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(USPS 102-900)

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Crook vs. Erie Insurance Exchange, et al.

Motion for reconsideration – Scandalous and impertinent

1. A court has the inherent power to reconsider its own rulings.
2. Motions for reconsideration are directed to the discretion of the court and should only be granted when (a) there is an intervening change in the controlling law, (b) there is new evidence previously unavailable, or (c) there is a clear error made by the court that causes manifest injustice.
3. Mere disagreement with the court's conclusion is not a basis for reconsideration.
4. Even when allegations are immaterial and inappropriate, impertinent allegations are to be struck sparingly and only when a party can affirmatively show prejudice.
5. Allegations that are merely impertinent may be ignored as surplusage.
6. Defendant insurance company filed a preliminary objection alleging Plaintiff's averment that the insurer acted in bad faith in an uninsured motorist benefits case was scandalous and impertinent and should be stricken. The objection was overruled by the trial court. Defendant filed a Motion for Reconsideration. Defendant failed to show that Plaintiffs' allegation of bad faith caused prejudice; ought not be ignored as mere surplusage; and failed to show a clear error by the court that caused manifest injustice. Defendant's argument is substantially the same as its previous argument and thus amounts to mere disagreement with this court's prior ruling, which is not a basis for reconsideration. Accordingly, the Court Held Defendant's Motion for Reconsideration was denied.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action No. 2024-00867-TT; Dennis Crook a/k/a Muhammad Crook, Siti Crook, and Frangipani Martin vs. Erie Insurance Exchange, Westfield Insurance, Sierra Hall, and John Does

Robert S. Miller for Plaintiffs

Scott J. Tredwell for Defendant Erie Insurance Exchange

Binder, J., August 12, 2024:-

DENNIS CROOK a/k/a MUHAMMAD
CROOK, SITI CROOK, and FRANGIPANI
MARTIN

vs.

ERIE INSURANCE EXCHANGE,
WESTFIELD INSURANCE, SIERRA
HALL, and JOHN DOES

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

No. 2024-00867-TT

CIVIL ACTION – LAW

ORDER and MEMORANDUM

AND NOW, this 12th day of August, 2024, upon consideration of Defendant, Erie Insurance Exchange’s Motion for Reconsideration¹ filed June 20, 2024 and Plaintiffs’ response thereto, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Motion is **DENIED**.

BY THE COURT:

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

¹ The full title is Defendant, Erie Insurance Exchange’s, Motion for Reconsideration of This Honorable Court’s June 10, 2024, Order.

MEMORANDUM

Plaintiffs and Sierra Hall were in a traffic accident on March 4, 2022. Plaintiffs allege Sierra Hall was at fault and uninsured and Plaintiffs are suing their own motor vehicle insurers for uninsured motorist benefits. On March 22, 2024, Defendant, Erie Insurance Exchange (Erie) filed Preliminary Objections² to Plaintiffs' Amended Complaint arguing among other things that Plaintiffs' ¶ 72 has no bearing on Plaintiffs' claims for uninsured motorist benefits and should be stricken as scandalous and impertinent as authorized by Pa.R.Civ.P. 1028(a)(2). See Preliminary Objections, 3/22/2024, ¶¶ 31-37. On June 10, 2024, this court overruled Erie's Preliminary Objections and directed Erie to file an Answer to Plaintiffs' Amended Complaint.

On June 20, 2024, Erie filed the Motion for Reconsideration presently before this court. Erie argues that this court erred when it failed to strike ¶ 72 of Plaintiffs' Amended Complaint as scandalous and impertinent. Motion, 6/20/2024, ¶¶ 7-8, 10. More specifically, Erie argues that ¶ 72 contains allegations that Erie acted in bad faith which are immaterial and inappropriate to a claim for uninsured motorist benefits. Motion, 6/20/2024, ¶¶ 3, 5, 10.³ Erie argues that this court "overlooked or misapprehended the appropriate standard for determining scandalous and impertinent averments which is whether the averment is 'immaterial and inappropriate to the proof of the cause of action.'" Motion, 6/20/2024, ¶ 8 (citing Common Cause/Pennsylvania v. Commonwealth of Pennsylvania, 710 A.2d 108, 115 (Pa.Cmwlth. 1998)).

It is well-established that "[a] court has the inherent power to reconsider its own rulings." Joseph F. Cappelli & Sons, Inc. v. Keystone Custom Homes, Inc., 815 A.2d 643, 648 (Pa.Super. 2003) (quoting Atlantic Richfield Co. v. J.J. White, Inc., 448 A.2d 634, 636 (Pa.Super. 1982)). Similarly, it has long been established that motions for reconsideration are directed to the discretion of the court and should only be granted when (1) there is an intervening change in the controlling law, (2) there is new evidence previously unavailable, or (3) there is a clear error made by the court that causes manifest injustice. See, e.g., Pennsylvania Railroad Co. v. Public Service Commission, 179 A. 850 (Pa. Super. 1935). "Mere disagreement with the court's conclusion is not a basis for reconsideration." North Coventry Township. v. Tripodi, 2010 WL 8971894 (Chester Co. 2010). See also Ellenbogen v. PNC Bank N.A., 731 A.2d 175 (Pa. Super. 1999); Cox v. Monica, 2008 WL 111991, *1 (M.D. Pa. 2008).

Here, Erie's Motion for Reconsideration lacks merit and would lack merit even if Erie had demonstrated that this court committed clear error. This is because Erie makes no claim that this court's ruling causes manifest injustice. More to the point, however, Erie failed to demonstrate that this court's ruling was in error. Even when allegations are immaterial and inappropriate, impertinent allegations are to be struck sparingly and only "when a party can affirmatively show prejudice." Commonwealth

2 The full title is Defendant, Erie Insurance Exchange's Preliminary Objections to Plaintiffs' Amended Complaint.

3 Erie posits that Plaintiffs' ¶ 72 would be material and appropriate if Plaintiffs were seeking damages for bad faith handling of Plaintiffs' insurance claims. Motion, 6/20/2024, ¶¶ 4, 9.

of Pennsylvania v. RBC Capital Markets Corp., 2021 WL 4096634, *27 (Pa.Cmwlth. 2021) (cited for persuasive value) (quoting Department of Environmental Resources v. Hartford Accident & Indemnity Co., 396 A.2d 885, 888 (Pa. Cmwlth. 1979)). *See also Common Cause/Pennsylvania*, 710 A.2d at 115 (striking editorialized history of lawmaking in Pennsylvania which was immaterial and inappropriate **and which also** “improperly cast a derogatory light on the legislative and executive branch leadership”), *affirmed*, 757 A.2d 367 (Pa. 2000). Allegations that are merely impertinent may be ignored as surplusage. Department of Environmental Resources, 396 A.2d at 888 (citing Goodrich-Amram 2d § 1017(b):8 (1976)). Erie failed to show that Plaintiffs’ allegations of bad faith cause prejudice and ought not be ignored as mere surplusage. This court properly overruled Erie’s objection to Plaintiffs’ ¶ 72.

