of Execution No. 2023-0091**

**DEBT \$198,318.70**

ALL THAT CERTAIN lot or parcel of land situated in the West Nantmeal Township, County of Chester, Commonwealth of

Pennsylvania, being more fully described in Deed dated April 29, 2004 and recorded in the Office of the Chester County Recorder of Deeds on May 5, 2004, in Deed Book Volume 6143 at Page 2144, as Instrument No. 200410408203.

Tax Parcel No. 2306 00120800

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1

VS

DEFENDANT: **Alan R. Shingle & Lisa Shingle**

SALE ADDRESS: 277 Killian Road, Honey Brook, PA 19344

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

**SALE NO. 23-8-238**

**Writ of Execution No. 2022-08862**

**DEBT \$35,177.08**

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

BLR # 15-12-360

IMPROVEMENTS thereon: a residential dwelling PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **KATHLEEN ERWIN, IN HER CAPACITY AS HEIR OF RAYMOND ERWIN A/K/A RAYMOND F. ERWIN A/K/A RAYMOND FRANCIS ERWIN, DECEASED; UNKNOWN HEIRS, SUCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND ERWIN A/K/A RAY-**

**MOND F. ERWIN A/K/A RAYMOND FRANCIS ERWIN, DECEASED**

SALE ADDRESS: 1223 Harrison Avenue, Phoenixville, PA 19460

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

**SALE NO. 23-8-239**

**Writ of Execution No. 2023-00269**

**DEBT \$12,651.76**

ALL THAT CERTAIN lot or parcel of land situated in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated February 27, 2020 and recorded in the Office of the Chester County Recorder of Deeds on March 3, 2020, as Instrument No. 202011720397.

Tax Parcel No. 2806 00740300

PLAINTIFF: Park Tree Investments 24, LLC

VS

DEFENDANT: **William N. Kehoe and Christa Long**

SALE ADDRESS: 697 West Kings Highway, Coatesville, PA 19320

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

**SALE NO. 23-8-240**

**Writ of Execution No. 2022-09616**

**DEBT \$138,113.27**

ALL THAT CERTAIN lot or parcel of land situated in the Borough of West Chester, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated June 22, 2004 and recorded in the Office of the Chester County Re-

order of Deeds on June 22, 2004, in Deed Book Volume 6197 at Page 814, as Instrument No. 200410427423.

Tax Parcel No. 1-4-200

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR1

VS

DEFENDANT: **Ronald H. Hawkins**

SALE ADDRESS: 208 W. Lafayette Street, West Chester, PA 19380

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

**SALE NO. 23-8-241**

**Writ of Execution No. 2019-11435**

**DEBT \$207,427.57**

ALL THAT CERTAIN lot or parcel of land situated in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated December 9, 1998 and recorded in the Office of the Chester County Recorder of Deeds on December 18, 1998, in Deed Book Volume 4475 at Page 2087.

Tax Parcel No. 67-4C-134

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1

VS

DEFENDANT: **Jacqueline A. Barker and James V. Barker**

SALE ADDRESS: 542 Coventry Lane, West Chester, PA 19382

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

**SALE NO. 23-8-243**

**Writ of Execution No. 2018-04207**

**DEBT \$212,125.94**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Goshen, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan of Subdivision of "Bow Tree" made for Bernard Hankin by Chester Valley Engineers, Inc., of Paoli, Pa., dated 9-10-85 and last revised 11-18- 85 as follows, to wit:

BEGINNING at a point on the North side of Milleson Drive, culde-sac, said point being the Southeast corner of Lot #302 of said Plan and the Southwest corner of this about to be described Lot; thence from said beginning point and along said Lot #302, North 3 degrees .27 minutes 3 second West 200.00 feet to a point a corner of Open Space; thence along the same South 66 degrees 17 minutes 37 second East 245.38 feet to a point a corner of Lot #304 of said Plan; thence along the same and along the bed of a 20 feet wide sanitary sewer easement, South 52 degrees .51 minutes 48 seconds West 200.00 feet to a point of curve on the Northeast side of said Milleson Drive; thence along the same leaving the bed of said sanitary sewer easement on the arc of a circle curving to the left .having a radius of 60.00 feet the arc distance of 58.97 feet to the first mentioned point and place of beginning.

BEING Lot #303 of the above mentioned Plan.

