



# Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 72

WEST CHESTER, PENNSYLVANIA, SEPTEMBER 05, 2024

No. 36

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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*

Owned and Published by  
**CHESTER COUNTY BAR ASSOCIATION**  
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Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCBA  
Periodicals Postage Paid at West Chester, Pennsylvania

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

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**Lipow v. Klein, et al.**

Arbitration provision – Civil Rule 126 - Unconscionable – Trial by jury – Waiver – Purpose of Civil Rule 206.7 - Arbitrator

1. Pa.R.Civ.P. 126 provides a court, at every stage of any action or proceeding, may disregard any error or defect of procedure which does not affect the substantial rights of the parties.
2. An agreement contained in a record to submit to arbitration any existing or subsequent controversy arising between the parties to the agreement is valid, enforceable and irrevocable except upon a ground that exists at law or in equity for the revocation of a contract.
3. In deciding whether an agreement to arbitrate exists, a court may consider any grounds that exist at law or in equity for the revocation of a contract, regardless of whether arising out of federal or state law or as a matter of public policy, that are applicable to other contracts, including fraud, duress, coercion, unconscionability or the imposition by a contract of adhesion of any requirement that unreasonably favors the party that imposed the provision.
4. When parties of equal bargaining power consent in an agreement to settle all future disputes as to its interpretation by utilizing common law arbitration, they are bound by that provision.
5. The arbitration provisions of an agreement are only unconscionable, and therefore avoidable, where there was a lack of meaningful choice in the acceptance of the challenged provision and the provision unreasonably favors the party asserting it.
6. Statutes encourage arbitration and with dockets crowded, or even congested, arbitration is favored by courts.
7. Where there is a contractual obligation to arbitrate, there is no violation of the parties' right to trial by jury.
8. The factors for determining whether a party has waived arbitration in favor of the judicial process are whether the party (a) failed to raise the issue of arbitration promptly, (b) engaged in discovery, (c) filed pretrial motions which do not raise the issue of arbitration, (d) waited for adverse rulings on pretrial motions before asserting arbitration, or (e) waited until the case is ready for trial before asserting arbitration.
9. A party having filed a motion for injunctive relief, and engaged in some limited discovery, standing alone, do not support a finding of waiver of arbitration.
10. Pa.R.Civ.P. 206.7 provides the procedure to be followed after issuance of a rule to show cause, to wit, if an answer is filed raising disputed issues of material fact, the petitioner may take depositions on those issues, or such other discovery as the court allows, within the time set forth in the order of the court. If the petitioner does not do so, the petition shall be decided on petition and answer and all averments of fact responsive to the petition and properly pleaded in the answer shall be deemed admitted for the purpose of this subdivision.

11. The purpose of Rule 206.7 is to address new and material issues of fact raised in response to a petition. The rule is not intended to provide a “gotcha” procedure to allow a respondent to prevail simply by denying the allegations of a petition or alleging irrelevancies having no bearing on the relief requested in the petition.
12. Where parties create a contractual relationship which includes a broad arbitration agreement, they intend to include within the scope of arbitration any dispute arising from the termination of that contractual relationship unless they clearly evidence a purpose to exclude such disputes.
13. If the parties to an agreement to arbitrate agree on a method for appointing an arbitrator, that method must be followed unless the method fails. If that effort fails, the court, on motion of a party to the arbitration proceeding, shall appoint the arbitrator.
14. The Agreement in question states any dispute under this agreement shall be resolved by arbitration. Thus, the Court Held Plaintiffs’ application for judicial relief to compel arbitration was granted.

R.E.M.

C.C.P. Chester County, Pennsylvania, Civil Action No. 2022-04233-MJ; Richard N. Lipow, Esq., and Ilene Cetlin Lipow v. Robert A. Klein, Mary Beth Klein and Rita C. Berkowitz, Individually and as Representative of the Estate of Gerald S. Berkowitz

Richard N. Lipow for the Plaintiffs

Adam G. Silverman for Robert A. Klein and Mary Beth Klein

Jason Edwards for Rita C. Berkowitz, Individually and as Representative of the Estate of Gerald S. Berkowitz

Verwey, J., May 10, 2024:-

[72 Ches. Co. Rep. **Lipow v. Klein, et al.**]RICHARD N. LIPOW, ESQ., and ILENE  
CETLIN LIPOW,

Plaintiffs

v.

ROBERT A KLEIN, MARY BETH KLEIN  
and RITA C. BERKOWITZ,  
Individually and as Representative of  
the ESTATE OF GERALD S. BERKOWITZ,  
Defendants

IN THE COURT OF COMMON PLEAS

CHESTER COUNTY, PENNSYLVANIA

NO. 2022-04233-MJ

CIVIL ACTION

**MEMORANDUM OPINION AND ORDER**

Respondents, Robert A. Klein and Mary Beth Klein, (the Kleins or the Klein Defendants), moved for, *inter alia*, reconsideration of the Order filed November 27, 2023, compelling arbitration and appointing an arbitrator. On December 27, 2023, the Court vacated its November 27, 2023, Order pending further review and order. A stay of all proceedings remained in place. Upon further consideration Petitioners' [Second] Amended Petition to Compel Common Law Arbitration (Amended Petition), the answers filed by the Klein Defendants and the Berkowitz Defendants, the various related filings, and after hearing, the Court orders the parties to arbitration.

**DISCUSSION**

There is no dispute that the parties entered into a shareholders' agreement regarding 629 Swedesford Corporation on October 6, 2005 (Agreement). The Agreement was admitted into evidence at a hearing held on May 1, 2024. The parties have also made reference to the document and incorporated it in their various filings. The Agreement addressed 629 Swedesford Corporation's (629 Corporation) ownership of 629 A and 629 B, Swedesford Corporate Center, Malvern, Chester County, Pennsylvania (Properties) together with the furnishings therein. Pursuant to the Agreement, it set forth the parties' entire agreement and was not to be construed against anyone as the drafter. The parties *also agreed to the binding effect* of the Agreement. Agreement at ¶ 16. The Agreement states, in paragraph 12, that "[a]ny dispute arising among the Shareholders of the Company or under this agreement shall be resolved by arbitration before a single qualified attorney licensed to practice law in the Commonwealth of Pennsylvania, knowledgeable of commercial transactions and matters, and acceptable to each of the Shareholders."

The Agreement predates and makes no reference to subchapter A of the Uniform Arbitration Act, 42 Pa.C.S. §§ 1701-7320. *See* Agreement at ¶ 12. Therefore, it is

“conclusively presumed to be an agreement to arbitrate pursuant to Subchapter B (relating to common law arbitration).” 42 Pa.C.S. § 7302(a). Pursuant to section 7342 of Subchapter B, certain provisions of the Subsection A.1, the Revised Statutory Arbitration Act, 42 Pa.C.S. §§ 1721.1-1721.30, are applicable to common law arbitration matters. In the present case, the relevant applicable provisions based on the procedural posture of this matter are sections 7321.6 (Application for judicial relief); 7321.7 (Validity of agreement to arbitrate); 7321.8 (Motion to compel or stay arbitration); and 7321.12(a) (Appointment of arbitrator).

The genesis of the present matter is the Lipow Plaintiffs’ application for judicial relief to compel arbitration. See 42 Pa.C.S. § 7321.6 (procedure for application for judicial relief). Although styled as a petition, the Court is treating the filing as a motion as permitted by Pa.R.Civ.P. See Pa.R.Civ.P. 126 (“The court at every stage of any such action or proceeding may disregard any error or defect of procedure which does not affect the substantial rights of the parties.”). Therefore, this matter is properly before the Court.

The law in Pennsylvania makes clear that “[a]n agreement contained in a record to submit to arbitration any existing or subsequent controversy arising between the parties to the agreement is valid, enforceable and irrevocable except upon a ground that exists at law or in equity for the revocation of a contract.” 42 Pa.C.S. § 7321.7(a). It is incumbent upon this Court to “decide whether an agreement to arbitrate exists or a controversy is subject to an agreement to arbitrate.” 42 Pa.C.S. § 7321.7(b). In so doing, this Court,

may consider any grounds that exist at law or in equity for the revocation of a contract, regardless of whether arising out of Federal or State law or as a matter of public policy, that are applicable to other contracts, including fraud, duress, coercion, unconscionability or the imposition by a contract of adhesion of any requirement that unreasonably favors the party that imposed the provision.