It follows that Erie’s Motion for Reconsideration lacks merit as failing to show a clear error that causes manifest injustice. Erie’s argument regarding Plaintiffs’ ¶ 72 is substantially the same as the argument that Erie made before and thus amounts to mere disagreement with this court’s prior ruling which is not a basis for reconsideration.

Accordingly, this court will enter an order denying Defendant, Erie Insurance Exchange’s Motion for Reconsideration filed June 20, 2024.

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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. 2024-10947-NC

NOTICE IS HEREBY GIVEN that the name change petition of Leah Jean Fu was filed in the above-named court and will be heard on Friday, March 21, 2025 at 2:00:00 PM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, December 6, 2024

Name to be changed from: Leah Jean Fu to: Liah Jade He

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

Bradley J. Runyen, P.C. has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation law of 1988 as a Professional Corporation, as amended.

Semanoff, Ormsby, Greenberg & Torchia, LLC
2617 Huntingdon Pike
Huntingdon Valley, PA 19006

CORPORATION NOTICE

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

DISSOLUTION NOTICE

Notice is hereby given to all creditors and all other persons interested or who may be affected by the dissolution of Fox Valley Management, Inc., a Pennsylvania Corporation, with its principal place of business at 63 Chestnut Road, Suite 2, PaoLi, PA 19301-1535. The shareholders have approved a proposal that the corporation dissolve voluntarily and that the corporation and its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

WETZEL GAGLIARDI FETTER & LAVIN, LLC
Arthur L. Sagnor III, Esquire
122 South Church Street
West Chester, PA 19382

DISSOLUTION NOTICE

NOTICE is hereby given that the Board of Directors of The Paul H. and Marcia J.M. Woodruff Foundation, a Pennsylvania nonprofit corporation, with an address of 744 South Warren Avenue, Malvern, Pennsylvania 19355, have approved a proposal that the corporation dissolve voluntarily and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Non-Profit Corporation Law of 1988, as amended.

UNRUH, TURNER, BURKE & FREES, Solicitors
P.O. Box 515
West Chester, PA 19381-0515

DISSOLUTION NOTICE

Notice is hereby given that the shareholders and directors of Stanford Appraisal and Adjusting Company, Inc., a Pennsylvania Corporation, with an address of 2936 Cambridge Road, Honey Brook, Pennsylvania, 19344, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

BurdyKennedy, Certified Public Accountants
3403 Main Street, PO Box 402
Morgantown, PA 19543

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

BLOUNT, Lorna M., late of West Brandywine Township. David R. Blount, 1426 Oakwood Rd., Coatesville, PA 19320, Executor.

CUPO, Angela Marie, late of Coatesville. Michael A. Cupo, care of DANIEL F. MONAHAN, Esquire, 535 N Church St., Suite 170, West Chester, PA 19380, Executor. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church St., Suite 170, West Chester, PA 19380, atty.

DALLETT, Stephen Charles, late of East Marlborough Township. Mark Dallett, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Administrator. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

DAVIS, Maceo Nathaniel, a/k/a Maceo N. Davis and Maceo Davis, late of Pennsbury Township. Paige Adia Carter, 51 High St., Yarmouth, ME 04096, care of SCUDDER G. STEVENS, Esquire, P.O. Box 1156, Kennett Square, PA 19348, Administratrix. SCUDDER G. STEVENS, Esquire, Scudder G. Stevens, P.A., P.O. Box 1156, Kennett Square, PA 19348, atty.

DEAN JR., John Howard, a/k/a John H. Dean Jr. and John Dean Jr., late of Chester Springs, West Vincent. Deborah Mckechnie, 2061 Miller Road Chester Springs PA 19425, Executor.

DORAN, Cheryl G., late of West Whiteland Township. Michelle S. Harbold, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, atty.

DOUGHERTY, John V, late of West Brandywine Township. Andrew Dougherty, 1602 Arrowwood Dr, Easton, PA 18040, Administrator C.T.A..

FADDIS, Richard E., late of Coatesville City. Joseph M. Kessel, 3 Green Tree Dr., West Chester,

PA 19382, care of MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executor. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

FAILOR, David E., late of Downingtown. Paul L. Failor, 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.

GAEBEL, Charles H., late of E. Marlborough Twp.. Denise K. Gaebel, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

GARRISON, David S., late of East Goshen Township. Laura J. Timmes-Garrison, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19381-0660, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

HANLEY, Mary Rita, late of West Whiteland Township. Deirdre M. Hanley, 217 Hillside Dr., Exton, PA 19341, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administratrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

HILL, Jaci L., late of Downingtown. Laura Shearer, 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.

HUTTON, Richard J., late of Honey Brook. Richard J. Hutton, Jr., care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

LEWIS, Mildred A., late of East Goshen Township. Anthony Morris, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Administrator.

LITTLE, Louise V., late of Borough of Oxford. Kim Diane Hoover, 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.

MAHLER, Audrey E, late of East Goshen Township, West Chester. Debra S. Ford, 224 Natalie Lane Media PA 19063, care of MATTHEW C. KONCHEL, Esquire, 13 Davenport Drive Downingtown PA 19335, Executor. MATTHEW C. KONCHEL, Esquire, Konchel & Associates, P.C., 13 Davenport Drive Downingtown PA 19335, atty.

McCOURT, Therese, late of Caln Township. Mary Grace Rogelstad, 923 Kings Arms Drive, Downingtown, PA 19335, Administrator.

McCOY, Martha Ann, a/k/a Martha A. McCoy and Martha McCoy, late of Willistown Township. Richard Thomas McCoy, III, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

MERKINS, Nancy L., late of Parkesburg Borough. Stephen J. Merkins, care of WILLIAM B. COOPER, III, Esquire, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673, atty.

