



# Chester County Law Reporter

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# Chester County Law Reporter

(USPS 102-900)

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

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**Commonwealth v. McIntyre**

Post-sentence motion – Habeas corpus – Second amendment – Constructive possession – Weight of the evidence – Jury instructions

1. The rights addressed and discussed by the United States Supreme Court in *New York State Rifle and Pistol Association v. Bruen* relate to issues of firearm registration and a recognition of the right of ordinary, law-abiding citizens to possess and carry handguns, in that case, for self-defense.
2. There is an irrefutable historical truth that the framers and adopters of the Second Amendment were, on the whole, supporters of regulated liberty.
3. Many early gun laws addressed the issue within this appeal, preventing felons, foreigners, or other dangerous persons from owning firearms.
4. Gun laws regulating who may own and carry are as old, if not older, than this country.
5. The standard applied in reviewing a challenge to the sufficiency of the evidence is whether reviewing all the evidence admitted at trial in the light most favorable to the verdict winner, there was sufficient evidence to enable the fact-finder to find every element of the crime beyond a reasonable doubt.
6. Upon review, a court is to refrain from weighing the evidence and substituting its judgment for the fact-finder.
7. Any doubts regarding a defendant's guilt may be resolved by the fact-finder unless the evidence is so weak and inconclusive that as a matter of law no probability of fact may be drawn from the combined circumstances.
8. The fact-finder is free to believe all, part or none of the evidence.
9. Constructive possession is a legal fiction, a pragmatic construct to deal with the realities of criminal law enforcement.
10. Constructive possession is an inference arising from a set of facts that possession of the contraband was more likely than not. It is also defined as conscious dominion or the power to control the contraband and the intent to exercise that control.
11. Constructive possession may be established by the totality of the circumstances.
12. Where another person has equal access to the area where illegal contraband is found, a defendant cannot be said to have either the power to control or the intent to control such contraband *per se*. However, Pennsylvania courts have also recognized that location in a public place does not necessarily mean equal access.
13. It is not within the court's purview to substitute its credibility for that of the jury.
14. Pennsylvania law is clear that a new trial need not be granted because of a mere conflict in the testimony or because the judge on the same facts would have arrived at a different conclusion. A new trial is warranted only when the verdict is so contrary to the evidence that it shocks one's sense of justice and the award of a new trial is imperative so that right may be given another opportunity to prevail.

15. The lawyers are not witnesses and what they say is not evidence in the case. Their opening statements, arguments, questions, comments, and closing arguments are not evidence.
16. Evidence is relevant if (a) it has any tendency to make a fact more or less probable than it would be without the evidence; and (b) the fact is of consequence in determining the action.
17. The standard of review when considering the denial of jury instructions is one of deference - an appellate court will reverse a court's decision only when it abused its discretion or committed an error of law.
18. The appellate court's function, in reviewing a claim regarding the refusal of a court to give a specific jury instruction, is to determine whether the record supports the trial court's decision.
19. The law is clear that a trial court is bound to charge only on that law for which there is some factual support in the record.
20. To possess a firearm, a person must have the intent to control and the power to control the firearm.
21. Unlawful possession of a firearm is a continuing offense, and thus, one's possession of the firearm may have been justified for part, but not all of the time a defendant exhibited control over the weapon.
22. Possession is ongoing conduct, not a temporally limited act. As long as one is in unlawful possession of a firearm, one is committing an offense.
23. This Court requested affirmance of its sentence and denial of Defendant's Post-Sentence Motion.

P.McK.

C.C.P. Chester County, Criminal Action, No. 2525-2020; Commonwealth of Pennsylvania v. Jonathan A. McIntyre

Gerald P. Morano for the Commonwealth

Brian L. McCarthy for the Defendant

Sommer, J., March 28, 2023:-

**[Editor's Note: Appealed to the Superior Court on February 1, 2023 at No. 354 EDA 2023]**

[71 Ches. Co. Rep. **Commonwealth v. McIntyre**

COMMONWEALTH OF PENNSYLVANIA	⋮	IN THE COURT OF COMMON PLEAS
VS.	⋮	CHESTER COUNTY, PENNSYLVANIA
JONATHAN A. McINTYRE	⋮	NO. 2525-2020
	⋮	CRIMINAL ACTION

**OPINION PURSUANT TO Pa.R.A.P. 1925(a)**

I. PROCEDURAL SETTING

On July 14, 2022, a jury found Appellant Jonathan A. McIntyre guilty of the offense of Possession of a Firearm by a Prohibited Person, 18 Pa.C.S.A. §6105(a)(1). The offense is considered a felony of the first degree. He was sentenced on December 14, 2022 and filed a Post-Sentence Motion on December 28, 2022, and a Supplemental Post-Trial Motion on January 3, 2023, which the court denied on January 24, 2023.

Appellant filed his Notice of Appeal on February 1, 2023, and this court issued an Order on February 3, 2023 directing him to file a Concise Statement of Matters Complained Of on Appeal. Appellant filed his Concise Statement on February 23, 2023.