42 Pa.C.S. § 7321.7(e).

### 1. Validity of the Agreement.

There is no question that the Agreement is valid. A hearing was held on May 1, 2024, at which the parties made clear that they do not contest the validity of the Agreement and the parties have invoked its terms in support of their various positions. The parties voluntarily entered into a binding contract to arbitrate in lieu of litigation and where, as here,

parties of equal bargaining power consent in an agreement to settle all future disputes as to its interpretation by utilizing common law arbitration, they are bound by that provision, and the function of the courts is limited to enforcing this contractual provision according to

its terms as established by the parties. As former Justice Musmanno aptly noted in regard to the limited ability of parties to subsequently change the agreed upon terms and conditions under which such an arbitration is to be conducted: “[t]he person who offers carte blanche to another to enter the temple of arbitration may not later on impose restrictions as to the type of clothing the other person shall wear when he presents himself at the doors of the temple.”

*Fastuca v. L.W. Molnar & Associates*, 10 A.3d 1230, 1245 (Pa. 2011) (citations omitted) (concluding that arbitrator findings did not constitute and award authorizing trial court review, nor did the trial court have authority to terminate arbitration); *see also MBC Development, LP v. Miller*, 281 A.3d 332 (Pa.Super. 2022) (finding, *inter alia*, that parties to partnership agreement containing arbitration agreement were required to arbitrate).

However, the Klein Defendants have, at various times, argued that the terms of the Agreement regarding arbitration are unconscionable, will deny their constitutional right to a trial by jury, have been waived, and/or are subject to the “admissions” of the Lipow Plaintiffs based on their failure to engage in discovery. The Klein Defendants fail on each issue. The Court finds that the Agreement, and more specifically the arbitration provisions of ¶ 12, is valid and enforceable.

a. Unconscionability.

The Klein Defendants have argued that the time and other limitations regarding arbitration set forth in the Agreement are “unconscionable.” The Klein Defendants requested a hearing on the issue of unconscionability. However the Klein Defendants have never represented that they lacked meaningful choice in accepting the arbitration provision set forth in the Agreement, nor have they asserted that the arbitration provision of the Agreement unreasonably favors the party asserting it. The arbitration provisions of the Agreement are only “unconscionable, and therefore avoidable, where there was a lack of meaningful choice in the acceptance of the challenged provision and the provision unreasonably favors the party asserting it.” *Salley v. Option One Mortg. Corp.*, 925 A.2d 115, 119 (Pa. 2007) (concluding that exception from mandatory arbitration set forth in an agreement was not presumptively unconscionable).

There is no need to allow an evidentiary hearing in the present matter on the issue of unconscionability because the Klein Defendants have never represented that they lacked meaningful choice in accepting the arbitration provision set forth in the Agreement. There appears to be no dispute that they entered the Agreement voluntarily and were under no compulsion to sign. On this point alone, the claim of unconscionability fails. *Madrak v. Blink Fitness*, 307 A.3d 696 (Pa.Super. 2023) (finding that contract was not unconscionable where appellee was under no compulsion to sign agreement); *but c.f., Chilutti v. Uber Technologies, Inc.*, 300 A.3d 430 (Pa.Super. 2023) (finding that ride technology’s online use agreement failed to

give adequate notice of arbitration clause and plaintiffs did not indicate an intent to be bound thereby).

Moreover, the Klein Defendants have not asserted that the arbitration provision of the Agreement unreasonably favors the party asserting it. There is a significant distinction between viewing the arbitration provision as being unfair to them or unwelcomed, and unconscionability. The Klein Defendants fail to recognize that distinction and the Court declines to find the arbitration provisions of the Agreement to be unconscionable.

The arbitration procedure set forth in the Agreement must be adhered to because “[w]hen parties of equal bargaining power consent in an agreement to settle all future disputes as to its interpretation by utilizing common law arbitration, *they are bound by that provision*, and the function of the courts is limited to enforcing this contractual provision according to its terms as established by the parties.” *Fastuca v. L.W. Molnar & Associates*, 10 A.3d 1230, 1245 (Pa. 2011) (emphasis added).

b. Right to trial by jury.

Arbitration in this case will not deny the parties’ right to trial by jury. They have knowingly contracted to engage in arbitration and, as such, are bound by the terms of their Agreement. *See MBC Development, LP v. Miller*, 281 A.3d 332 (Pa.Super. 2022) (finding, *inter alia*, that parties to partnership agreement containing arbitration agreement were required to arbitrate). The Supreme Court of Pennsylvania has made clear that “(s)ettlement of disputes by arbitration (is) no longer deemed contrary to public policy. In fact, our statutes encourage arbitration and with our dockets crowded and, in some jurisdictions, congested, arbitration is favored by the courts.” *Waddell v. Shriber*, 348 A.2d 96, 99 (Pa. 1975) (finding that partners had contractual obligation to arbitrate disputes and stayed matter pending arbitration).

The voluntary nature of the Agreement weighs against any claim that arbitration in this matter would result in a violation of the parties’ right to trial by jury. Our Supreme Court has stated that,

[Pennsylvania Constitution] Article 1, Section 6 “does not require an absolutely unfettered right to trial by jury.” What is most important is that the right to a jury trial “must not be burdened by the imposition of onerous conditions, restrictions or regulations which would make the right practically unavailable.” Appellant relies on the reference in *Application of Smith* to “onerous” conditions and argues that the statutory damages cap places just such a condition and restriction on her right to a jury trial, making the right practically unavailable to her. But, this is simply not so.

*Zauflik v. Pennsbury School Dist.*, 104 A.3d 1096, 1132 (Pa. 2014) (finding that statutory cap on damages does not deny the right to trial by jury); but *c.f.*, *Chilutti v. Uber Technologies, Inc.*, 300 A.3d 430 (Pa.Super. 2023) (holding that, *inter alia*, court



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ordered arbitration must be reversed to allow trial by jury *in the absence of a valid agreement to arbitrate*).

c. Waiver.

The Klein Defendants have asserted in their various filings that the Lipow Plaintiffs have waived arbitration in this matter by, *inter alia*, filing a Motion for Injunctive Relief, Motion for Protective Order, Motion for Consolidation, and engaging in limited discovery. The factors for determining whether a party has waived arbitration in favor of the judicial process are “whether the party (1) fail[ed] to raise the issue of arbitration promptly, (2) engage[d] in discovery, (3) file[d] pretrial motions which do not raise the issue of arbitration, (4) wait[ed] for adverse rulings on pretrial motions before asserting arbitration, or (5) wait[ed] until the case is ready for trial before asserting arbitration.” *Mason-Dixon Resorts GP, LLC v. LeVan*, No. 2298 EDA 2020 \*2, 268 A.3d 416 (Pa.Super. 2021) (unpublished) (citations omitted).

The present matter was *initiated* by the Lipow Plaintiffs filing a Petition to Appoint Arbitrator, which was subsequently amended not once, but twice. The Court finds that there is no question that arbitration was raised promptly by the Lipow Plaintiffs, prior to the issuance of any adverse rulings on pretrial motions, nor was there a delay until the case was trial ready. Although the Lipow Plaintiffs filed a Motion for Injunctive Relief, and engaged in some limited discovery, these two factors, standing alone do not support a finding of waiver. The filing of motions alone is not a sufficient basis for this Court to find that the Lipow Plaintiffs have waived arbitration. *C.f., Kwalick v. Bosacco*, 478 A.2d 50, 51–52 (Pa.Super. 1984) (finding no waiver based on filing of a complaint and no resulting advantage or prejudice).

d. Pa.R.Civ.P. 206.7 “admissions.”

The Klein Defendants attempted to submit into evidence “facts” they believe to be deemed admitted based upon the Rule Order issued February 22, 2023. The Court denied their request that such “facts” be submitted into the record because the issue before the Court is a limited question of law and not a factual issue given the parties’ agreement that they have a valid contract requiring the arbitration of disputes which is set forth in the Agreement.

Pa.R.Civ.P. 206.7 (Rule 206.7) provides the procedure to be followed after issuance of a rule to show cause. In relevant part, Rule 206.7 provides:

If an answer is filed **raising disputed issues of material fact**, the petitioner may take depositions on those issues, or such other discovery as the court allows, within the time set forth in the order of the court. If the petitioner does not do so, the petition shall be decided on petition and answer and all averments of

fact responsive to the petition and properly pleaded in the answer shall be deemed admitted for the purpose of this subdivision.