NAZZARIO, John V., late of East Goshen Township. Nicole Faucher, 114 Berwick Drive, West Chester, PA 19382, care of ROBERT M. FIRKSER, Esquire, 333 W. Baltimore Ave., Media, PA 19063, Executrix. ROBERT M. FIRKSER, Esquire, 333 W. Baltimore Ave., Media, PA 19063, atty.

NORDQUIST, Roger F., late of Tredyffrin Township. Paul J. Nordquist, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

NUGENT, IV, James T., late of Kennett Township. James T. Nugent, V, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

PAPE, Anne S., a/k/a Anne B. Pape, late of East Marlborough Township. William L. Pape, care of WILLIAM H. LUNGER, Esquire, Little Falls Centre Two, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, Executor. WILLIAM H. LUNGER, Esquire, McCollom D'Emilio Smith Uebler LLC, Little Falls Centre Two, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

PROVOST, Rashimir Bettina, late of Penn Township. Roderick Valenzuela and L. Peter Temple, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SALVI, Chitraang Naveenchandra, late of Tredyffrin Township. Saroja Sagaram, 2401 Harrier Drive Audubon, PA 19403, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road Chester Springs, PA 19425, Administratrix. MICHAELANGELO L. DIPPOLITO, Esquire, ThePeoplesLaw-Firm.com, 712 Kimberton Road Chester Springs, PA 19425, atty.

SCHAIBLE, Theresa M., late of West Vincent Township. Theresa A. Roberts, 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.

SPRINGER, Alice I., late of West Chester. Deborah Belusa, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media PA 19063, atty.

TABAKIN, Michael Christopher, a/k/a M. Christopher Tabakin and Chris Tabakin, late of West Whiteland Township. Michael P. Tabakin and Joy Tabakin, 306 Westbrook Dr., West Chester, PA 19382, care of KATHRYN H. CRARY, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, Executors. KATHRYN H. CRARY, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, atty.

TANSEY, Dolores, a/k/a Delores Tansey, late of Exton. Mark S. Pearlstein, Esquire, 175 Stafford Ave, Suite One, Wayne, PA 19087, care of MARK S. PEARLSTEIN, Esquire, 175 Stafford Ave, Suite One, Wayne, PA 19087, Administrator. MARK S. PEARLSTEIN, Esquire, 175 Stafford Ave, Suite One, Wayne, PA 19087, atty.

THOMPSON, Marybeth T., late of Uwchlan Township. Tyler Thompson, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19381-0660, Administrator. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

TUCKER, Roger E., a/k/a Roger Edwin Tucker, late of East Pikeland Township. Patricia A. Mc-

Cue-Tucker, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

WARREN, JR., George P., a/k/a George Peirce Warren, JR., late of Pennsbury Township. Jane M. Warren, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

2nd Publication

ANTHONY, Anne E., late of Phoenixville Borough. Angelo J. Trapani, care of JOCELIN A. PRICE, Esquire, 131 W. State St., P.O. Box 50, Doylestown, PA 18901, Executor. JOCELIN A. PRICE, Esquire, Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901, atty.

BROWN, Leonor, a/k/a Leonor Graciela Brown, late of East Whiteland Township. Robert J. Brown, III, care of RUSSELL J. RESSLER, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355-1481, Executor. RUSSELL J. RESSLER, Esquire, Stradley Ronon Stevens & Young LLP, 30 Valley Stream Parkway, Malvern, PA 19355-1481, atty.

BRUSCH, Jeannette Michelle, a/k/a Jeannett, late of Phoenixville. Glenna Marie Swarr, 2498 Jane Lane Gilbertsville Pa 19525, Executrix.

BURDETT, Rita Elizabeth, a/k/a Rita E. Burdett, late of West Chester. Donna Remigo, 551 Cory Lane, Aston, PA 19014 and Angela Hatton, 219 Lewis Farm Drive, Cochranville, PA 19330, Executors.

COLA, Mary Margaret, a/k/a Mary M. Cola, late of West Pikeland Township. Michael F. Cola, 1441 Horseshoe Trail, Chester Springs, PA 19425, care of WILLIAM J. THOMAS, Esquire, 6 E. Close, Moorestown, NJ 08057, Executor. WILLIAM J. THOMAS, Esquire, 6 E. Close, Moorestown, NJ 08057, atty.

DEAVILLE, Lucia, late of Caln Township. Rachel Romano, 1306 Oak Street, Coatesville, PA 19320, care of WHITNEY P. O'REILLY, Esquire, 1600 Market Street, Fl 32, Philadelphia, PA 19103, Executrix. WHITNEY P. O'REILLY, Esquire, Cohen Seglias Pallas Greenhall & Furman, PC, 1600 Market Street, Fl 32, Philadelphia, PA 19103, atty.

EBERT, Kenneth J., late of East Brandywine

Township. Ceida L. Ebert, 101 Woodbine Rd., Unit 1219, Downingtown, PA 19335, care of JAMES E. McERLANE, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. JAMES E. McERLANE, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

ENGEL, Katrinka Mary, a/k/a Katrinka Engel, late of New Garden Township. Nathaniel Carota, care of TRISHA W. HALL, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executor. TRISHA W. HALL, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

FENNER, Margaret Mary, a/k/a Margaret Fenner and Peggy Fenner, late of West Pikeland Township. William C. Fenner, 1462 Yellow Springs Rd., Chester Springs, PA 19425, care of DAVID S. KOVSKY, Esquire, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, Executor. DAVID S. KOVSKY, Esquire, Duane Morris LLP, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, atty.

HUGUES, William James, late of Oxford. Mary P Hugues, 230 South 23rd Street, Philadelphia, PA 19103, Executor.

KNABLE, Thomas A., late of Thornbury Township. Susan R. Rodgers, 14 Overlook Road, Bloomsbury, NJ 08804, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

KUMARASAMY, Palanisamy, late of East Whiteland Township. Jothi Palanisamy, care of KARIM P. HUSAIN, Esquire, 535 N. Church St., Ste. 220, West Chester, PA 19380, Administratrix. KARIM P. HUSAIN, Esquire, 535 N. Church St., Ste. 220, West Chester, PA 19380, atty.

LINDABERY, George Peter, late of Malvern. Krystene Rivers, 36 Bryan Ave, Malvern, Pennsylvania 19355, Executor.