II. FACTS

The facts as presented at trial were as follows. Appellant was a person not to possess a firearm under Pennsylvania law based upon a lengthy criminal history. At the time of the offense, he was living with family in Malvern, Pennsylvania following his release from prison. On the day in question, he found a handgun at the house. Appellant testified at trial that he knew he was not permitted to possess the firearm. Appellant nonetheless made the decision to take the weapon from the location where he found it and carry it through the Borough of Malvern to an area approximately a half-mile away, behind the local fire department. It was there that Appellant buried the firearm. Only after family members contacted the police to report the missing weapon did Appellant ultimately lead anyone to the location of the hidden weapon.

III. ISSUES

- A. Whether the court properly denied Appellant's post-sentence motion?
- B. Whether the court properly denied Appellant's *habeas corpus* petitions by Orders dated June 23, 2021 and April 1, 2022?

- C. Whether any alleged trial errors, alone or in the aggregate, violated Appellant's due process rights?

#### IV. HOLDINGS

- A. Yes, the court properly denied Appellant's post-sentence motion.
- B. Yes, the court properly denied Appellant's *habeas corpus* petitions by its Orders of June 23, 2021 and April 1, 2022.
- C. No, Appellant's due process rights were not violated during his jury trial.

#### V. RATIONALE

1. *The Trial Court Properly Denied Appellant's Post-Sentence Motion – Alleged Error Nos. 1, 4-6.*

- a. The Constitutionality of Appellant's Conviction – Alleged Error No. 1

In his Supplemental Post-Sentence Motion, Appellant argued that his conviction for the charge of Possession of a Firearm by a Prohibited Person was unconstitutional because of the recent decision by the U.S. Supreme Court in *New York State Rifle and Pistol Association v. Bruen*, 142 S.Ct. 2111 (2022). According to Appellant, the *Bruen* decision invalidates or questions criminal laws pertaining to gun possession such as the one for which Appellant was convicted. Appellant argued that *Bruen* “clearly and without question, required that any government law restricting gun possession and gun ownership have a basis in 19th century American history.” (Supp. Mot., at ¶6). Although Appellant acknowledged that *Bruen* addressed the application process for firearm licenses, he argued its broad holding “has been applied by subsequent federal courts to invalidate or question criminal laws pertaining to gun possession.” (*Id.*, at ¶7). Appellant also argued that the legality of criminal firearms convictions is in “serious question” following *Bruen* and until that question is resolved, his conviction was unconstitutional and must be dismissed.

In considering the cases cited by Appellant in support of his argument, as well as the considerations of other jurisdictions, the trial court concluded that there was an important distinction between the Supreme Court's holding in *Bruen* and the facts before it. As other courts analyzing *Bruen* had recognized, the trial court noted that the rights addressed and discussed by the Supreme Court related to issues of firearm registration and a recognition of the right of “ordinary, law-abiding citizens” to possess and carry handguns, in that case for self-defense. See *Bruen*, 142 S.Ct at 2122. The trial court gave due consideration to the Supreme Court's chosen “law-

abiding” language utilized throughout *Bruen*. These were not the issues before the trial court. Appellant, by way of contrast, was a repeat felony offender with a resulting Offense Gravity Score of 10. Thus, the trial court properly concluded that the decision issued in *Bruen* did not, at this time, mandate dismissal of Appellant’s conviction.

However, if the trial court were to look at laws restricting gun ownership in 18th century American history, it would find a plethora of support for gun ownership restrictions. Making such an argument without actually researching the issue serves as a classic illustration of the Dunning-Kruger effect.

There is an irrefutable historical truth that the framers and adopters of the Second Amendment were, on the whole, supporters of regulated liberty. The purpose of the Constitution itself was to rescue the floundering nation from the weak government and ineffectiveness under the Articles of Confederation. Let us focus for a moment on the issue before us which is a combination of registration and public carry. All of the colonies (pre-Constitution), with the exception of Pennsylvania, enrolled local free men in a state militia. Pennsylvania did not do so because of the influence of the Quakers and their well-documented pacifist beliefs. Each of the colonies, and later the new states, kept precise track of all weapons owned by each man and their readiness for use. In fact, colonial and early state governments enacted over 600 laws pertaining to militia regulations, weapons required and their activities. Kevin M. Sweeney, *Firearms, Militias, and the Second Amendment*, in *THE SECOND AMENDMENT ON TRIAL: CRITICAL ESSAYS ON DISTRICT OF COLOMBIA V. HELLER* (2013), 310-311, n. 8. (Saul Cornell & Nathan Kozuskanich eds. 2013).

In the years 1607 through 1867, nineteen states enacted over thirty-six carry restrictions. In the years between 1607 and 1790, seven of the original thirteen states enacted laws prohibiting felons from possessing a weapon. See *Firearms and Weapons Legislation up to the Early Twentieth Century*, Frassetto, Mark Anthony (January 15, 2013).