Pa.R.Civ.P. 206.7(c) (emphasis added). The purpose of Rule 206.7 is to address *new* and *material* issues of fact raised in response to a petition. Rule 206.7 is not intended to provide a “gotcha” procedure to allow a respondent to prevail simply by denying the allegations of a petition or alleging irrelevancies having no bearing on the relief requested in the petition.

Applying the text of the rule, only averments of disputed material fact raised by respondents in their answer and responsive to the petition are deemed admitted when no discovery is taken by the petitioner. Rule 206.7 does not say that all denials of fact are accepted as true if the petitioner does not take discovery regarding the denials, but rather that “averments of fact **responsive** to the petition ... shall be deemed admitted.” Statements which are non-responsive to the petition, opinion, conclusions of law, and argument are not deemed admitted. Instantly, the Klein Defendants devote considerable time in their answer to the issue of a general release, which they say is the motivating factor in this dispute. According to the Klein Defendants, the Lipow Plaintiffs were motivated to commence this action because the Klein Defendants refused to provide a general release. The Klein Defendants maintain they are no longer shareholders of 629 Corporation because all parties reached an agreement memorialized by two letters in December 2021 to permit the Lipow Plaintiffs and Berkowitz Defendants to buy out their interest. The Klein Defendants maintain the Lipow Plaintiffs and Berkowitz Defendants refused to honor the agreement because their late demand for an additional term, the execution of a general release, was refused. Regardless of the truth of the Klein Defendants’ claims, the legal conclusion that the Agreement directs the parties to arbitration remains unchanged. Accordingly, under Rule 206.7 this “fact” is not admitted as it is not material to the issue put before the court by the Amended Petition, namely whether this matter should be ordered to arbitration. *See generally* 42 Pa.C.S. § 7321.7(b) (“the court shall proceed summarily to decide the issue ... if the court finds that there is an enforceable agreement to arbitrate, the court shall order the parties to arbitrate.”)

## 2. Scope of the arbitration provisions of the Agreement.

Generally, a court “shall decide whether an agreement to arbitrate exists or a controversy is subject to an agreement to arbitrate.” 42 Pa.C.S. § 7321.7(b). “[J]udicial inquiry is limited to the questions of whether an agreement to arbitrate was entered into and whether the dispute involved falls within the scope of the arbitration provision.” *Kardon v. Portare*, 353 A.2d 368, 369 (Pa. 1976) (setting forth parameters of review in arbitration matters and finding that jurisdiction to decide procedural matter would lie with arbitrator); *Santiago v. State Farm Ins. Co.*, 683 A.2d 1216, 1219 (Pa. Super. 1996) (setting forth parameters of review in arbitration matters and concluding that once the “court found the parties had an agreement to arbitrate, its task was complete and arbitration should have been ordered.”).

[72 Ches. Co. Rep. **Lipow v. Klein, et al.**

The scope of the arbitration clause to which the parties agreed to be bound is very broad in that it applies to “[a]ny dispute arising among the Shareholders of the Company or under this agreement.” Agreement at ¶ 12. This language is, essentially, unlimited in scope with regard to the partnership and real estate set forth in the Agreement. *Carvell v. Edward D. Jones & Co., L.P.*, 294 A.3d 1221, 1232 (Pa.Super. 2023) (finding that unlimited language of arbitration provision applied to any dispute between the parties concerning a contract); *Callan v. Oxford Land Dev., Inc.*, 858 A.2d 1229, 1232 (Pa.Super. 2004) (finding that “all contract disputes does mean all contract disputes” and including tort claims under broad language of arbitration clause). Where, as here, “parties create a contractual relationship which includes a broad arbitration agreement, they intend to include within the scope of arbitration any dispute arising from the termination of that contractual relationship unless they clearly evidence a purpose to exclude such disputes.” *Waddell v. Shriber*, 348 A.2d 96, 99 (Pa. 1975) (finding that partners had contractual obligation to arbitrate disputes).

All disputes related to the 629 Corporation partnership and the Agreement fall within the scope of the arbitration provisions of paragraph 12. This includes, but is not limited to, the sale or transfer of property, disputes over terms, compensation to be paid, and other disputes between the partners related to the Properties.

### 3. Appointment of arbitrator.

Arbitration between the parties shall be before “a single qualified attorney licensed to practice law in the Commonwealth of Pennsylvania, knowledgeable of commercial transactions and matters, and acceptable to each of the Shareholders.” Agreement at ¶ 12. “If the parties to an agreement to arbitrate agree on a method for appointing an arbitrator, that method must be followed unless the method fails.” 42 Pa.C.S. § 7321.12(a). Although the Klein Defendants have consistently refused to arbitrate, all parties should attempt to find an acceptable arbitrator as set forth in the Agreement. However, if that effort fails, “the court, on motion of a party to the arbitration proceeding shall appoint the arbitrator.” *Id.*<sup>1</sup>

After consideration of the foregoing, and for all of the reasons stated, we enter this

### **ORDER**

AND NOW, this 10th day of May, 2024, upon consideration of Plaintiffs’ [Second] Amended Petition to Compel Common Law Arbitration, the answers filed by the Klein Defendants and the Berkowitz Defendants, all related filings, and after hearing it is ORDERED that the Petition is GRANTED.

BY THE COURT:

/s/ Anthony T. Verwey, J.

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<sup>1</sup> This provision **should not** be read as an invitation to delay reaching an agreement on an arbitrator.

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

**LAW NO. 2024-04482-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Taylor Olivia Bunn was filed in the above-named court and will be heard on Monday, September 16, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, May 24, 2024

Name to be changed from: Taylor Olivia Bunn to: Adrien Montgomery Bunn

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

LAUREL ANDERSON, Attorney for Petitioner  
Legal Aid of Southeastern Pennsylvania  
625 Swede Street  
Norrstown, PA 19401

**CORPORATION NOTICE**

THREE SHARKS NO. 2, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

McCreesh, McCreesh, McCreesh & Cannon  
7053 Terminal Square  
Upper Darby, PA 19082

## 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**

**ABERNETHY**, Marie M., late of Borough of Kennett Square. Barry J. Abernethy, 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.

**BISSETT**, Marie T., late of Downingtown. Joseph A. Bissett, Jr., 211 Roberts Lane, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**BRENNER**, Jesse, late of Tredyffrin Township. Mark Brenner, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrator. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**CRAIN**, Lena C, late of Phoenixville, Charles-town Township. Clarissa Crain Pugh, 329 Buckwalter Rd., Phoenixville PA 19460, care of JEFFREY R. BELLOMO, Esquire, 3198 East Market Street, York PA 17402, Executrix. JEFFREY R. BELLOMO, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York PA 17402, atty.

**DESTEFANO**, John M, a/k/a John Michael Destefano Jr., late of West Whiteland. Gina D. Keebler, 22 Beaver Run Road, Downingtown, PA 19335, care of SHILPA KHARVA, Esquire, 175 Strafford Avenue, Suite 1, #202 Wayne, PA 19087, Executrix. SHILPA KHARVA, Esquire, Kharva Law Office, LLC, 175 Strafford Avenue, Suite 1, #202 Wayne, PA 19087, atty.

**EWING, III**, George M, a/k/a George M. Ewing, late of Coatesville. James Peter Funk, care of ROSANA I. CHIPLE, Esquire, 158 W. Gay Street, Ste 204, West Chester, PA 19380, Executor. ROSANA I. CHIPLE, Esquire, Fink and Buchanan Law Offices, LLC, 158 W. Gay Street, Ste 204, West Chester, PA 19380, atty.

**FARMER**, Lois H., late of East Nottingham

Township. Martin D. Farmer, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

**FREED**, Mark Alan, a/k/a Mark A. Freed, late of Franklin Township. Kimberly Freed, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**FREES**, Robert Brinton, late of Phoenixville. Susan K. Thomas, care of DAVID M. FREES, III, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

**GEIGER, III**, George A., late of Charlestown Township. Eileen S. Geiger, care of CYNTHIA J. RAYMOND, Esquire, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executrix. CYNTHIA J. RAYMOND, Esquire, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

**HAW**, Alice M., late of Kennett Township. Marie Elizabeth Haw, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**HENRIQUES**, Margaret S., late of West Goshen Township. Patricia C.M. Henriques, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

**HOVSEPIAN**, Alice Chinian, a/k/a Alice C. Hovsepian, late of Paoli, Tredyffrin Twp. Lynn Lowrey, 1400 Continental Circle Phoenixville PA 19046, care of JOSEPH PIUNTI, Esquire, 1565 Elkins Ave Abington PA 19001, Administratrix. JOSEPH PIUNTI, Esquire, 1565 Elkins Ave Abington PA 19001, atty.