MATTIA, Charles M., a/k/a Charles Michael Mattia, late of West Whiteland Township. Anne M. Mattia, 210 Cambridge Chase, Exton, PA 19341, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

MILLER, Richard S., late of Malvern Borough. Donna Kay Cooper, care of GUY F. MATTHEW, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. GUY F. MATTHEW, Esquire, Eckell,

Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

MULLIGAN, Kathleen, late of West Chester Borough. Karen Shanoski, 1690 Magnolia Ln., Norristown, PA 19403, care of STACEY W. McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY W. McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

PEACOCK, Polly A., late of West Whiteland. Charles H. Peacock, 3 W. Adair Drive #13 Norristown, PA 19403, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Administrator. MICHAELANGELO L. DIPPOLITO, Esquire, ThePeoplesLaw-Firm.com, 712 Kimberton Road, Chester Springs, PA 19425, atty.

SPENGLER, Lindsay B., late of Spring City Borough. Michael D. Spengler and/or Sharon A. Spengler, care of KENNETH E. PICARDI, Esquire, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464-0776, Co-Executors. KENNETH E. PICARDI, Esquire, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464-0776, atty.

STURGILL, Jerry J, late of West Nottingham Township. Gary E. Thompson, Esquire, care of GARY E. THOMPSON, Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Administrator. GARY E. THOMPSON, Esquire, Carosella & Associates, P.C., 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

WELTGE, Ralph. a/k/a Ralph W. Weltge, late of East Caln Township. Kirsten B. Hare, care of NINA B. STRYKER, Esquire, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, Administratrix. NINA B. STRYKER, Esquire, Obermayer, Rebmann, Maxwell & Hippel, LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, atty.

WOOD, Linda Carol, late of New Garden Township. William David Wood, 8837 Gap Newport Pike, Avondale, PA 19311, care of ROBIN J. MARZELLA, Esquire, 3513 North Front Street, Harrisburg, PA 17110, Administrator. ROBIN J. MARZELLA, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110, atty.

3rd Publication

AMBROZATES, JR., John P., late of West Caln

Township. Travis J. Ambrozates, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administrator. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

HALPIN, Thomas J., late of Easttown Township. Judith A. Halpin, care of JONATHAN H. ELLIS, Esquire, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, Executrix. JONATHAN H. ELLIS, Esquire, Flaster Greenberg, PC, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, atty.

JACKSON, Ida Sue, late of Kennett Township. Robert W. Dantonio, 188 Schoolhouse Lane, Glen Mills, PA 19342, Executor.

JAKUBOWICZ, Robert Frank, late of West Chester Borough. Caroline J. Nelson, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

JANS, Carolyn R., late of Honey Brook Township. Roberta Enders Martin, P.O. Box 1372, Volcano, HI 96785, care of STACEY W. McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY W. McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

MORRIS, Sandra B., a/k/a Sandra Bromley Morris, late of Schuylkill Township. Rebecca Morris and Galloway Cheston Morris, V, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executors. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

WAGNER, Kathleen P., late of Phoenixville. Robert G. Wagner, Jr., 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.

WITHAM, Virginia H., late of Kennett Square. Cheryl C. Bogen, 133 W. Hillendale Road, Kennett Square, PA 19348, care of MARK R. SPROW, Esquire, 9 East Lancaster Avenue, Shillington, PA 19607, Phone 610-376-1531, Executrix. MARK R. SPROW, Esquire, 9 East Lancaster Avenue, Shillington, PA 19607, Phone 610-376-1531, atty.

WRIGLEY, Charlotte C., late of Londonderry

Township. Thomas W. Wrigley and Richard C. Wrigley, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, atty.

you have to a female minor child, Eleanor Ruth Lichtenberg (d.o.b. 12/19/2023) and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

FICTITIOUS NAME

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

The Court has set a Call of the List/Hearing for Friday, January 31, 2025, at 9:30 o'clock A.M., Honorable Thomas P. McCabe in Court Room No. 12 Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

Feis Dress, with its principal place of business at 109 Fox Knoll Lane, West Chester, PA 19380. The application has been (or will be) filed on: Monday, December 9, 2024. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Alyona Huber, Get Bed Ready LLC, 109 Fox Knoll Lane, West Chester, PA 19380.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on the 5th day of December, 2024 with respect to a proposed nonprofit corporation, Kadib Corporation, which has been incorporated under the Nonprofit Corporation Law of 1988.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Lawrence J. Persick, Esquire, Weber Gallagher, 700 American Avenue, Suite 206, King of Prussia, PA or phone 610-272-5555.

1st Publication of 3

**NOTICE AD-2024-0047
IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

Lawrence J. Persick, Esquire
Attorney for Debra Lichtenberg

IN RE: E.R.L.
Case Number: AD-2024-0047

TO: John Doe

Petitions have been filed by Debra Lichtenberg asking the Orphans' Court to put an end to all rights

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasherriffsales, on **Thursday, January 16th, 2025 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 **Tuesday, February 18th, 2025.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

1st Publication of 3

SALE NO. 25-01-01
Writ of Execution No. 2023-10226
DEBT \$189,814.00

ALL THAT CERTAIN unit in the property known, named and identified in the declaration plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the unit property of Pennsylvania, Act of July 3, 1963, P.L. 196 by recording in the Office for the Recording of Deeds in and for the County of Chester, Pennsylvania of the declaration, dated June 27, 1972 and

recorded June 28, 1972 IN miscellaneous Deed Book 198 Page 272, a first amendment thereto dated July 7, 1972 and recorded July 7, 1972 in miscellaneous Deed Book 198 Page 474, a second amendment thereto dated July 16, 1973 and recorded July 16, 1973 in miscellaneous Deed Book 206 Page 852 and a third amendment thereto dated May 31, 1974 and recorded May 31, 1974 in miscellaneous Deed Book 236 Page 202 and A fourth amendment thereto dated December 19, 1974 and recorded December 19, 1974 in miscellaneous Deed Book 265 Page 68, a fifth amendment dated January 12, 1976 and recorded January 12, 1976 in miscellaneous Deed Book 314 Page 102 a sixth amendment thereto dated August 12, 1976 and recorded August 17, 1976 in miscellaneous Deed Book 341 Page 114 and seventh amendment thereto dated December 21, 1976 and recorded December 23, 1976 in miscellaneous Deed Book 359 Page 202; a declaration plan dated October of 1971, executed and acknowledge June 27, 1972 and recorded June 28, 1972 in Plan Book 43 Page 24, a first amendment thereto dated July of 1973 and recorded July 16, 1973 in Plan Book 43 Page 24, a second amendment thereto dated May of 1974 and recorded MAY 31, 1974 in Plan Book 57 Page 24, a third amendment thereto dated January of 1976 and recorded January 12, 1976 in Plan No. 236, a fourth amendment thereto dated August of 1976 and recorded August 17, 1976 in plan file no. 544 and a fifth amendment thereto dated December of 1976 and recorded December 23, 1976 in plan file no. 767 and code of regulations dated June 27, 1972 and recorded June 28, 1972 in miscellaneous Deed Book 198 Page 306, a first amendment thereto dated May 31, 1974 and recorded May 31, 1974 in miscellaneous Deed Book 236 Page 210, a second amendment thereto dated August 4, 1978 and recorded August 4, 1978 in miscellaneous Deed Book 414 Page 248, being and designated on such declaration

plan and declaration as the same has been or shall time to time hereafter be amended together with an initial proportionate undivided interest in the common elements (as defined in such declaration) of .2348%.