Many early gun laws addressed the issue within this appeal, preventing felons, foreigners, or other dangerous persons from owning firearms. See Robert J. Spitzer, *Gun Law History in the United States and Second Amendment Rights*, 80:55 *Duke University Law Review* 72 (citing 1723 Conn. Pub. Acts 292; Act of Mar. 31, 1639 *Laws and Ordinances of New Netherlands* (New Jersey); 1645 N.Y. Laws 47; Pennsylvania Act of Oct. 22, 1763). Gun laws regulating who may own and carry are as old, if not older, than this country. For Appellant to argue that *Bruen* is a return to the past and the intent of the framers, it is in error and unsupported by the historical legal research.

b. Legal Sufficiency of the Evidence - Alleged Error No. 4

Appellant also argued that the evidence adduced at trial was legally insufficient to support a verdict of guilty. The standard applied in reviewing a challenge to the

sufficiency of the evidence is whether reviewing all the evidence admitted at trial in the light most favorable to the verdict winner, there was sufficient evidence to enable the fact-finder to find every element of the crime beyond a reasonable doubt. *Commonwealth v. Fears*, 575 Pa. 281, 836 A.2d 52 (2003). Upon review, however, a court is to refrain from weighing the evidence and substituting its judgment for the fact-finder. *Commonwealth v. Valentine*, 101 A.3d 801, 805 (Pa. Super. 2014). “Any doubts regarding a defendant's guilt may be resolved by the fact-finder unless the evidence is so weak and inconclusive that as a matter of law no probability of fact may be drawn from the combined circumstances.” *Id.* Importantly, the fact-finder is free to believe all, part or none of the evidence. *Commonwealth v. Devine*, 26 A.3d 1139, 1145 (Pa. Super. 2011). Viewing the evidence in the light most favorable to the Commonwealth as verdict winner, the trial court concluded that the evidence was sufficient to establish the elements of the crime charged.

In his Post-Sentence Motion, Appellant argued that the Commonwealth had failed to demonstrate through the evidence that Appellant had possessed, constructively or otherwise, the handgun. Appellant argues that the evidence demonstrated that he intended to relinquish control of the firearm, not to possess it. Appellant argued that the evidence did not demonstrate that he had “conscious dominion” over the firearm. The jury and the trial court post-verdict properly found otherwise based upon the facts elicited at trial.

As the Court summarized in *Commonwealth v. Hopkins*, “[c]onstructive possession is a legal fiction, a pragmatic construct to deal with the realities of criminal law enforcement. Constructive possession is an inference arising from a set of facts that possession of the contraband was more likely than not.” 67 A.3d 817, 820 (Pa. Super. 2013)(citing *Commonwealth v. Brown*, 48 A.3d 426, 430 (Pa. Super. 2012). It is also defined as “conscious dominion” or “the power to control the contraband and the intent to exercise that control.” *Id.*

Constructive possession may be established by the totality of the circumstances. *Commonwealth v. Brown*, 48 A.3d 426, 430 (Pa. Super. 2012). Such was the case here. Appellant testified at trial that despite contacting at least one person about being in possession of a prohibited firearm, he did not immediately relinquish control of the firearm to that person. Nor did he relinquish control to any other responsible party. He did not immediately call the police. He did not simply leave the weapon in the drawer where he allegedly happened upon it. Rather, he absconded with the firearm. He walked away with it, traveled some distance in public, and ultimately hid the weapon, burying the weapon in an area known only to him. As a result of his actions, he was the only person with access to the weapon. He was the only one with the necessary power or intent to control the hidden weapon.

Appellant directed the trial court post-trial to consider the decisions of those Pennsylvania courts which have concluded that where another person has equal access to the area where illegal contraband is found, a defendant cannot be said to have either the power to control or the intent to control such contraband *per se*. However, Pennsylvania courts have also recognized that location in a public place



does not necessarily mean “equal access.” See e.g. *Commonwealth v. Smith*, 258 Pa. Super. 148, 392 A.2d 727 (1978). And, while “equal access” may not establish control *per se*, it was the totality of the circumstances in this case which led the jury to conclude that the Commonwealth had established its burden at trial.

Finally, the trial court did not err in finding Appellant’s reliance on the decision in *Commonwealth v. Heidler*, 741 A.2d 213 (Pa. Super. 1999) to be misplaced. In *Heidler*, the Superior Court concluded that the Commonwealth’s evidence failed to demonstrate that appellant had the power or intent to control a gun on school property that he handed to his girlfriend before they entered the property. *Id.* at 216. Rather, the Superior Court concluded that appellant intended to relinquish control of the gun when he handed it to his girlfriend. *Id.*

Here, unlike in *Heidler*, no one other than the accused had equal access to or control of the firearm in this case. Appellant did not relinquish the weapon to a friend or family member. Nor did he even leave it where he found it. Rather, he testified that took the firearm from its location and carried it away to a location only known to him and hid it. As a result, he was the only person that had access to the weapon. He was the only one with the necessary power or intent to control the hidden weapon.

Finally, Appellant took the stand and testified at the trial. Thus, the jury, as fact-finders, could themselves judge the credibility of Appellant’s contentions that he had no intention of possessing the weapon and intended to relinquish the same. It is not within the court’s purview to substitute its credibility for that of the jury.