**HSIEH**, Sonya, late of East Goshen Township. Kwok Sing Wong, care of PATRICIA LEISNER CLEMENTS, Esquire, 516 Falcon Road, Audubon, PA 19403, Executor. PATRICIA LEISNER CLEMENTS, Esquire, 516 Falcon Road, Audubon, PA 19403, atty.

**HYDE**, Emma J., late of Pottstown. Marcia Hyde, 410 Fricks Lock Road, Pottstown, PA 19465, care of H. CHARLES MARKOFSKI, Esquire, 1258 East

Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, Executrix. H. CHARLES MARKOFSKI, Esquire, Markofski Law Offices, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, atty.

**JUDGE**, Daniel Patrick, late of West Pikeland Township. James William Judge, 75 Fairfield Lane, Chester Springs, PA 19425, Administrator.

**LAWLESS**, John F., late of Parkesburg. Curry L. Hagerty, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Administratrix. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

**MacNEAL**, Margaret L., a/k/a Margaret MacNeal, late of West Whiteland Township. Suzanne Smith, care of MICHAEL T. IMMS, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. MICHAEL T. IMMS, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

**MAY**, Louise, late of West Nottingham Township. David May, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

**NUNN, SR.**, Norman S., a/k/a Norman S. Nunn, late of New Garden Township. Gwendolyn Grace Oscar, 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.

**POLLOCK**, William H., late of West Whiteland Township. Gregory C. Taylor, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

**POOLE**, Darielle Olson, late of Willistown Township. Jere E. Poole, Jr., care of RONALD A. LUONGO, Esquire, 904 Saratoga Dr., West Chester, PA 19380, Executor. RONALD A. LUONGO, Esquire, Luongo Law Center, P.C., 904 Saratoga Dr., West Chester, PA 19380, atty.

**REICHSTEIN**, Toby Maxine, a/k/a Toby C. Reichstein, late of West Chester. Melissa Rothstein, 1610 N. 72nd Street, Philadelphia, PA 19151, Executor.

**REILEY**, Helene L., late of Westtown Township. Anthony Morris, 118 W. Market Street, Suite 300,

West Chester, Pennsylvania 19382-2928, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

**REYNOLDS**, Lee C., a/k/a Lee Charles Reynolds, late of West Caln Township. Dorothy L. Reynolds, 136 Martins Corner Road, Coatesville, PA 19320, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**RICE**, Howard M., a/k/a Howard Martin Rice, late of Easttown Township. Cheryl Rice Wohlstetter, care of NATHAN EGNER, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executrix. NATHAN EGNER, Esquire, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

**ROSS**, Murray L., a/k/a Murray Louis Ross, late of Westtown Township. Linda Ross, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

**SADLER**, Dennis, a/k/a Dennis J. Sadler, late of West Brandywine Township. Maximillian Sadler, care of NICOLE B. LaBLETТА, Esquire, 200 Barr Harbor Dr., Ste. 400, Conshohocken, PA 19428, Executor. NICOLE B. LaBLETТА, Esquire, LaBletta & Walters LLC, 200 Barr Harbor Dr., Ste. 400, Conshohocken, PA 19428, atty.

**SMITH**, Carol, a/k/a Carol A. Smith, late of Honey Brook Township. Robert W. Ault, 101 S. 17th Avenue, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**SPITZ**, Patsy Ann, late of West Caln Township. Robert E. Spitz, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrator. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**VanDENBURG**, Dale O., late of East Goshen Township. Gretchen M. Armstrong, 1710 Lenni Dr, West Chester, PA 19382, Executrix.

**VERMILLION, JR.**, James S., a/k/a James Vermillion, Jr., late of East Pikeland Township. Robert K. Vermillion, 12 Clover Lane, Downingtown, PA 19335 and Eric A. Vermillion, 701 N. Whitford Road, Exton, PA 19341, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executors. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**WARREN**, Frances Margaret, late of Phoenixville. Martin Perez, 1120 Rapps Dam Rd Phoenixville PA 19460, Executor.

**YAGER**, Patricia Anne, a/k/a Patricia Yager and Patricia A. Yager, late of West Vincent Township. Sarah Yager, 216 Trego Road, Glenmoore, PA 19343, Executrix.

**ZIMMERMAN**, Nancy C., late of Tredyffrin Township. Henry Kurt Wolter, care of NATHAN EGNER, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Administrator. NATHAN EGNER, Esquire, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

## 2nd Publication

**AIREY**, Nancy D., late of North Coventry Township. Robin A. Airey, care of LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, Executor. LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, atty.

**ALLEN**, Margaret S., late of Uwchlan Township. Priscilla W. Cathers, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**BAADE**, Vicki, late of West Goshen Township. Brian Baade, 326 McIntosh Rd, West Chester, PA 19382, Executor.

**BARNETT**, Charles Robert, a/k/a C. Robert Barnett, late of Kennett Township. John R. Campbell, care of DOLORES M. TROIANI, Esquire, P.O. Box 1363, Paoli, PA 19301, Executor. DOLORES M. TROIANI, Esquire, Troiani Law Firm, P.O. Box 1363, Paoli, PA 19301, atty.

**BRECKBILL**, Porcia A., a/k/a Porcia Ann Breckbill, late of Lower Oxford Twp.. Dennis L. Breckbill, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milli-



ner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**CAGE**, Debra, late of Downingtown. Tiffini Smith, 2055 Bent Tree Way Greenwood, IN 46143, care of MICHAEL L. DAIELLO, Esquire, 230 S. Broad Street, Philadelphia, PA 13902, Administrator. MICHAEL L. DAIELLO, Esquire, 230 S. Broad Street, Philadelphia, PA 13902, atty.

**CANN**, Donna Lee, late of East Goshen Township. Harry E. Cann, III, 25 Harrison Rd., West Chester, PA 19380, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Administrator. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

**COZZONE, SR.**, Lawrence A., a/k/a Larry A. Cozzone, Sr., late of Honey Brook Township. David V. Bogdan, 2725 West Chester Pike, Broomall, PA 19008, care of DAVID V. BOGDAN, Esquire, 2725 West Chester Pike, Broomall, PA 19008, Administrator. DAVID V. BOGDAN, Esquire, 2725 West Chester Pike, Broomall, PA 19008, atty.

**FARRELL**, Frances Elizabeth, a/k/a Frances E. Farrell, late of Downingtown Township. Lois Marie Hall, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

**GALLAGHER**, Thomas M., late of West Goshen Township. Marilyn Klug Gallagher, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

**HANUSKA**, Brian J., a/k/a Brian Julius Hanuska, late of East Coventry Township. Anthony R. Allison and John Hanuska, 2301 Merrill Rd., York PA 17403, care of NICOLAS F. METER, Esquire, 1401 E. High St., Pottstown, PA 19464, Administrators. NICOLAS F. METER, Esquire, Meter Law Offices, LLC, 1401 E. High St., Pottstown, PA 19464, atty.

**HOFFMAN**, Robert H., late of Honey Brook. Robert H. Hoffman, 3077 Creek Rd, Honey Brook, PA 19344-9631, care of TODD ALLEN ELLIOTT, Esquire, 835 West Chester Pike, 2nd Floor, West Chester, PA 19382, Executor. TODD ALLEN ELLIOTT, Esquire, Elliott Legal Services, 835 West Chester Pike, 2nd Floor, West Chester, PA 19382, atty.

**JARRETT**, Ann Wylie, a/k/a Ann W. Jarrett, late

of Kennett Township. William Howard Jarrett, 5665 Snowmass Creek Rd., Snowmass, CO 81654, care of KENNETH L. NORTON, Esquire, 1000 N. King St. Wilmington, DE 19801, Executor. KENNETH L. NORTON, Esquire, Young Conaway Stargatt & Taylor, LLP, 1000 N. King St. Wilmington, DE 19801, atty.