Tax Parcel # 53-6-1524.53P

PLAINTIFF: Barclays Mortgage Trust 2022-RPL1, Mortgage Backed Securities, Series 2022-RPL1, by U.S. Bank National Association, as Indenture Trustee

VS

DEFENDANT: **Michelle Molineux**

SALE ADDRESS: 453 Summit House, West Chester, PA 19380

PLAINTIFF ATTORNEY: **PADGETT LAW GROUP 850-422-2520**

**SALE NO. 25-01-02
Writ of Execution No. 2023-08695
DEBT \$187,198.45**

PREMISES (A)

ALL THAT CERTAIN message or tenement and lot or piece of land formerly described as on Lot, SITUATE in the Borough of Oxford, in the County of Chester, and State of Pennsylvania, aforesaid on

the West side of Third Street late known as Central Avenue, bounded and described as follows, to wit:

BOUNDED on the North by land now or late of Branson Slack, on the East by the curb line on the South and West by land now or late of J.H. Cresson Dickey, said lot or piece of land having a front of 60 feet on said Third Street and extending back Westwardly from the Western curb line on said Third Street, at a width of 60 feet between parallel straight lines at right angles with said curb line, 150 feet therefrom to the center of a public alley to be opened over and along the rear of this and adjoining lots the Northern most point in

said curb line of the pre mises hereby conveyed being 140 feet South of the Southern most point in said curb line of the premises lately owned by the Union Fire company.

PREMISES (B)

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, SITUATE in the Borough of Oxford, County of Chester, State of Pennsylvania, described in accordance with a Plan of property made for Chester County Federal Savings and Loan Association by George E. Register, and Sons, Inc., dated November 30, 1971, as follows:

BEGINNING at a point set in the Westerly curb line of Third Street, said point marking the Northeasterly corner of this and the Southeasterly corner of land of Bayard Robinso n, thence leaving said point of beginning and by said Westerly curb line of Third S tree t South 15 degrees, 56 minutes, 00 seconds West, 60.00 feet to an old PK nail set for the Southeasterly corner of this and the Northeasterly corner of Parcel "B" on said plan, thence leaving said curb line and by said land, North 74 degrees, 08 minutes, 00 seconds West, 150.00 feet to an iron pin set forth the Southwesterly corner of this and set in line of land of Lawrence Nelson; thence by said land, North 15 degrees, 56 minutes, 00 seconds East, measured along the center of a 14 feet wide alley as per Deed Book S-37, Page 370, dated August 11, 1967, 60.00 feet to an iron pin set for the Northwesterly corner of this and the Southwesterly corner of said land of Bayard Robinson: thence leaving the center line of said alley and by said land, South 74 degrees. 08 minutes, 00 seconds East, 150.00 feet to a point, being the place of beginning.

UPI # 6-4-228 & # 6-4-227

PLAINTIFF: AMERICAN BANK

VS

DEFENDANT: PANDYA PROPERTIES LLC

SALE ADDRESS: 66 S. 3rd Street, Oxford, Chester County, PA 19353

PLAINTIFF ATTORNEY: KEVIN T. FOGERTY, ESQ. 610-366-0950

SALE NO. 25-01-03

Writ of Execution No. 2023-08696

DEBT \$238,939.78

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon, erected Situate in the Third Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania and described according to a survey and pins thereof made by Earl R. Ewing, dated 03/30/1955 and follows, to with;

BEGINNING at a point formed by the intersection of the Southwesterly side of Nutt Road and the Southeasterly side at Lincoln Avenue (50 feet wide) thence extending South 56 degrees 40 minutes East along said side of Nutt Road 100 feet to a point, an iron pin; thence extending South 33 degrees 20 minutes 60 feet to a point, an iron pin, thence extending North 56 degrees 40 minutes West 100 feet to a point an iron pin in the said Southeasterly side of Lincoln Avenue, thence extending North 33 degrees, 20 minutes East along said side of Lincoln Avenue 90 feet to the first mentioned point and place of beginning.

Tax Parcel # 15-13-656

PLAINTIFF: AMERICAN BANK

VS

DEFENDANT: 240 NUTT RD, LLC

SALE ADDRESS: 240 Nutt Road, Phoenixville, Chester County, PA 19460

PLAINTIFF ATTORNEY: KEVIN T. FOGERTY, ESQ. 610-366-0950

SALE NO. 25-01-04

Writ of Execution No. 2024-01014

DEBT \$367,303.94

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, hereditaments and appurtenances erected thereon, Situate in the Township of West Bradford, County of Chester and State of Pennsylvania, bounded and described according to a Plan of The Welsh Tract Subdivision, made by Nave, Newell and Stompfl, Ltd. King Prussia, Pa., dated January 26, 1999 and recorded in Plan No. 15978, as follows, to wit:

BEGINNING at a point on the Southeast-erly side of Teresa Court (50 feet wide), a corner of Open space area No. 2; thence extending from said beginning point along the said Southeasterly side of Teresa Court on the arc of a circle curving to the left having radius of 400 feet the arc distance of 93.63 feet to a point, a corner of Lot No. 5; thence extending along same South 34 degrees 15 minutes 48 seconds East 520.70 feet to a point, a corner of open space area No. 2; thence extending along same the 10 following courses and distances:

BEING Lot No 4 as shown on said Plan.