The trial court finds no error in its rejection of Appellant’s legal sufficiency argument.

c. Weight of the Evidence – Alleged Error No. 5

Appellant also argued that the jury’s verdict was against the weight of the evidence and shocked the conscience. Pennsylvania law is clear that a new trial need not be granted because of a mere conflict in the testimony or because the judge on the same facts would have arrived at a different conclusion. A new trial is warranted only when “the verdict is so contrary to the evidence that it shocks one’s sense of justice and the award of a new trial is imperative so that right may be given another opportunity to prevail.” *Commonwealth v. Smith*, 181 A.3d 1168, 1186-87 (Pa. Super. 2018)(citations omitted). The jury as the finder of fact is free to believe all, none, or some of the evidence and to determine the credibility of witnesses. *Commonwealth v. Delmonico*, 251 A.3d 829, 837 (Pa. Super. 2021). It is the exclusive province of the jury to resolve contradictory testimony and assess credibility. *Id.*

Appellant testified at trial and the jury was able to consider his testimony and the credibility thereof. He testified that he did not relinquish the weapon to anyone. He offered his explanation for why he acted as he did, but the jury could have reasonably concluded, beyond a reasonable doubt, that Appellant intended to exercise control over the handgun he hid.

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corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

**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**

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

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

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

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

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

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

**CHANGE OF NAME NOTICE****IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA****CIVIL ACTION****LAW NO. 2023-03133-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Mary Grace Koenig was filed in the above-named court and will be heard on Monday, August 7, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, May 5, 2023

Name to be changed from: Mary Grace Koenig to: Blue Ronan Koenig

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**

NOTICE IS HEREBY GIVEN THAT the Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: Arters Re-Cycling, LLC and the Certificate of Organization was filed on May 30, 2023.

The purpose or purposes for which it was organized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which the

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

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

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

**JOHNSON**, Judith Kay, a/k/a Judith K. Johnson, late of East Pikeland Township. Cheryl J. Bieler, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St. P.O. Box 565 West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St. P.O. Box 565 West Chester, PA 19381-0565, atty.

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

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

**McGUINN**, Helene P., late of East Goshen Township. Helen M. Susanin, care of LOUIS N. TETI, Esquire, 17 W. Miner St. Box 660 West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St. Box 660 West Chester, PA 19381-0660, atty.

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

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

**PETERSEN**, Doris C., late of Penn Township. Bradford W. Petersen, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348,

Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

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

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

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

**STAINBACK**, Aida D., late of Oxford Borough. Eugene J. DiFilippo, care of ANITA M. D'AMICO, Esquire, 65 S. Third St. Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law P.C., 65 S. Third St. Oxford, PA 19363, atty.

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

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

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

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

**WALTON**, Audrey A., late of Warwick Township. Joyce A. Dawson, care of DAVID A. MEGAY, Es-

quire, 41 E. High St. Pottstown, PA 19464, Executrix. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St. Pottstown, PA 19464, atty.

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

## 2nd Publication

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

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

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

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

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

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

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

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

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

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

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

**HOADLEY**, Charles Edward, late of Kennett Township. Samuel Hoadley, care of JESSICA L. WILSON, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executor. JESSICA L. WILSON, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan, P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

**HOOVER**, Jean E., late of West Brandywine Township. Peter K. Hoover, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

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

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

**MARX**, David L., late of Chester County. John

A. Novello, care of JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, Administrator. JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

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

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

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

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

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

**SCHUTSKY**, Valerie Kathleen Mae, late of Atglen Borough. Susan Valerie Schutsky, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith Attorney at Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

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

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

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

**STEINER**, Dorothy Lynn, a/k/a Lynn Steiner, late

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

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

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

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

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

**YANKO**, Richard Joseph, late of East Goshen Township. Paige Hill, care of LISA A. SHEARMAN, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Executrix. LISA A. SHEARMAN, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, atty.

### 3rd Publication

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

**BRYNILDSEN**, Robert H., a/k/a Robert Brynildsen, late of West Grove Borough. Robert Stephen Brynildsen, P.O. Box 243, Emmaus, PA 18049, Executor. JOHN M. ASHCRAFT, III, Esquire, 20 North 5th Street, Suite #1, Emmaus, PA 18049, atty.

**BURNETT, SR.**, Michael, a/k/a Michael R. Burnett, Sr., late of East Pikeland Township. Michelle Field, 34 Henredon Dr., Phoenixville, PA 19460, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.



**CARPENTER**, Jason T., late of Landenberg. Rosemarie M. Carpenter, 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.

**CARROLL**, Mary Jane, late of Oxford Borough. Christine Graff, 209 Wills Farm Rd., Lincoln University, PA 19352, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**CATAVOLO**, George, late of Valley Township. Sarah Puglia, 505-110 Greenpark Close, Halifax, NS B3S OHS, Administratrix. JANET J. SATTERTH-WAITE, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

**CHICO**, Irene M., late of Phoenixville Borough. Anthony A. Chico, Jr. & Mary M. Chico, 208 Maplewood Dr., Phoenixville, PA 19460, Executors.