**LANDIS**, Ann C., late of Penn Township. Gregg L. Landis, 16 S. Hampshire Ct., Greenville, DE 19807 and Keith W. Landis, 2 Gatehouse Ln., Landenberg, PA 19350, care of MATTHEW P. D'EMILIO, Esquire, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, Executors. MATTHEW P. D'EMILIO, Esquire, McCollom D'Emilio Smith Uebler LLC, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

**LANDIS**, Everett L., a/k/a Everett Lee Landis, late of Penn Township. Gregg L. Landis, 16 S. Hampshire Ct., Greenville, DE 19807 and Keith W. Landis, 2 Gatehouse Ln., Landenberg, PA 19350, care of MATTHEW P. D'EMILIO, Esquire, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, Executors. MATTHEW P. D'EMILIO, Esquire, McCollom D'Emilio Smith Uebler LLC, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

**LAUKYS**, Donna W, late of Concord Township. Eduard A. Laukys, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executor. RICK MORTON, Esquire, Ryan Morton & Imms, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

**LILIENTHAL**, Sylvia A., a/k/a Sylvia Anne Lilienthal, late of West Whiteland Township. Leticia A. Cox, 934 W. Miner St., West Chester, PA 19382, care of COURTNEY E. DOLAWAY, Esquire, 1810 Chapel Ave. West, Cherry Hill, NJ 08002, Executrix. COURTNEY E. DOLAWAY, Esquire, Flaster Greenberg PC, 1810 Chapel Ave. West, Cherry Hill, NJ 08002, atty.

**MacPHERSON**, Susan, a/k/a Susan Scheer MacPherson, late of Kennett Township. Richard P. Lloyd, Jr., care of CHARLES J. DURANTE, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executor. CHARLES J. DURANTE, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

**McLOUGHLIN**, Emily M., a/k/a Emilie M. McLoughlin, late of Tredeyffrin Township. Joseph McLoughlin, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Media, PA 19063, Executor. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 W. Third St., Media, PA 19063, atty.



**MAIER**, Elinor, late of Honeybrook. Karen Clec, 3007 Greenes Way Circle Collegeville PA 19426, Executrix.

**MOORE**, Evelyn M., late of East Fallowfield Township. Edward P. Labiak, Jr., 508 Strasburg Avenue, Parkesburg, PA 19365, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

Notice is hereby given that in the estate of the decedent set forth below, that the Register of Wills has granted on June 7, 2024 letters testamentary to the person named, following her appointment as Executrix by the Register of Wills in and for Chester County, Pennsylvania on June 7, 2024 (no. 15-24-1273). All persons having claims against said estate are requested to make know the same to her or her attorneys and all person indebted to said decedent are requested to make payment without delay to the Executrix named below:

#### **ESTATE OF ROBERT PETRAGNANI**

Late of 324 Lancaster Avenue, unit 115, Malvern, PA 19355

Date of death: May 3, 2024

Executrix: Catherine M. Rossi

Address: 5010 Brittany Lane  
Haverford, PA 19010

Attorney: John D. Maida, Esquire (no. 17182)

Address: P.O. Box 649  
Montgomeryville, PA 18936

**PETRONE**, Charlotte E., a/k/a Charlotte Elva Petrone and Charlotte Watkins Petrone, late of Kennett Township. Sheree M. Petrone, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**REEVES**, Delores M., late of Kennett Township. Jesse Reeves, 324 Hampton Rd., Wilmington, DE 19803, care of P. KRISTEN BENNETT, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. P. KRISTEN BENNETT, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

**REILAND**, William H., a/k/a William H. Reiland, Jr., late of Thornbury Township. Theresa L. Brown, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. DENISE M. ANTONELLI, Esquire, Gawthrop

Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

**SCOTT**, Elizabeth Knight, a/k/a Elizabeth K. Scott, late of West Vincent Township. John T. Scott, Jr., care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executor. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

**SPOLEN**, Francis Joseph, late of Phoenixville. Michael Spollen, 555 Saratoga Rd, King of Prussia, PA 19406, Administrator.

**TRUMBORE**, Conrad Noble, a/k/a Conrad N. Trumbore, late of Pennsbury Township. Samuel A. Trumbore, 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.

#### **3rd Publication**

**BAADE**, Nicholas Eugene, late of West Goshen Township. Brian Baade, 326 McIntosh Rd, West Chester, PA 19382, Executor.

**BALDWIN**, John R., late of East Bradford Township. Monica M. Driscoll Baldwin, 410 Lake George Circle, West Chester, PA 19382, care of MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Administratrix. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

**BENNER**, Suzanne Elizabeth, late of Cochranville. Joanne White, 4614 Harwich Road, Harrisburg, PA 17109 and Amy Wade, 234 High Street, Atglen, PA 19310, Executrices.

**BENNETT**, Nancy Gene, a/k/a Nancy G. Bennett and Mrs. Walter Bennett, late of West Chester. Robin L. Rickert, 817 S. New St., West Chester, PA 19382, Executor.

**BOWMAN**, Jean Clarice, a/k/a Jean C. Bowman, late of East Whiteland Township. Thomas J. Collins, care of HANNAH E. TRAVAGLINI, Esquire, 30 S. 17th St., Philadelphia, PA 19103-4196, Executor. HANNAH E. TRAVAGLINI, Esquire, Duane Morris LLP, 30 S. 17th St., Philadelphia, PA 19103-4196, atty.

**BUCKLEY**, Alice B., late of Cochranville, West Fallowfield Township. Linda McCabe, care of DANIEL F. MONAHAN, Esquire, 535 N Church St., Suite 170, West Chester, PA 19380, Executrix. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder

Law, 535 N Church St., Suite 170, West Chester, PA 19380, atty.

**BURGER**, Carolyn S., late of Kennett Township. Sharon E. Bois, care of LOUIS N. TETI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

**CANNON**, Luke J., a/k/a Luke Cannon, late of East Goshen Township. Lenore Marie Savant, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

**CARLSON**, Robert T., late of East Whiteland Township. Jeffrey L. Darlin, 21 Kent Ave., Oceanview, DE 19970, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**COCHRAN**, Dorothy J., late of Elk Township. Mary Alice K. Avgiris, care of PETER E. BORT, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, Administratrix. PETER E. BORT, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, atty.

**COVERT**, David Lewis, a/k/a David L. Covert, late of Valley Township. Janet L. Fowlkes, 426 Prospect Ave., Downingtown, PA 19335, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administratrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

**EPSTEIN**, Richard G., late of East Goshen Township. Scott Hulnick, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, atty.

**FARROW**, Judith V., late of Tredeyffrin Township. Douglas L. Kaune, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor.

**GALLAGHER**, Joseph E., late of East Whiteland Township. Patricia A. D'Antonio, care of PHILIP G. CURTIN, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312-1244, Executrix. PHILIP G. CURTIN, Esquire, Philips, Curtin & DiGiacomo, 1231 Lancaster

Ave., Berwyn, PA 19312-1244, atty.

**GIULIANO**, Raymond A., late of Londonderry Township. Ray J. Giuliano, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 East Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 East Locust Street, Oxford, PA 19363, atty.

**HARRISON**, Betty Kenworthy, late of Honey Brook. Linda M. Jones, PO Box 190, Honey Brook, PA. 19320, Executrix.

**KENOSIAN**, Arlene O'Neal, a/k/a Arlene Kenosian and Arlene O. Kenosian, late of Tredeyffrin Township. David Kenosian, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

**KING**, Thomas A., a/k/a Thomas Alan King, late of Uwchlan Township. Sharon A. King, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executrix. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

**KIRK**, Francis J., a/k/a Frank J. Kirk, late of Tredeyffrin Township. Francis J. Kirk and Kristen Kirk Mayock, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executors. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

**LANGFORD, III**, George, a/k/a George Langford, late of Tredeyffrin Township. Alexander Langford, 21 Highwood Rd., Bloomfield, CT 06002, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

**MELOTTI**, Peter Morris, late of Malvern. Nicole M Melotti, 386 Quigley Drive, Malvern, PA, 19355, Executrix.

**MOORE**, Françoise F, a/k/a Françoise Moore, late of West Whiteland Twp. Philip J Moore, 50 Rosemary Lane Glenmoore PA 19343, care of GEORGE M NIKOLAOU, Esquire, 166 Allendale Rd King of Prussia PA 19406, Executor. GEORGE M NIKOLAOU, Esquire, Nikolaou Law Offices, 166 Allendale Rd King of Prussia PA 19406, atty.