Tax Parcel # 50-5-12.4

PLAINTIFF: Citadel Federal Credit Union
VS

DEFENDANT: Robert O'Toole & Kimberly O'Toole

SALE ADDRESS: 1716 Teresa Court, Downingtown, PA 19335

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

SALE NO. 25-01-05
Writ of Execution No. 2023-07921
DEBT \$247,697.79

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

BLR # 56-09D-0007

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **CURTIS T. BACON JR. & MARITZA BACON**

SALE ADDRESS: 250 Ashmun Avenue, Lincoln University, PA 19352

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

SALE NO. 25-01-06
Writ of Execution No. 2024-03973
DEBT \$202,591.06

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Hershey’s Mill Subdivision, made by Yerkes Associates, Inc., dated 6/22/1972 and last revised 8/7/1972 and recorded in the Office of the Recorder of Deeds in Plan Book 44, page 39 as follows, to wit:

BEGINNING at a point on the Southeast-erly side of Mayapple Lane (50 feet wide) said point being the Southwesterly corner of this about to be described lot and the Northwesterly corner of Lot No. 63; thence from said beginning point and along said lane the 2 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 170 feet the arc distance of 71.67 feet to a point of tangent;

(2) North 16° 32’ East, 60.99 feet to a point a corner of Lot No. 61; thence along the same South 82° 36’ East, 243.98 feet to a point on the Westerly side of Chester Road (Route No. 352); thence along the same on the arc of a circle curving to the left having a radius of 1,400 feet the arc distance of 87 feet to a point a corner of Lot No. 63; thence along the same South 87° 31’ West, 258.80 feet to the first mentioned point and place of BEGINNING. BEING Lot No. 62 on the above mentioned survey.

BEING THE SAME PREMISES which David F. Thompson and Tara A. Thomp-son, by Deed dated 12/29/2014 and re-corded 12/30/2014 in the Office of the Re-corder of Deeds in and for Chester County in Deed Book 9037, Page 2385, granted and conveyed unto Vasilios Dinoulis and Diane Dinoulis.

Tax Parcel # 53-2K-25

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENN-SYLVANIA

VS

DEFENDANT: **Vasilios Dinoulis & Di-ane Dinoulis**

SALE ADDRESS: 1215 Mayapple Lane, West Chester, PA 19380

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

SALE NO. 25-01-07
Writ of Execution No. 2024-00187
DEBT \$351,471.37

ALL THAT CERTAIN lot or piece of ground with the buildings and improve-ments thereon erected, situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania,

described in accordance with a plan of Marsh Harbour, Phase I, made by Bentley Construction Company, made by Kimley-Horn and Associates, Inc., last revised 12/7/1988 and recorded in Chester County as Plan No. 8904-8905, as follows, to wit:

BEGINNING at a point on the Northerly side of Blue Heron Lane, a corner of Lot No. 127; thence extending along Lot No. 127, North 8° 23' 56" East, 92 feet to a point of curve; thence extending on the arc of a circle curving to the arc distance of 75.22 feet along the rear lot line of Lot No. 126 to a point on the Westerly side of Marsh Harbor Lane; thence extending along the same the three (3) following courses and distance s: (1) on the arc of a circle curving to the right, having a radius of 288 feet, the arc distance of 22.73 feet to a point; (2) South 21° 27' 58" West, 50.90 feet to a point of curve; and (3) on the arc of a circle curving to the right, the arc distance of 29.24 feet to a point on the Northerly side of Blue Heron Lane; thence extending along same on the arc of a circle curving to the left, having a radius of 312 feet, the arc distance of 37.26 feet to a point, a corner of Lot No. 127, being the first mentioned point and place of BEGINNING.

BEING Lot No. 126 as shown on said plan.

BEING THE SAME PREMISES which Anna Reahm, by Deed dated 11/27/2002 and recorded 12/16/2002 in the Office of the Recorder of Deeds in and for Chester County in Instrument No. 10162595, Deed Book B-5496, Page 836, granted and conveyed unto Mark Simkiss and Aline Simkiss.

Tax Parcel # 32-3Q-126

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A.

VS

DEFENDANT: **Mark Simkiss & Aline Simkiss**

SALE ADDRESS: 10 Blue Heron Lane, Downingtown, PA 19335

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

SALE NO. 25-01-08
Writ of Execution No. 2014-05272
DEBT \$836,964.84

All that certain piece or parcel or Tract of land situate in the Township of Thornbury, Chester County,

Pennsylvania, and being known as 116 Leadline Lane, West Chester, Pennsylvania 19382.

Tax Parcel # 66-3-193

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust

VS

DEFENDANT: **Marian J. Mcquay**

SALE ADDRESS: 116 Leadline Lane, West Chester, PA 19382

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

SALE NO. 25-01-09
Writ of Execution No. 2024-04514
DEBT \$354,062.37

ALL THAT CERTAIN lot or tract of land with improvements thereon erected, situate in Westtown Township, Chester County , Pennsylvania beginning at an iron pin set in the center line of a 50 feet wide Avenue at a corner of land now or late of Carroll T. Brown and wife, and in line of

land now or late of Willis T. Spivey, which pin is 512.5 feet Northwardly from the center line of the public road leading from Westtown School to the Chester Road and known locally as “Johnny’s Way”; thence extending along the center line of the said 50 feet wide Avenue by said Spivey’s land North 22 degrees 24 minutes West 366.75 feet to an iron pin set at the intersection of the center line of another 50 feet wide Avenue. The Southerly line of the last mentioned Avenue and the Westerly line of the first mentioned Avenue are to be joined by a curved line having a radius of 50 feet; thence along the center line of the last mentioned Avenue in a Westerly direction by a line curving toward the South with a radius of 764.49 feet the chord of the arc being South 78 degrees 12 minutes West 165.18 feet; thence continuing along the center line of said Avenue on tangent South 71 degrees 59 minutes 30 seconds West 157.15 feet, thence leaving the Avenue and extending along land of Westtown School South 22 degrees 24 minute s East 409.17 feet to an iron pin a corner of land of Carroll T. Brown and wife as aforesaid; and thence extending along the same: North 67 degrees 36 minutes East 319.05 feet to the first mentioned point and place of beginning.

Tax Parcel # 67-2-31

PLAINTIFF: Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2

VS

DEFENDANT: **Margot A. McKee**

SALE ADDRESS: 1411 Evie Lane, West Chester, PA 19382

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

SALE NO. 25-01-11

Writ of Execution No. 2024-05507

DEBT \$110,478.91

All those certain lots of land, hereditaments and appurtenances, situate in West Nottingham Township , Chester County, Pennsylvania, commonly known as 176 W. Ridge Road, Nottingham, PA 19362 and W. Ridge Road, Nottingham, PA 19362

UPI # 68-6-48.3 & 68-6-48.3A

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: BBR Investments LLC

VS

DEFENDANT: **Cheryl Lynn Rice-May**

SALE ADDRESS: 176 W. Ridge Road, Nottingham, PA 19362 and W. Ridge Road, Nottingham, PA 19362 (UPI #68-6-48.3A)

PLAINTIFFATTORNEY:**WEBER, GALLAGHER, SIMPSON, STAPLETON, FIRES & NEWBY, LLP 267-295-3364**

SALE NO. 25-01-12

Writ of Execution No. 2024-04512

DEBT \$462,319.89

All that certain piece or parcel or Tract of land situate in East Vincent Township, Chester County, Pennsylvania, and being known as 109 Seven Stars Road, Spring City, Pennsylvania 19475.