**DiGIACOMO**, Albert Louis, late of Schuylkill Township. Mary Anne Kurtz, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

**FERKO**, Theresa S., late of Phoenixville Borough. Cynthia A. Chicchi, 138 Merion Dr., Limerick, PA 19468 and Edward P. Ferko, Jr., 9904 King George Ln., Waxhaw, NC 28173, Executors. JAMES R. FREEMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**FRELIGH**, James, late of Coatesville. Heather Freligh, 9 Helen Street, Parkesburg, PA 19365, Administratrix. FRANCIS C. MILLER, Esquire, Miller Law Office, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

**GERHARD**, Robert Bruce, late of East Vincent Township. D. McIntyre, 2102 Kimberton Rd, Box 14, Kimberton, PA 19442, Administrator.

**HEALY**, Carol Ann, late of East Bradford Township. Maureen L. Tobin, 752 McCardle Drive, West Chester, PA 19380, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**HENNESSY**, Michael K., late of West Chester. Sean Hennessy, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Administrator. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

**JORDAN**, Charles Richard, a/k/a Charles R. Jordan, late of East Bradford Township. Norma Jeanne Jordan, 409 Trio Ln., West Chester, PA 19382 and Charles Bradford Jordan, 116 Sapphire Ave., Newport Beach, CA 92662, Executors. MICHAEL V. NASEEF, Esquire, Lyons Dougherty, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

**KING**, John E., late of Lower Oxford Township. Daniel B. King & John E. King, Jr., care of ASHLEY GLICK, Esquire, 131 W. Main Street, New Holland, PA 17557, Executors. SAMUEL GOODLEY, III, Esq., Sam Goodley Law, LLC, & ASHLEY GLICK, Esq., Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**KIRK**, Kathryn A., late of Tredyffrin Township. Kristen Kirk Mayock, 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.

**LEBANO**, Jon F., late of West Chester. Heather Lebano, 1704 Bow Tree Drive, West Chester, PA 19380, Executrix. JOSEPH J. BALDASSARI, Esquire, Furey & Baldassari, P.C., 1043 S. Park Avenue, Audubon, PA 19403, atty.

**MARTIN**, Ruth May, late of Honey Brook Township. June E. Gavett, 1088 Conn Drive, Evans, GA 30809, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**MARTIN**, David B., late of Honey Brook Township. June E. Gavett, 1088 Conn Drive, Evans, GA 30809, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**McMULLEN**, Joyce A., a/k/a Joyce Ann McMullen, late of West Nottingham Township. Edwin L. McMullen, Jr., care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. SAMUEL GOODLEY, III, Esq., Sam Goodley Law, LLC & PATRICK A. DEIBLER, Esq., Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**MORELL**, Carolyn M., late of Pennsbury Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**MORGAN**, Lewis B., late of West Whiteland Township. Jennifer L. Morgan, care of KATHRYN

A. MELONI, Esquire, 117-119 N. Olive St., Second Floor, Media, PA 19063, Executrix. KATHRYN A. MELONI, Esquire, Law Office of Kathryn A. Meloni, P.C., 117-119 N. Olive St., Second Floor, Media, PA 19063, atty.

**PANNELLA**, Diane Boettger, a/k/a Diane E. Pannella, late of Phoenixville Borough. Robert M. Pannella, care of ELIZABETH R. HOWARD, Esquire, P.O. Box 507, 301 Gay Street, Phoenixville, PA 19460, Executor. ELIZABETH R. HOWARD, Esquire, P.O. Box 507, 301 Gay Street, Phoenixville, PA 19460, atty.

**ROBINSON**, Christie, a/k/a Christie J. Robinson, late of West Whiteland Township. Alan H. Robinson, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**ROSELL**, Christine Mary, late of Chadds Ford. Paul M Price, 8 Twin Turns Lane, Chadds Ford, PA 19317, Executor.

**ROSEN**, Marvin, late of West Vincent Township. Joyce Rosen, care of WILLIAM P. LINCKE, Esquire, 230 North Monroe Street, Media, PA 19063, Executor. WILLIAM P. LINCKE, Esquire, 230 North Monroe Street, Media, PA 19063, atty.

**SCHMIDT**, Joseph, late of Uwchlan Township. Elizabeth W. Schmidt, 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.

**SCOTT**, Virginia G., late of Paoli. Nicole Christina Mastrocola, care of ROBERT M. DiORIO, Esquire, 21 West Front Street, Media, PA 19063, Executrix. ROBERT M. DiORIO, Esquire, DiOrío & Sereni, LLP, 21 West Front Street, Media, PA 19063, atty.

**SNADER**, Vivian L., late of East Goshen Township. Sharon K. Moore, 722 State Street, Lancaster, PA 17603 & Thomas D. Snader, 704 Sycamore Drive, West Chester, PA 19380, Executor. GRACE C. NGUYEN BOND, Esquire, Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603, atty.

**STEVENS**, Elizabeth Clendenning, a/k/a Elizabeth C. Stevens, late of Tredyffrin Township. John M. Stevens, care of GEORGE M. DEMPSTER, Esquire, Five Neshaminy Interplex, Suite 315, Trevoese, PA 19053, Executor. GEORGE M. DEMPSTER, Esquire, Fenningham, Dempster & Coval LLP, Five Neshaminy Interplex, Suite 315, Trevoese, PA 19053,

atty.