BEING THE SAME PREMISES AS Barbara B. Egoville, by Deed dated November 9, 2006, and recorded on November 16, 2006, by the Chester County Recorder of Deeds in.Book 7009, at Page 183, as Instrument No. 10704750, granted and conveyed unto John P. McMullen and Lorraine E. McMullen, as Tenants by the Entireties.

TAX PARCEL NO. 53-4L-104

PLAINTIFF: PARTNERS FOR PAYMENT RELIEF DE IV, LLC

VS

DEFENDANT: **JOHN P. MCMULLEN and LORRAINE E. MCMULLEN**

SALE ADDRESS: 604 Milleson Lane a/k/a 604 Milleson Drive, West Chester, PA 19380

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

**SALE NO. 23-8-245**

**Writ of Execution No. 2019-08856**

**DEBT \$311,536.34**

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

All that certain lot or piece of ground, hereditaments and appurtenances, Situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Charlestown Oaks, made by Pennoni Associates, Philadelphia, PA, dated 2/3/1992, last revised 4/1999 and recorded 12/21/1999 in plan File No. 15204 as follows, to wit;

Beginning at a point on the North side of Tudor Court cul-de-sac, said point being a corner of Lot No. 139 as shown on said Plan; thence extending from said beginning point along Lot No. 139, North 49 degrees 20 minutes, 10 seconds West, 1,30 feet to a point in Line of Lot "C"; thence extending along same North 40 degrees 39 minutes 50 seconds East, 24 feet to a point, a corner of Lot No. 137; thence extending along same South 49 degrees 20 minutes 10 seconds East, 136.51 feet to a point of

curve on the North side of Tudor Court; thence extending along same on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 25.13 feet to the first mentioned point and place of beginning.

Being Lot No. 138 as shown on said Plan. BEING THE SAME PROPERTY CONVEYED TO VIKRAM CHANDRAK. ANT PUROIDT AND POOJA VIKRAM PUROIDT WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM NARAYANAN RAJAMANI AND LAKSHMI GIRIDHARAN, DATED SEPTEMBER 19, 2014, RECORDED SEPTEMBER 22, 2014, AT DOCUMENT ID 11366945, AND RECORDED IN BOOK 8988, PAGE 1356, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel No. 35-03-0271  
PLAINTIFF: MCLP Asset Company, Inc.  
VS

DEFENDANT: **Vikram Purohit & Pooja Vikram Purohit**

SALE ADDRESS: 121 Tudor Court, Malvern, PA 19355

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

**SALE NO. 23-8-246**

**Writ of Execution No. 2019-01236**

**DEBT \$404,958.99**

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF UWCHLAN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA

Parcel Number: 33-051-0324

PLAINTIFF: NEWREZ LLC. F/K/A NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVICING  
VS

DEFENDANT: **JEFFREY R. LARISON**  
SALE ADDRESS: 383 Devon Drive, Exton, PA 19341

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

**SALE NO. 23-8-247**

**Writ of Execution No. 2022-07693**

**DEBT \$242,311.46**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE, CHESTER COUNTY, PENNSYLVANIA: BEING PARCEL NUMBER: 29-04-134.100

PLAINTIFF: HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-HE3  
VS

DEFENDANT: **RICHARD I. WHITEMAN, JR. A/K/A RICHARD I. WHITEMAN; E. MARIE WHITEMAN A/K/A EVELLA M. WHITEMAN A/K/A EVELLA M. WHITMAN; THE UNITED STATES OF AMERICA**

SALE ADDRESS: 301 Swinehart Road, Glenmoore, PA 19343

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

**SALE NO. 23-8-248**

**Writ of Execution No. 2022-10180**

**DEBT \$191,667.98**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Parcel Number: 390201610000

PLAINTIFF: SPECIALIZED LOAN SERVICING LLC

VS

DEFENDANT: **GREGORY J. LEE**

SALE ADDRESS: 2205 Potters Mill Circle, Downingtown, PA 19335

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

**SALE NO. 23-8-249**

**Writ of Execution No. 2202-09743**

**DEBT \$118,516.74**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE WEST FALLOWFIELD TOWNSHIP CHESTER COUNTY, PENNSYLVANIA;