Tax Parcel # 21-5-102.2

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

VS

DEFENDANT: **Richard K. Miller and Kaitlyn R. Miller**

SALE ADDRESS: 109 Seven Stars Road, Spring City, PA 19475

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

DEFENDANT: **KELUS GROUP HOLDINGS LLC**

SALE ADDRESS: 1015 N. New Street, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ROBERT P. WENDT, ESQ. 914-219-5787 X 490**

SALE NO. 25-01-13
Writ of Execution No. 2022-04191
DEBT \$146,548.40

All that certain piece or parcel or Tract of land situate in the Borough of Modena, Chester County, Pennsylvania, and being known as 8 S Brandywine Avenue, Coatesville, Pennsylvania 19320.

Tax Parcel # 10-4-102

PLAINTIFF: Citizens Bank, N.A.

VS

DEFENDANT: **Michael R. Gallo and Sarah M. Gallo**

SALE ADDRESS: 8 S Brandywine Avenue, Coatesville, PA 19320

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

SALE NO. 25-01-14
Writ of Execution No. 2023-08344
DEBT \$920,501.16

ALL the right title and interest and claim of: **KELUS GROUP HOLDINGS LLC OF IN AND TO: MUNICIPALITY: WEST GOSHEN TOWNSHIP, CHESTER COUNTY DEED: BOOK NO. 10518, PAGE NO. 2060**

Tax Parcel # 52-2-67

IMPROVEMENTS thereon: a residential dwelling. Containing 4.3 AC single family dwelling and pool

PLAINTIFF: TVC MORTGAGE TRUST 2020 RTL 1

VS

SALE NO. 25-01-15

Writ of Execution No. 2023-09826
DEBT \$200,879.08

All those tracts or parcels or land and premises, situate, lying and being in Sadsbury Township, County of Chester, and Commonwealth of Pennsylvania, more particularly described.

ALL THAT CERTAIN lot or piece of ground situate in Sadsbury Township, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a plan for Stephen A. Devereux, Jr., made by Berger and Hayes Consulting Engineers dated 10/18/96, recorded in Chester County as Plan No. 13769, as follows, to wit:

Tax Parcel # 37-2-18.10

PLAINTIFF: Mortgage Solutions of Colorado, LLC, D.B.A. Mortgage Solutions Financial

VS

DEFENDANT: **Francis M. Trader and Marie E. Trader**

SALE ADDRESS: 50 Old Mill Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PADGETT LAW GROUP 850-422-2520**

SALE NO. 25-01-16
Writ of Execution No. 2023-02741
DEBT \$288,848.41

ALL THAT CERTAIN Lot or piece of

ground Situate in Londonderry Township and in Penn Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of property owned by Henry A. Detering and Martha L. Detering, drawn by Crossan-Raimato, Inc., Professional Land Surveyors, dated October 11, 2001 and last revised January 21, 2002, said Plan recorded in Chester County as Plan No. 16109, as follows, to wit:

BEGINNING at a point on the title line in the bed of Ewing Road (T-408) 33 feet wide, in Londonderry Township, said point being a corner of Lot No. 2 on said Plan; thence extending from said point of beginning along the title line in the bed of Ewing Road the two following courses and distances, (1) South 50 degrees 10 minutes 25 seconds East and crossing the township line into Penn Township, 302.34 feet to an angle point, and (2) South 49 degrees 55 minutes 40 seconds East 14.50 feet to a point, a corner of Lot No. 2 on said Plan; thence extending along Lot No. 2 the three following courses and distances, (1) South 42 degrees 35 minutes 04 seconds West and crossing the Southwesterly side of Ewing Road, 370.15 feet to a point, a corner, (2) North 43 degrees 08 minutes 54 seconds West 229.58 feet to a point, a corner, and (3) North 28 degrees 03 minutes 39 seconds East and re-crossing said township line and also re-crossing the Southwesterly side of Ewing Road, 349.04 feet to the first mentioned point and place of beginning.

CONTAINING 2.2156 acres of land.

BEING Lot No. 1 as shown on the above-mentioned Plan.

BEING the same premises which Henry A. Detering and Martha L. Detering by Deed dated April 29, 2002 and recorded in the Office of Recorder of Deeds of Chester County on May 3, 2002 at Book 5273, Page 73 Instrument# 10080902 granted and conveyed unto Mark A Wodzinski and

Kerri R. Wodzinski.

Tax Parcel # 58-01-0009-01A0

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMF MH Master Participation Trust II

VS

DEFENDANT: **Kerri Wilcox Wodzinski A/K/A Kerri W. Wodzinski A/K/A Kerri R. Wodzinski, and Mark A. Wodzinski**

SALE ADDRESS: 751 Ewing Road, Cochranville, Pa 19330

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

SALE NO. 25-01-17

Writ of Execution No. 2018-08825

DEBT \$310,983.58

All that certain or parcel or Tract of land situate in the Township of East Coventry, Chester County, Pennsylvania, and being known as 1499 Old Schuylkill Road, Spring City, Pennsylvania 19475.