**STOLTZFUS**, Sylvia R., late of Lower Oxford Township. Israel S. Smoker & Jonas L. Stoltzfus, care of ASHLEY GLICK, Esquire, 131 W. Main Street, New Holland, PA 17557, Executors. SAMUEL GOODLEY, III, Esq., Sam Goodley Law, LLC, & ASHLEY GLICK, Esq., Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**TROYAN**, Susan, late of Londonderry Township. Ira D. Binder, 227 Cullen Rd., Oxford, AP 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

**WALLACE**, Charles Ray, a/k/a Charles R. Wallace, late of Londonderry Township. Deborah Genaro, 165 Crestview Dr., Kennett Square, PA 19348, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**WOOLLEY**, Suzanne E., late of Charlestown Township. William F. Bayne, 4134 Hollow Rd., Phoenixville, PA 19460, Executor. JAMES R. FREEMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**WROBLEWSKI**, Majorie Rae, a/k/a Majorie R. Wroblewski, Majorie Wroblewski, late of Birmingham Township. Karen Wroblewski Yalisove, care of JOHN A. BELLENZENI, Esquire, 20 West Front Street, Media, PA 19063, Executrix. JOHN A. BELLENZENI, Esquire, 20 West Front Street, Media, PA 19063, atty.

**ZINN**, Ann M., late of Honey Brook Township. Patti Jo Echoff, 2 Pond Circle, Pepperell, MA 01463, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.



**FICTITIOUS NAME**

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

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 10, 2023, for ILIAN with a principal place of business located at 260 Schuylkill Rd 1028, Phoenixville, PA 19460 in Chester County. The individual interested in this business is Tatiana Flores, also located at 260 Schuylkill Rd 1028, Phoenixville, PA 19460. This is filed in compliance with 54 Pa.C.S. 311.

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 9, 2023, for Sir Cleanz a Lot with a principal place of business located at 503 N Walnut St, West Chester, PA 19380 in Chester County. The individual interested in this business is John McDonald, also located at 503 N Walnut St, West Chester, PA 19380. This is filed in compliance with 54 Pa.C.S. 311.

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 4, 2023, for S Beauty Studio with a principal place of business located at 2332 Baltimore Pike, Oxford, PA 19363 in Chester County. The individual interested in this business is Selena Hernandez, also located at 2332 Baltimore Pike, Oxford, PA 19363. This is filed in compliance with 54 Pa.C.S. 311.

**RBNSN Farms**, with its principal place of business at 201 St. Albans Court, Chester Springs, PA 19425. The application has been (or will be) filed on: Wednesday, June 14, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Mark C Robinson, 201 St. Albans Court, Chester Springs, PA 19425.

**New Blooms Greenhouse**, with its principal place of business at 3360 Strasburg Road, Parkesburg, PA 19365. The application has been (or will be) filed on: Wednesday, June 7, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Newswanger Farm LLC, 3360 Strasburg Road, Parkesburg, PA 19365.

**NOTICE**

LOGS LEGAL GROUP LLP  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

ELIZABETH L. WASSALL, PA I.D. NO. 77788  
LESLIE J. RASE, PA I.D. NO. 58365  
SAMANTHA GABLE, PA I.D. NO. 320695  
HEATHER RILOFF, PA I.D. NO. 309906  
KEVIN T. TONCZYCZYN, PA I.D. NO. 332616  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
E-MAIL: PAHELP@LOGS.COM  
LLG FILE NO. 21-066412  
Reverse Mortgage Funding LLC  
PLAINTIFF

VS.  
Nicholas R. Carbonetta, Known Heir of Nicholas G. Carbonetta, deceased; Joseph J. Caronetta, Known Heir of Nicholas G. Carbonetta, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Nicholas G. Garbonetta, deceased; and Dawn M. Patterson, known heir of Nicholas G. Carbonetta, deceased

DEFENDANTS COURT OF COMMON PLEAS  
CIVIL DIVISION  
CHESTER COUNTY  
NO: 2021-08101-RC

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Nicholas G. Garbonetta, deceased: TAKE NOTICE THAT THE Plaintiff, Reverse Mortgage Funding LLC has filed an amended action Mortgage Foreclosure, as captioned above.

NOTICE  
IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COUT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE

RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Chester County Lawyer Referral Service  
Chester County Bar Assn.  
15 W. Gay Street, 2nd Floor  
West Chester, PA 19380

file your defenses or objections in writing with the court within twenty days of this publication. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Chester County Bar Association, Lawyer Referral Service, 15 West Gay Street, West Chester, PA 19380. Weber Gallagher, Attorney for Plaintiff, 2000 Market Street, 13th Floor, Philadelphia, PA 19103, (267) 295-3364.

**NOTICE**

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY; No. 2022-09928-RC. Wilmington Savings Fund Society, Plaintiff vs. Timothy Tansey, possible heir of Charles M. Tansey, Deceased and Dolores D. Tansey, Deceased, Charlotte Wisneski, possible heir of Charles M. Tansey, Deceased and Dolores D. Tansey, Deceased, and Charles M. Tansey, individually and all unknown heirs, successors and assigns and all persons, firms, or associations claiming right, title or interest from or under Charles M. Tansey, Deceased and Dolores D. Tansey, individually and all unknown heirs, successors and assigns and all persons, firms, or associations claiming right, title or interest from or under Dolores D. Tansey, Deceased, Defendants.