Parcel Number: 440700080100

PLAINTIFF: SPECIALIZED LOAN SERVICING LLC

VS

DEFENDANT: **RONALD S. POOLE**

SALE ADDRESS: 650 Center Hall Road, Cochranville, PA 19330

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

**SALE NO. 23-8-250**

**Writ of Execution No. 2019-04522**

**DEBT \$274,281.91**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN WEST BRADFORD TOWNSHIP, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA:

Parcel Number: 50-05A-0343.0000

PLAINTIFF: WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2005 PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 205-WHQ2

VS

DEFENDANT: **MARGARET LOMBARTINO & MICHAEL LOMBARTINO**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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

**SALE NO. 23-8-252**

**Writ of Execution No. 2022-09839**

**DEBT \$310,167.82**

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF CHESTER, TOWNSHIP OF WEST GOSHEN, AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR TRACT OF LAND WITH THE MESSAGE THEREON ERECTED BEING LOT NO. 106 ON A PLAN OF LOTS DATED OCTOBER 1951 ENTITLED SUPPLEMEN-

TAL PLAN OF VERONICA PARK LAID OUT BY ALFRED JAMES ANDRIEN IN WEST GOSHEN, CHESTER COUNTY, PENNSYLVANIA AND ACCORDING TO SAID PLAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH LINE OF ISABEL LANE AS THE SAME IS LAID OUT AND OPENED 40 FEET WIDE AT ITS INTERSECTION WITH THE WEST LINE OF ST. JAMES ROAD AS IT IS LAID OUT AND OPENED 40 FEET WIDE; THENCE EXTENDING ALONG THE WEST LINE OF ST. JAMES ROAD, NORTH 26 DEGREES 44 MINUTES 30 SECONDS WEST, 115.73 FEET; THENCE LEAVING ST. JAMES ROAD AND EXTENDING ALONG LOT NO. 107, SOUTH 63 DEGREES 15 MINUTES 30 SECONDS WEST, 100 FEET; THENCE EXTENDING ALONG LAND OF PAUL ADRIEN, SOUTH 26 DEGREES 44 MINUTES 30 SECONDS EAST, 101.07 FEET TO THE NORTH LINE OF ISABEL LANE; THENCE EXTENDING ALONG THE NORTH LINE OF ISABEL LANE, NORTH 71 DEGREES 36 MINUTES EAST 101.07 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING ..

CONTAINING 10,839 SQUARE FEET TO LAND BE THE SAME MORE OR LESS.

BEING the same premises, which Henry L. Dixon and Wanda J. Roeser by Deed dated September 2, 2008, and recorded in the Office of Recorder of Deeds of Chester County on September 12, 2008, at Book 7515, Page 342 granted and conveyed unto Henry L. Dixon. Henry L. Dixon departed this life on December 21, 2021.

PARCEL NO.: 52-5C-54

PLAINTIFF: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust VS  
DEFENDANT: **Shelen Smith, Solely in**

**her capacity as known heir of Henry L. Dixon a/k/a Henry L. Dixon, Sr., deceased and The Unknown Heirs of Henry L. Dixon a/k/a Henry L. Dixon, Sr., deceased**

SALE ADDRESS: 320 Saint James Road, West Chester, PA 19380

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

**SALE NO. 23-8-253**

**Writ of Execution No. 2019-10716**

**DEBT \$186,891.93**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan prepared by Pennoni Associates, Inc., dated 2/3/1990, last revised 10/11/1990 and recorded as Plan No. 10800, as follows, to wit:

BEGINNING at a point on the Northwest-erly side of Coventry Pointe Lane, a corner of Lot No. 2-1 on said Plan; thence from said beginning point, leaving Coventry Pointe Lane and extending along Lot 2-1, North 27 degrees 00 minutes 00 seconds West, 179.26 feet to a point in line of lands now or late of Albert A. and Genevieve E. Stewart and said plan; thence extending along same, North 28 degrees 35 minutes 25 seconds East, 19.06 feet to a point, a corner of Lot No. 3-1 on said plan; thence extending along Lot 3-1, South 74 degrees 56 minutes 28 seconds East, 5.76 feet to a point, a corner of Lot No. 2-3 on said plan; thence extending along Lot 2-3, South 27 degrees 00 minutes 00 seconds East 188.55 feet to a point on the Northwesterly side of Coventry Pointe Lane aforesaid; thence extending along Coventry Pointe Lane on the arc of a circle curving to the right having a radius of 139.00 feet the arc distance



of 20.16 feet to the first mentioned point and place of beginning.