**MORTON**, Reginald Thomas, a/k/a RT Morton, late of Downingtown. Brandi Morton, 102 Highland

Avenue, Coatesville, PA 19320, Administrator.

**SMITH, William S.**, late of Tredyffrin Township. D. Bradley Smith, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, Executor. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, atty.

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**NOTICE**

**NOTICE TO THE ESTATE OF RACHEL GUNN**, her heirs, personal representatives, executors, administrators, successors and assigns of the following action: **BOROUGH OF OXFORD v. ESTATE OF RACHEL GUNN AND HEIRS IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PA - DOCKET NO. 2024-04347-RC.** A petition has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §§ 1101-1111 (2008), for appointment of a Conservator to take possession of and rehabilitate or demolish the property located at 343 South Street, Oxford, PA. If you wish to file objections or be heard in this matter, you must enter a written appearance personally or by an attorney with the court. You are warned that if you fail to do so the case may proceed without you and you may lose possible interests in the subject property. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE: LAWYER REFERRAL SERVICE**, Chester County Bar Association, 15 West Gay Street, West Chester, PA. 19381, (610) 429-1500.

- Notice placed by Kimberly P. Venzie, Esquire, 118 West Market Street, Suite 300, West Chester, PA 19382-2928.

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**1st Publication of 3**

**NOTICE**

CHESTER COUNTY –  
ORPHANS’ COURT DIVISION  
Case No. 15-24-1713

**Case Caption:** IN RE: GEORGE E. PILGRIM, DECEASED.

**To:** All persons claiming an interest in the real estate located at 12 N Ithan Street, Philadelphia, PA as an heir or devisee of the Estate of George E. Pilgrim,

deceased, through the Estate of George E. Pilgrim, deceased, or through an heir or devisee of the Estate of George E. Pilgrim, deceased, creditors that do not have liens of record, and all other persons and parties holding or claiming a lien, title, claim or other interest in the property.

**NOTICE:** Notice is hereby given that the Philadelphia Community Development Coalition has filed a Petition to Determine Title to Real Estate located at 12 N Ithan Street, Philadelphia, PA (OPA/BRT: 042066800), pursuant to 20 Pa. C.S. § 3546. You are hereby notified to file a written response to the Petition for Determination of Title to Real Estate or the court may deem that you have no objection to the relief requested therein and may grant such relief without further notice to you. Such requested relief includes an adjudication of the interest of Decedent, Estate of George E. Pilgrim, deceased, in the property located at 12 N Ithan Street, Philadelphia, PA to be in Petitioner, Philadelphia Community Development Coalition. If you do not have a lawyer, you should contact: Lawyer Referral Service Philadelphia Bar Association, 1101 Market St, 11th Floor, Phila., PA 19107 (215) 238-1701.

**By:** ORPHANIDES & TONER LLP, Attorneys for Petitioner, 1500 John F. Kennedy Blvd., Suite 800, Philadelphia, PA. 19102; 267-236-7500.

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**3rd Publication of 3**

**PERSONAL ESTATE NOTICE**

ESTATE of SHIRLEY J. GRENDA. Grenda, late of Honey Brook Borough, deceased.

ROGER A. HARTZ, son of Raymond Walter Hartz and Eleanor Jane Rample, is hereby placed on Notice that a Petition has been filed with the Chester County Register of Wills requesting to limit the time for appeal of probate. A return date has been set for September 3, 2024 with a hearing on that date at 1:30 p.m. in Courtroom I. Any objections to the petition should be made by Roger A. Hartz in writing to the Register of Wills, Chester County, on or before September 3, 2024. Any questions regarding this Notice should be addressed to Administrator & Attorney: Rick Morton, Esq. 999 West Chester Pike, Suite 201 West Chester, PA 19382 610-430-1427 [rmorton@rnilaw.com](mailto:rmorton@rnilaw.com)

**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL [www.bid4assets.com/chestercopasheriffsales](http://www.bid4assets.com/chestercopasheriffsales), on **Thursday, September 19th, 2024 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, October 21st, 2024.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

**KEVIN D. DYKES, SHERIFF**

**2nd Publication of 3**

**SALE NO. 24-9-250**  
**Writ of Execution No. 2022-09743**  
**DEBT \$118,516.74**

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

Tax Parcel # 440700080100

PLAINTIFF: SPECIALIZED LOAN SERVICING LLC

VS

DEFENDANT: **RONALD S. POOLE**

SALE ADDRESS: 650 Center Hall Road,

Cochranville, PA 19330

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

**SALE NO. 24-9-251**  
**Writ of Execution No. 2019-04522**  
**DEBT \$274,281.91**

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

Tax Parcel # 50-05A-0343.0000

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

VS

DEFENDANT: **MARGARET LOMBERTINO & MICHAEL LOMBERTINO**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

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

**SALE NO. 24-9-252**  
**Writ of Execution No. 2023-08630**  
**DEBT \$127,255.28**

PROPERTY SITUATE IN WALLACE TOWNSHIP

Tax Parcel # 31-04E-0046

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK TRUST COM-

PANY, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2022- R2

VS

DEFENDANT: **BRIAN J BAUM & NANCY K BAUM**

SALE ADDRESS: 1831 Creek Road, Glenmoore, PA 19343

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

**SALE NO. 24-9-253**

**Writ of Execution No. 2023-06584**

**DEBT \$81,325.70**

Property situate in Township of Wallace

ALL THAT CERTAIN TRACT OF LAND SITUATES IN WALLACE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE BY EARL R. EWING, REGISTERED SURVEYOR, DATED NOVEMBER 14, 1961, AND REVISED NOVEMBER 27, 1967, AS FOLLOWS:

Tax Parcel # 31-04-0125.010

IMPROVEMENTS thereon: a single family dwelling

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2018-RPL2

VS

DEFENDANT: **MICHELLE MAY**

SALE ADDRESS: 39 Granite Hill Lane, Glenmoore, PA 19343

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

**SALE NO. 24-9-254**

**Writ of Execution No. 2016-06783**

**DEBT \$429,067.91**

Property situate in the EAST FALLOW-FIELD, CHESTER County, Pennsylvania, being

BLR # 47-6-162

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASSTHROUGH CERTIFICATES SERIES 2005-RS4

VS

DEFENDANT: **JOHN F. GLAH**

SALE ADDRESS: 130 Bridle Path Lane, Coatesville, PA 19320

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

**SALE NO. 24-9-259**

**Writ of Execution No. 2024-02133**

**DEBT \$108,736.87**

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

All those two adjoining messages and lots of land, situate on the East side of Woodbine Avenue formerly Garrett Avenue, North of Central Avenue in the Township of Tredyffryn aforesaid, bounded and

described according to a new survey there-to made by T.G. Colesworthy, county surveyor, as follows, to wit:

No. 1 beginning at an iron pin set in the middle of Woodbine Avenue formerly Garrett Avenue at a distance of two hundred and fifty-one feet North of the center line of Central Avenue measured along the center line of Woodbine Avenue; thence along the center line of Woodbine Avenue North nine degrees, twenty-three minutes East, twenty-five and five-tenths feet; thence leaving the avenue and extending along Lot No. 2 the next three courses and distances to wit: South eighty degrees thirty-seven minutes East, thirty-two and eighty-five hundredths feet to the face of the building erected on the herein described premises: thence through the middle of the division wall dividing the message erected on the herein described premises from that on the North, South eighty-one degrees, twenty-two minutes East, forty-three feet to the rear of the porch of the message erected on the herein described premises; thence South eighty degrees, five minutes East, sixty and forty-eight hundredths feet to a line of land formerly of Michael V. Curtin now of Malvern Duffryn Mawr Building and Loan Association; thence along the same South nine degrees, thirty minutes West, twenty-five and five-tenths feet to an iron pin a corner of land now or late of George McKinley; thence along the McKinley land, North eighty degrees, thirty-seven minutes West, one hundred thirty-six and twenty-eight hundredths feet to the first mentioned point and place of beginning. Containing three thousand five hundred five square feet of land be the same, more or less.