Notice of Action in Mortgage Foreclosure TO: Timothy Tansey, possible heir of Charles M. Tansey, Deceased and Dolores D. Tansey, Deceased, Charles M. Tansey, individually and all unknown heirs, successors and assigns and all persons, firms, or associations claiming right, title or interest from or under Charles M. Tansey, Deceased and Dolores D. Tansey, individually and all unknown heirs, successors and assigns and all persons, firms, or associations claiming right, title or interest from or under Dolores D. Tansey, Deceased  
Premises subject to foreclosure: 421 Concord Avenue, Exton, PA 19341.

NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and

**NOTICE**

Pursuant to Pa.R.J.A. No. 1901, the court of common pleas intends to terminate certain cases at the magisterial district court level without further notice because the docket shows no activity for at least two years. You may stop the court from terminating the case by filing a Statement of Intention to Proceed with: Clerk of Courts, 201 W Market Street, Suite 1400, West Chester PA, 19380 within thirty (30) days of the date of this publication. IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED THE CASE WILL BE TERMINATED.

The list of cases and parties as well as the form notice of intention to proceed may be obtained through the link [[https://www.chesco.org/4985/Inactive-Case-Search\\_](https://www.chesco.org/4985/Inactive-Case-Search_) or at the Clerks of Courts Office at the above address.

**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, July 20th, 2023 at 11AM.**

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

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

**FREDDA L. MADDOX, SHERIFF****1st Publication of 3****SALE NO. 23-7-195****Writ of Execution No. 2018-08777****DEBT \$1,351.16**

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

TAX PARCEL NO. 16-4-242

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Victoria L. Stonewell**

SALE ADDRESS: 107 Country Run Drive,

Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****SALE NO. 23-7-196****Writ of Execution No. 2018-08770****DEBT \$1,349.48**

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

TAX PARCEL NO. 16-10-224

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Monique H. Rooks**

SALE ADDRESS: 311 Community Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300****SALE NO. 23-7-198****Writ of Execution No. 2021-00769****DEBT \$1,908.01**

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

TAX PARCEL NO. 50-SD-29

PLAINTIFF: West Bradford Township

VS

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

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

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

**SALE NO. 23-7-199**

**Writ of Execution No. 2020-06786**

**DEBT \$1,838.68**

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

TAX PARCEL NO. 29-7L-82.9

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Erica M. Eastep**

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

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

**SALE NO. 23-7-201**

**Writ of Execution No. 2022-10183**

**DEBT \$88,849.49**

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

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

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

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

BEING Lot No. 2 on said plan.

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

TAX PARCEL NO.: 59-11-122

IMPROVEMENTS thereon: a residential property

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

VS

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

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

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

**SALE NO. 23-7-202**

**Writ of Execution No. 2023-00214**

**DEBT \$93,836.59**

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

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

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

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

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

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

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

TAX PARCEL# 16-6-246

IMPROVEMENTS thereon: a residential property

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

VS

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

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

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

**SALE NO. 23-7-204**

**Writ of Execution No. 2021-08545**

**DEBT \$222,625.64**

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

Tax Parcel Number: 2104 00460000

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

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

VS

DEFENDANT: **Robert B. McConnell**

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

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

**SALE NO. 23-7-205**

**Writ of Execution No. 2022-09933**

**DEBT \$132,518.85**

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

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

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

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

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

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

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

UPI NUMBER 43-10B-0003

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **John W. Kennedy**

SALE ADDRESS: 650 Howellville Road, Berwyn, PA 19312

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

**SALE NO. 23-7-206**

**Writ of Execution No. 2022-01868**

**DEBT \$216,671.01**

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

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

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



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

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

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

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

Tax Parcel No.: 16-2-74

PLAINTIFF: Midfirst Bank

VS

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

SALE ADDRESS: 903 Poplar Street, Coatesville, PA 19320

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

**SALE NO. 23-7-207**

**Writ of Execution No. 2022-03518**

**DEBT \$217,631.97**

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

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

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

TAX PARCEL NO.: 47-4-493

PLAINTIFF: U.S. Bank National Association

VS

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

**SALE ADDRESS: 103 Crossing Boulevard, Coatesville, PA 19320**

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

**SALE NO. 23-7-208**

**Writ of Execution No. 2022-10078**

**DEBT \$3,029,057.86**

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

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

**TAX PARCEL NO. 53-4-107.3**

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

**VS**

**DEFENDANT: Inna V. Donovan & Greg E. Donovan**

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

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

**SALE NO. 23-7-210**

**Writ of Execution No. 2023-00524**

**DEBT \$236,659.61**

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

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

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

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

**TAX PARCEL NO.: 38-5F-239**



PLAINTIFF: EMM Loans LLC

VS

DEFENDANT: **Noah Sherriff & Julia Vinkavich**

SALE ADDRESS: 26 Newport Avenue,  
Coatesville, PA 19320

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

**SALE NO. 23-7-211**

**Writ of Execution No. 2019-09238**

**DEBT \$291,375.72**

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

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

Being Lot 147 on said Plan.