BEING LOT NO. 2-2 on said plan.

CONTAINING 3,736 square feet more or less

BEING KNOWN AS (for informational purposes only): 202 Coventry Pointe Lane, Pottstown, PA 19465

BEING THE SAME PREMISES which Jean Marie Risney by Deed dated March 28, 2002 and recorded April 12, 2002. at Instrument 10072651 in Book 5254, Page 1557 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania granted and conveyed unto William C. Darlington and Mary M. Darlington, husband and wife, in fee.

PARCEL ID# 17-03G-0100

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

VS

DEFENDANT: **Mary M. Darlington and William C. Darlington**

SALE ADDRESS: 202 Coventry Pointe Lane, Pottstown, PA 19465

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

**SALE NO. 23-8-254**

**Writ of Execution No. 2012-02741**

**DEBT \$460,521.03**

ALL THAT CERTAIN tract of unimproved land, hereditaments and appurtenances, situate on the South side of Miner Street, PA No 842 (L.R.A-30) in East Bradford Township, Chester County, State of Pennsylvania, as the same appears as Lots No, 1 and No. 2 on a Final Plan No. 3811 prepared by N.M. Lake and Associates, Inc., Civil Engineers and Land Surveyors, Wil-

low Street, Pennsylvania, recorded in the Office of tile Recorder of Deeds in and for Chester County, Pennsylvania in Subdivision Plan Book as No. 8649, bounded and described as follows, to wit

BEGINNING at a point 0.83 feet South of the center line of Miner Street PA 842 (L.H A-30 at the Northwest corner of Lot No. 2; thence along Lot No. 2; South 35 degrees 42 minutes, 12 seconds East 440,35 feet to a 3/4 inch iron pipe set in line of Lot No. 3, having passed over a 3/4 inch iron pipe set 25 feet South of the center line of Miner Street, PA 842 (L.H A-30); thence along Lot No. 3 the following 3 courses and distances (1) South 63 degrees 00 minutes 00 seconds West, 350,00 feet to a 3/4 inch iron pipe set; thence (2) North 43 degrees 33 minutes 28 seconds West, 104.21 feet to a 3/4 inch iron pipe set, thence (3) North 40 degrees 06 minutes 25 seconds West, 285 feet to a point 2.41 feet North of the center line of Miner Street, PA 842 (LR A-30) having passed over a 3/4 inch iron pipe set, 20 feet South of the center line of Minor Street, PA 842 (L.R. A-30)· thence along and in Miner Street, PA 842 (L.R. A-30), North 54 degrees 17 minutes 48 seconds, East, 382.10 feet to the point of beginning,

BEING Lot No. 1 on said Plan.

SUBJECT to an Access Easement for Lot No. 2 as shown on Final Plan

SUBJECT to all vehicular access to Lot No. 1 shall be via the Access Driveway Easement for Lot No. 2 .

SUBJECT to no further subdivision of Lot No. 1 is permitted

APPURTENANT to use of the Driveway Access Spur, along with the owners of Lots No. 2, No. 3 and No. 4 as shown by the final plan.

Being the same premises which Arthur N. Marcellus and David B. Yarnall by Deed dated 1/5/1996 and recorded 1/10/1996 In Chester County in Record Book 3982

Page 1109 conveyed unto C. Richard Morton and Marion W. Morton, husband and wife, in fee.

BEING UPI # 51-7-46.1

PLAINTIFF: COBA, INC., assignee of TD BANK, N.A. formerly known as TD BANKNORTH, NATIONAL ASSOCIATION, successor by merger to HUDSON UNITED BANK, successor by merger to JEFFERSON BANK

VS

DEFENDANT: **John Morton, in their capacity as Heir of the Estate of Marion W. Morton, Deceased & Elizabeth Shannon Watson a/k/a Shannon Watson, in their capacity as Heir of the Estate of Marion W. Morton, Deceased**

SALE ADDRESS: 936 W. Miner Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **DUANE MORRIS LLP 215-979-1000**

**SALE NO. 23-8-255**

**Writ of Execution No. 2022-06479**

**DEBT \$344,889.47**

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

BEING PARCEL NUMBER: 63-03-0063.120

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC.