No. 2 beginning at an iron pin set in the middle of Woodbine Avenue, formerly Garrett Avenue at a distance of three hundred and nine feet North of the center line of Central Avenue measured along the center line of Woodbine Avenue; thence along

land, formerly of Thomas Phelan, now of Mary and Nora Duffy, South eighty degrees, thirty-seven minutes East, one hundred thirty-six and four-tenths feet to an iron pin; thence by the same and land formerly of Michael V. Curtin now Malvern and Duffryn Mawr Building and Loan Association, South nine degrees, thirty minutes West, thirty-two and five-tenths feet; thence along Lot 1 the next three courses and distances to wit: North eighty degrees, five minutes West, sixty and forty-eight hundredths feet to the East face of the porch of the message erected on the herein described premises, thence through the middle of the division wall dividing the message erected on the herein described premises from that on the South, North eighty-one degrees, twenty-two minutes West, fortythree feet to the West face of the message erected on the herein described premises; thence North eighty degrees, thirty-seven minutes West, thirty-two and eighty-five hundredths feet to the center line of Woodbine Avenue; thence along the center line thereof, North nine degrees, twenty-three minutes East, Thirty-two and five-tenths feet to the first mentioned point and place of beginning. Containing four thousand four hundred three square feet of land be the same more or less.

Excepting and reserving, nevertheless, out of the last described premises the right to the Malvern and Duffryn Mawr Building and Loan Association its successors and assigns, owners or occupants of the premises adjoining on the East formerly owned by Michael C. Curtin the rights to pass and Repass at all times hereafter forever over and along a strip of land bounded and described as follows: Beginning at an iron pin set in the center line of Woodbine Avenue at the Northwest corner of Lot No. 2 above described, also a corner of land belonging formerly Thomas Phelan now Mary and Nora Duffy; thence leaving Woodbine Avenue and extending along land of Mary and Nora Duffy; South eighty degrees,



thirty-seven minutes East, one hundred thirty-six and four-tenths feet to an iron pin; thence continuing along land of Mary and Nora Duffy

And land of the Malvern and Duffryn Mawr Building and Loan Association formerly of Michael V. Curtin, South nine degrees, thirty minutes East, twelve feet to an iron pin; thence along Lot No. 2 above described the next two courses and distances to wit; North sixty-five degrees, nine minutes West, fifteen feet to an iron pin; thence parallel to and eight feet South of the first described line, North eighty degrees, thirtyseven minutes West, one hundred twenty-one and ninety-two hundredths feet to the center line of Woodbine Avenue, thence along the center line of Woodbine Avenue, North nine degrees, twenty-three minutes East, eight feet to the first mentioned point and place of beginning. And further excepting thereout and therefrom, beginning at an iron pin set in the middle of Woodbine Avenue (formerly Garrett Avenue) at a distance of two hundred fifty-one feet North of the center line of central avenue measured along the center line of Woodbine Avenue and extending thence (1) along the center line of Woodbine Avenue, North nine degrees, twentythree minutes East, twenty-five feet and five tenths feet; thence (2) leaving Woodbine Avenue and extending along lands of James E. Davis and Ruby S., his wife, the three following courses and distances (1) South eighty degrees, thirty-seven minutes East, thirty-two feet and eighty-five one hundredths feet to the face of the building erected on the herein described premises; thence (2) through the middle of a division or party wall, South eighty-one degrees, twentytwo minutes East, forty-three feet to the rear of the porch of the messuage erected on the herein described premises; and thence South eighty degrees, five minutes East, thirty feet and forty-eight one hundredths feet to a point in the line of land of James B. Davis and Ruby S., his wife, thence (3)

along the said line of South nine degrees, thirty minutes West, twenty-five feet and five tenths feet to the line of land now or late of George McKinley; thence (4) in and along said line, North eighty degrees, thirty-seven minutes West, one hundred six feet and twenty-eight one-hundredths feet to the center line of Woodbine Avenue, the first mentioned point and place of beginning.

Containing two thousand seven hundred forty square feet, more or less.

BEING THE SAME PROPERTY CONVEYED TO JOHN AKARD AND ANNELIESE AKARD, HIS WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ANNELIESE KISCH, A/K/A ANNELIESE AKARD, DATED FEBRUARY 19, 1985, RECORDED MARCH 9, 1985, AT BOOKE 65, PAGE 548, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: ANNELIESE AKARD ON JULY 8, 2019, AND PURSUANT TO THE SURVIVORSHIP LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL HER INTERESTS PASSED JOHN AKARD.

Tax Parcel # 43-9L-93

PLAINTIFF: Nationstar Mortgage LLC  
VS

DEFENDANT: **John Akard**

SALE ADDRESS: 13 Woodbine Avenue,  
Paoli, Pa 19301

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

**SALE NO. 24-9-260**

**Writ of Execution No. 2023-08349**

**DEBT \$144,924.54**

PROPERTY SITUATE IN EAST PIKE-  
LAND TOWNSHIP

Tax Parcel # 26-3-19.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NATIONSTAR MORTGAGE LLC

VS

DEFENDANT: **THE UNKNOWN HEIRS OF V. TAYLOR PARRY AKA TAYLOR PARRY, DECEASED & AMANDA PARRY MILLER & ELIZABETH PARRY MILLER**

SALE ADDRESS: 1007 Hares Hill Road, Phoenixville, PA 19460

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

**SALE NO. 24-9-261**

**Writ of Execution No. 2022-02945**

**DEBT \$212,418.24**

Legal Description: EXHIBIT "A"

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION OF FOX KNOLL MADE BY BERGER AND HAYES, INC., CONSULTING ENGINEERS THORNDALE, PA DATED 9/01/1987, LAST REVISED 3/31/1988 AND RECORDED IN CHESTER COUNTY AS PLAN NO. 8989-9002 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TROTTERS WAY (FORMERLY HUNTERS CIRCLE) (50 FEET WIDE), SAID POINT BEING A MUTUAL CORNER OF LOTS NO. 3 AND 2, THE HEREIN DESCRIBED LOT THENCE LEAVING TROTTERS WAY AND ALONG LOT NO. 3, SOUTH 46 DEGREES 07 MINUTES 25 SECONDS WEST, 210 FEET

TO A POINT IN LINE OF LANDS NOW OR LATE OF H. MARTIN; THENCE ALONG LANDS OF MARTIN NORTH 43 DEGREES 52 MINUTES 35 SECONDS WEST, 169.55 FEET TO A POINT A CORNER OF LOT NO. 1; THENCE ALONG LOT NO. 1, NORTH 49 DEGREES 15 MINUTES 30 SECONDS WAY, THENCE ALONG SAID RIGHT-OF-WAY THE TWO (2) FOLLOWING COURSES AND DISTANCES: (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 275 FEET, THE ARC DISTANCE OF 15.04 FEET; AND (2) SOUTH 43 DEGREES 52 MINUTES 35 SECONDS EAST, 143 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BE THE CONTENTS THEREOF WHAT THEY MAY. CONTAINING 34,367 SQUARE FEET OF LAND, MORE OR LESS BEING LOT# 2 ON SAID PLAN

BEING the same premises, which William E. Supplee, Jr. and Michelle L. Fennimore n/k/a Michelle Supplee by Deed dated October 7, 2003 and recorded in the Office of Recorder of Deeds of Chester County on November 10, 2003 at Book 5971, Page 1711 granted and conveyed unto William E. Supplee, Jr.

Tax Parcel # 47-6-39.2

PLAINTIFF: PHH Mortgage Corporation  
VS

DEFENDANT: **William E. Supplee Jr.**

SALE ADDRESS: 310 Trotters Way, Coatesville, PA 19320- 4620

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

**SALE NO. 24-9-262**

**Writ of Execution No. 2024-02167**

**DEBT \$228,658.90**

PROPERTY SITUATE IN BOROUGH OF PHOENIXVILLE



Tax Parcel # 15-05-0294  
 IMPROVEMENTS thereon: a residential dwelling  
 PLAINTIFF: M&T BANK  
 VS  
 DEFENDANT: **KIMBERLY ZWIEBEL**  
 SALE ADDRESS: 229 Saint Mary's Street, Phoenixville, PA 19460  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

**SALE NO. 24-9-263**  
**Writ of Execution No. 2022-09933**  
**DEBT \$132,518.85**

LEGAL DESCRIPTION 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 AC-

QUIRED 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.