Tax Parcel # 18-5-86

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Robert B. McConnell**

SALE ADDRESS: 1499 Old Schuylkill Road, Spring City, PA 19475

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

SALE NO. 25-01-18

Writ of Execution No. 2022-04597

DEBT \$198,694.05

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BOUND-ED AND DESCRIBED ACCORDING TO A FINAL PLAN OF PROPERTY FOR "CARIBOU VILLAGE" MADE BY HOWARD V. DORAN, INC. DATED 4-17-1973 AND LAST REVISED 6-19-1973 AND RECORDED IN CHESTER COUNTY AS PLAN NO. 1752, AS FOL-LOWS TO WIT:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF SOUTH PHOENIX DRIVE, A CORNER OF LOT NO. 68 AS SHOWN ON SAID PLAN; THENCE FROM SAID BEGINNING POINT ALONG THE SOUTHWESTER-LY SIDE OF SOUTH PHOENIX DRIVE, ON THE ARC OF A CIRCLE CURVING IN A LEFT RADIUS 35 FEET AN ARC DISTANCE OF 41.71 FEET TO A POINT OF TANGENT; THENCE STILL ALONG THE SOUTHWESTERLY SIDE OF SOUTH PHOENIX DRIVE SOUTH 54 DEGREES 44 MINUTES 14 SECONDS EAST, 9 FEET TO A POINT, A CORNER OF LOT NO. 66; THENCE ALONG LOT NO. 66 SOUTH 35 DEGREES 15 MIN-UTES 46 SECONDS WEST, 80 FEET TO A POINT IN LINE OF LANDS OF AL-LEN L. BEVAN; THENCE ALONG THE LANDS OF ALLEN L. BEVAN NORTH 54 DEGREES 44 MINUTES 14 SEC-ONDS WEST 153.86 FEET TO A POINT A CORNER OF LOT NO. 68; THENCE ALONG LOT NO. 68 NORTH 83 DE-GREES 00 MINUTES 30 SECONDS EAST 151.77 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH JAMES M. FALCO, BY DEED DAT-ED 3/27/80, AND RECORDED 3/31/80 GRANTED AND CONVEYED UNTO DONALD COPPEDGE AND REDONIA COPPEDGE, IN FEE.

BEING THE SAME PREMISES which James M. Falco and Anne M. Falco, his wife, by Deed dated March 27, 1980 and recorded March 31, 1980 in the Office of the Recorder of Deeds in and for the Coun-ty of Chester, Pennsylvania in Book 56, Page 346, Instrument No. 003388 granted and conveyed unto Donald J.L. Coppedge and Redonia O. Coppedge, his wife, as tenants by the entirety, in fee.

AND THE SAID Redonia O. Coppedge departed this life on or about July 9, 2020 thereby vesting title unto Donald J.L. Coppedge by operation of law.

AND THE SAID Donald J.L. Coppedge a/k/a Donald J.L. Coppedge Sr. departed this life on or about January 7, 2021. An Estate was opened on May 3, 2021, there-by vesting title unto Daniel L. Coppedge as Executor of the Estate of Donald J.L. Coppedge a/k/a Donald J.L. Coppedge Sr., deceased.

Tax Parcel # 15-18-0001.530

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc., As-set-Backed Pass-Through Certificates, Se-ries 2004-MCW1, Class A-1 Certificates

VS

DEFENDANT: **Daniel L. Coppedge, Executor of the Estate of Donald J.L. Coppedge a/k/a Donald J.L. Coppedge Sr., deceased**

SALE ADDRESS: 124 South Phoenix Drive, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **LOGS LE-GAL GROUP LLP 610-278-6800**

**SALE NO. 25-01-19
Writ of Execution No. 2015-06008
DEBT \$530,725.96**

All that certain lot or piece of ground si-tuate 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 2003-12

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. 25-01-20
Writ of Execution No. 2023-07585
DEBT \$127,321.51**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHESTER, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, HEREDITAMENTS AND APPURTENANCES SITUATE IN THE TOWNSHIP OF EAST WHITELAND, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, AND DESIGNATED AND SHOWN ON SITE DEVELOPMENT PLAN OF "FRAZER MANOR" MADE BY YERKES ASSOCIATES, INC., CONSULTING ENGINEERS AND SURVEYORS, WEST CHESTER, PA, DATED 8/8/1980 LAST REVISED 4/21/1981 RECORDED 7/15/1981 IN PLAN FILE #3611 AND DESIGNATED AND SHOWN ON AN AS BUILT BUILDING LOCATION PLAN OF "ONE PARK PLACE" MADE BY BERGER & HAYES, INC., CONSULTING ENGINEERS & SURVEYORS THORNDALE, PA, DATED 11/16/1982 AND DESIGNATED AS LOT #16 AND 15 FEET PATIO AREA.

BEING THE SAME PREMISES which GRANTORS Gabriel D'Andrea Land Developers, Inc., by Deed dated May 6, 1983 and recorded May 9, 1983 in the Office

of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 61, Page 7, Instrument No: 053188 granted and conveyed unto Warren C. Denen in fee.

Tax Parcel # 42-04-0415

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Warren G. Denen, deceased**

SALE ADDRESS: 118 Josephs Way, Malvern, PA 19355

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

SALE NO. 22-7-229

Writ of Execution No. 2020-00966

DEBT \$104,022.55

ALL THAT CERTAIN UNIT LOCATED IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS PENN CROSSING, LOCATED IN THE CITY OF COATESVILLE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA C S 3101, ET SEQ, BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN A FOR THE COUNTY OF CHESTER, PENNSYLVANIA RECORDED ON 05/20/2002 IN RECORD BOOK 5284, PAGE 1778, AND ANY AMENDMENTS THERETO, AS THE SAME MAY CHANGE FROM TIME TO TIME, BEING AND DESIGNATED AS UNIT NO M-74, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AS

DEFINED IN SUCH DECLARATION)

Title to said premises is vested in Michael Knox and Rebekah Knox by deed from ERIN M. SMITH, N/K/A ERIN MAUREEN STEELE dated November 30, 2018 and recorded December 3, 2018 in Deed Book 9851, Page 2044 Instrument Number 11641971.

UPI NO 16-2-248 8

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

VS

DEFENDANT: **Michael Knox & Rebekah Knox**

SALE ADDRESS: 915 Boundary Court, Coatesville, PA 19320

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

SALE NO. 24-6-172

Writ of Execution No. 2019-04955

DEBT \$178,098.85

All that certain piece or parcel or Tract of land situate in the Township of Valley, Chester County, Pennsylvania, and being known as 1451 Valley Road, Coatesville, Pennsylvania 19320.

Tax Parcel # 38-5-6.1B

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

VS

DEFENDANT: **Lisa M. Collins a/k/a Lisa Monique Collins**

SALE ADDRESS: 1451 Valley Road, Coatesville, PA 19320

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

SALE NO. 24-3-85

Writ of Execution No. 2019-10682

DEBT \$282,472.75

All that certain piece or parcel or Tract of land situate in the Borough of West Grove, Chester County, Pennsylvania, and being known as 115 Guernsey Road, West Grove, Pennsylvania 19390.

TAX PARCEL NUMBER: 5-3-28

PLAINTIFF: Longbridge Financial, LLC

VS

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

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

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