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

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

UPI 38-2-584

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

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

SALE ADDRESS: 730 Franklin Street,  
Coatesville, PA 19320

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

**SALE NO. 23-7-212**

**Writ of Execution No. 2019-05281**

**DEBT \$265,051.17**

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

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

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

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

BEING Lot No. 208 as shown on said plan.

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

Tax Parcel Number 39-4C-125

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

VS

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

SALE ADDRESS: 511 Municipal Drive, Thorndale, PA 19372

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

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

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

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

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

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

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

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

Charles S. Hendry, deceased.

TAX PARCEL# 50-09-0028

PLAINTIFF: Reverse Mortgage Funding LLC

VS

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

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

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

**SALE NO. 23-7-214**

**Writ of Execution No. 2022-09081**

**DEBT \$189,188.33**

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

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

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

BEING Lot No. 15.

CONTAINING 1.853 Acres.

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

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

TAX PARCEL# 32-01-0002.060

PLAINTIFF: Reverse Mortgage Funding LLC

VS

DEFENDANT: **Jean M. Darraugh**

SALE ADDRESS: 212 Leona Drive, Glenmoore, PA 19343

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

**SALE NO. 23-7-215**

**Writ of Execution No. 2015-06008**

**DEBT \$530,725.96**

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

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

Being Lot No. 17 as shown on said plan.

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

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

UPI # 66-2-1.24

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

VS

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

SALE ADDRESS: 530 Deer Pointe Road,

West Chester, PA 19382

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

**SALE NO. 23-7-217**

**Writ of Execution No. 2018-10467**

**DEBT \$201,785.13**

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

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

BEING Lot #95 on said Plan.

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

Tax Parcel 41-5-1294

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Clare M. Schumacher**

SALE ADDRESS: 1439 Aspen Court, West

Chester, PA 19380

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

**SALE NO. 23-7-218**

**Writ of Execution No. 2020-02535**

**DEBT \$264,578.96**

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

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

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

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

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

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

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

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

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

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

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



the place of Beginning.

Containing 6,750 square feet of land.

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

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

Containing 1,005 square feet of land.

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

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

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

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

Tax Parcel # 56-10A-29

PLAINTIFF: Reverse Mortgage Funding LLC

VS

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

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

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

**SALE NO. 23-7-219**

**Writ of Execution No. 2022-03808**

**DEBT \$118,586.86**

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

BEGINNING at a point on the north curb line of Stirling Street, 253 feet west of the intersection of the west curb line of Twelfth Avenue with the said curb line of Stirling Street; thence north 04 degrees 57 minutes west and passing through the center of the middle partition wall dividing the premises herein conveyed from the premises immediately adjoining on the west 168 feet to the south side of Juniper Street; thence by same north 85 degrees 03 minutes east 25 feet to a comer of land now or late of Albert M. Suckle and Dora, his wife; thence south 4 degrees 57 minutes east 168 feet to the north curb line of Stirling Avenue; thence

by same south 85 degrees 03 minutes west 25 feet to the place of beginning.

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

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

UPI #16-7-98

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

DEFENDANT: **Michael A. Brunson**

SALE ADDRESS: 1135 Stirling Street, Coatesville, PA 19320

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

**SALE NO. 23-7-220**

**Writ of Execution No. 2022-02975**

**DEBT \$155,439.17**

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

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

BEGINNING AT THE SOUTHEASTER-

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

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

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

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

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

TAX PARCEL# 14-07-0111

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **John Newby**

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

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

**SALE NO. 23-7-221**

**Writ of Execution No. 2015-01455**

**DEBT \$149,507.56**

PROPERTY SITUATE IN OF KENNETT TOWNSHIP

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

TAX PARCEL #62-02J-0003

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

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

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

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

**SALE NO. 23-7-222**

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

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

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



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

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

TAX PARCEL# 6905 00151600

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

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

SALE ADDRESS: 141 Granite Drive, Oxford, PA 19363

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

**SALE NO. 23-7-223**

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

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

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

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

CONTAINING 1.463 acres more or less.

BEING Lot No. 3 on the above mentioned Plan.

Tax Parcel No. 50-5-153.37.

PLAINTIFF: Citadel Federal Credit Union  
VS

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

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

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

**SALE NO. 23-7-225**

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

PROPERTY SITUATE IN BOROUGH OF SOUTH COATESVILLE

SOLD AS THE PROPERTY OF: ELAINE P. OLIPHANT

UPI # 09-03-0069

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MORTGAGE ASSETS

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

VS

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

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

**SALE NO. 23-7-226**

**Writ of Execution No. 2019-10534**

**DEBT \$134,174.05**

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

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

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

VS

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

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

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

**SALE NO. 23-7-227**

**Writ of Execution No. 2022-10227**

**DEBT \$365,943.34**

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

Tax Parcel No. 25-4-63.10

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

VS

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

SALE ADDRESS: 1685 Hollow Road, Birchrunville, PA 19421

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