VS

DEFENDANT: **BENNIE PETTWAY**

SALE ADDRESS: 140 Schoolview Lane, Oxford, PA 19363

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

**SALE NO. 23-8-256**

**Writ of Execution No. 2023-01352**

**DEBT \$246,542.76**

ALL THAT CERTAIN Unit in the property known, named and identified as Roundhill a Condominium, located in Township of Valley, County of Chester and Commonwealth of PA, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq by the recording in the Recorder of Deeds in and for the County of Chester a Declaration recorded on March 23, 2007 in Record Book 7113 page 1016, et seq.

First Amendment to Declaration recorded in Book 7229, Page 314, Second Amendment recorded in Book 7345, Page 2155 and Third Amendment recorded in Book 7397 at Page 2310 and any and all amendments hereto. BEING designated as Unit No. 146 as described in said Declaration and Declaration Plan, as follows:

ALL THAT CERTAIN area, located approximately 472 feet west of the intersection of Buckthorn Drive and Larose Drive situate on the southerly side of Larose Drive, located within the Round Hill Development and development being situate on the northerly side of Lincoln Highway (S.R. 3070) on the Northwest side of the intersection of Buckthorn Drive and Lincoln Highway (S.R. 3070) and shown as Unit 146 on a plan titled "ROUND HILL DEVELOPMENT", prepared by McCarthy Engineering Associates, P.C. recorded January 4, 2007, in the Township of Valley, County of Chester, Commonwealth of Pennsylvania, Said Unit as described in the Declaration of Condominium being contained within the building as follows:

COMMENCING at a point in the bed of Lincoln Highway (S.R. 3070) at the intersection of Lincoln Highway (S.R. 3070) and Buckthorn Drive, said point being the south easterly most property corner of the

said Round Hill Development;

THENCE crossing the northerly right of way line of Lincoln Highway (S.R. 3070) and into lands of the Round Hill Development herein, North 68 Degrees 31 minutes 25 seconds West, a distance of 529.02 feet to a point; thence from said point the following six (6) courses:

- 1. South 71 degrees 24 minutes 05 seconds West, a distance of 22.07 feet to a point;
- 2. South 18 degrees 35 minutes 55 seconds East, a distance of 1.46 feet to a point;
- 3. South 71 degrees 24 minutes 05 seconds West, a distance of 22.00 feet to a point;
- 4. North 18 degrees 35 minutes 55 seconds West, a distance of 8.20 feet to a point;
- 5. South 71 degrees 00 minutes 52 seconds West a distance of 22.00 feet to a point;
- 6. South 18 degrees 35 minutes 55 seconds East, a distance of 8.99 feet to the POINT OF BEGINNING.

THENCE from said place of beginning the following eight (8) courses and distances:

- 1. South 70 degrees 59 minutes 02 seconds West, a distance of 8.82 feet to a point;
- 2. South 21 degrees 26 minutes 00 seconds East, a distance of 2.00 feet to a point;
- 3. South 72 degrees 22 minutes 08 seconds West, a distance of 4.90 feet to a point;
- 4. North 19 degrees 00 minutes 58 seconds West, a distance of 1.88 feet to a point;
- 5. South 72 degrees 55 minutes 31 seconds West, a distance of 8.37 feet to a point;
- 6. North 18 degrees 35 minutes 55 seconds West, a distance of 42.32 feet to a point;
- 7. North 71 degrees 35 minutes 23 seconds East, a distance of 22.00 feet to a point;
- 8. South 18 degrees 35 minutes 55 seconds East, a distance of 42.37 feet to the POINT OF BEGINNING.

TOGETHER with a proportionate undivided interest in the Common Elements

(as set forth in said Declaration of Condominium) of 2.18%.

BEING PARCEL No. 38-1-76

BEING THE SAME PREMISES which NVR, Inc., by Deed dated February 22, 2008 and recorded April 28, 2008 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 7420 Page 632 Instrument No. 10840022 granted and conveyed unto Rebecca Bones and Gregory M. DiRocco in fee.

ALSO BEING THE SAME PREMISES which Rebecca Bones and Gregory M. DiRocco, by deed dated February 24, 2018 and recorded April 13, 2018 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania, in Book 9725, Page 1843, Instrument No. 11601611 granted and conveyed unto Rebecca Bones, in fee.

PLAINTIFF: GS Mortgage-Backed Securities Trust 2020-RPL2

VS

DEFENDANT: **Rebecca Bones a/k/a Rebecca C. Bones**

SALE ADDRESS: 146 Larose Drive, Coatesville, PA 19320

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