Tax Parcel # 43-10B-0003  
 PLAINTIFF: Wells Fargo Bank, N.A.

VS  
 DEFENDANT: **John W. Kennedy**  
 SALE ADDRESS: 650 Howellville Road, Berywn, PA 19312  
 PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKILLC 614-220-5611**

**SALE NO. 24-9-264**  
**Writ of Execution No. 2023-04740**  
**DEBT \$119,603.86**

All that parcel of land situate in the Township of East Vincent, County of Chester, Commonwealth of Pennsylvania more particularly described according to a survey made by Earl R. Ewing, Inc., on January 11th, 1973, as follows:

Beginning at a spike In the centerline of Brown Drive (33 feet wide), a corner of this and lands of Clarence E. Collins, Jr. the said spike being also North 88 degrees 34' East 58.57 feet from a spike marking the intersection of the said centerline and the centerline of Old Schuylkill Road; thence from the place of beginning, along

the said lands of Clarence E. Collins, Jr., crossing an iron pin on line, 53.40 feet distant, North 23 degrees 03' 30" East, 398.07 feet to an iron pin, a common corner of lands now or late of Benjamin Reitor, Sr., and lands formerly of the herein named grantor; thence along the same South 67 degrees 25' 30" East, 349.79 feet to a square iron pin, a corner of lands of Morris E. Carl; thence along the same, South 38 degrees 34' West, 105.60 feet to an iron pipe, a corner of lands of Morris J. Carl; thence along the same, South 88 degrees 34' West, 166.67 feet to an iron pipe, and South 1 degree 26' East 139.03 feet to a spike in the centerline of the aforementioned Brown Drive; thence along the same, South 88 degrees 34' West 250.00 feet to the place of beginning.

BEING THE SAME PREMISES which Marcia C. Nachsin, Executrix for the Estate of Susan C. Nachsin, Deceased, by Deed dated 4/20/2017 and recorded in the Office of the Recorder of Deeds of Chester County on 4/21/2017 in Deed Book Volume 9527, Page 1232, granted and conveyed unto Marcia C. Nachsin.

Tax Parcel # 21-01-00830000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Marcia C. Nachsin a/k/a Marcia Nachsin, Individually and as Executrix of the Estate of Susan C. Nachsin, Deceased**

SALE ADDRESS: 891 Brown Drive, Spring City, PA 19475

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

**SALE NO. 24-9-265**  
**Writ of Execution No. 2023-04801**  
**DEBT \$240,926.61**

ALL that certain lot situate in the Township of Tredyffrin, County of Chester, Commonwealth of Pennsylvania, being Lot 11 described in the Plan of Subdivision of "Lexton Woods", made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated February 13, 1979, and revised February 28, 1979, recorded in the Office of the Recorder of Deeds under plan 2226 and 2227.

BEING the same premises described in the Deed from Lexton Woods, Inc., dated June 10, 1983, recorded with the Office of the Recorder of Deeds of Chester County, Pennsylvania on June 21, 1983, at Deed Book Volume 061, Page 277, to David J. Staiger and Barbara J. Staiger.

Tax Parcel # 43-9G-53

PLAINTIFF: WBL SPO II, LLC  
 VS

DEFENDANT: **David J. Staiger and Barbara J. Staiger**

SALE ADDRESS: 1895 Hawthorne Place, Paoli, PA 19301

PLAINTIFF ATTORNEY: **MCGRATH MCCALL, P.C. 412-281-4333**

**SALE NO. 24-9-266**  
**Writ of Execution No. 2023-00769**  
**DEBT \$33,120.82**

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

All that certain lot or piece of ground, with the buildings and improvements thereon

erected, hereditaments and appurtenances, situate in the Township of Wallace, County of Chester and State of Pennsylvania, bounded and described according to a Preliminary and Final Plan, Subdivision of land of Carolyn and Albert Quartucci, made By K. R. Comstock, Jr., Registered Land Surveyor, Glen Moore, PA., dated April 5, 1971 and revised June 4, 1971 as follows, to wit:

Beginning at a point in the title line in the bed of Marshall Road (T-410), which point is measured South Thirty-one degrees, thirteen minutes West, One hundred fifty-two and ninetytwo one-hundredths feet front a point marking the intersection of the title line in the bed of Marshall Road with the title line in the bed of Creek Road (Rt. 282) (as shown on said Plan); thence extending from said beginning point, South Thirty-five degrees, thirty-three minutes, forty seconds East, One hundred ten and fifty-eight onehundredths feet to an iron pin; thence extending South Sixty-six degrees East, One hundred seventy-five feet to an iron pin; thence extending South Twenty-five degrees, fifty-seven minutes West, Two hundred thirty and thirtyfive one-hundredths feet to an iron pin in line of land now or late or George Logan; thence extending along the same North Sixty-seven degrees, thirty-six minutes West, Two hundred ninety-nine and ninety-three one-hundredths feet to a point in the title line in the bed of Marshall Road, aforesaid; thence extending along the same North Thirty-one degrees, thirteen minutes East, Two hundred ninety-six and ninety-seven one-hundredths feet to the first mentioned point and place of beginning.

Being Lots Nos. 1 and 2 as shown on said Plan. Containing 1.616 acres of land be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO KAREN S. TUEL WHO ACQUIRED TITLE BY VIRTUE OF A

DEED FROM CHARLES K. TUEL AND KAREN S. TUEL, HIS WIFE, DATED MARCH 9, 1977, RECORDED MARCH 9, 1977, AT DOCUMENT ID 16014, AND RECORDED IN BOOK P50, PAGE 328, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 31-01-0131

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Unknown Heirs and /or Administrators of the Estate of Karen S. Tuel (if any)**

SALE ADDRESS: 680 Marshall Road, Glenmoore, PA 19343

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

**SALE NO. 24-9-267**

**Writ of Execution No. 2022-09657**

**DEBT \$61,073.37**

All that certain piece or parcel or Tract of land situate in Valley Township, Chester County, Pennsylvania, and being known as 974 West Chestnut Street, Coatesville, Pennsylvania 19320-1853.

Tax Parcel # 38-2Q-27 & 38-2Q-28

PLAINTIFF: Truist Bank formerly known as Branch Banking and Trust Company

VS

DEFENDANT: **Shaun L. Rutherford a/k/a Shaun Rutherford**

SALE ADDRESS: 974 West Chestnut Street, Coatesville, Pa 19320-1853

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

**SALE NO. 24-9-269****Writ of Execution No. 2021-08247****DEBT \$26,737.19**

ALL THAT CERTAIN unit or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of East Brandywine, County of Chester and Commonwealth of Pennsylvania, designated and shown on Plan of "Timberlake", made by Medveczky Associates Ltd., Exton, PA, dated 2/8/1988 and last revised 3/14/1988, recorded 6/8/1988 at West Chester in the Office for the Recording of Deeds, in and for the County of Chester, in Plan File No. 8274-8279, designated as Unit No. 49, Building No. 3.

UNDER AND SUBJECT to Master Declaration of Covenants, Conditions and Restrictions as set forth in Deed recorded 5/4/1988 in Record Book 1128 page 457; and Addendum One thereto, recorded 5/25/1988 in Record Book 1153 page 523; and Addendum Two thereto, recorded 6/8/1988 in Record Book 1171 page 290.

UNDER AND SUBJECT to Declaration of Covenants, Easements and Restrictions as set forth in Deed recorded 5/4/1988 in Record Book 1128 page 504. TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas, recreational facilities and streets or avenues as shown on Plan of "Timberlake" dated 2/8/1988 and last revised 3/14/1988 recorded 6/8/1988 in Plan File No. 8274-8279, as a means of ingress, egress and regress from the property herein described to the said recreational facilities, parking areas, streets or avenues in common with the other owners, tenants and occupiers of other lots or tract of ground in the said plan of Timberlake.

BEING THE SAME PREMISES which Charles Douglas Hill and Denise M. Hill, husband and wife, and Dennis M. Whitely, by Deed dated June 14, 2006 and recorded

June 20, 2006 in the Chester County Recorder of Deeds Office in Book 6875, Page 48, et seq., granted and conveyed unto Mark Edward McFadden, in fee.

UPI # 30-2J-112

PLAINTIFF: Lakeview Village Homeowners Association, Inc.

VS

DEFENDANT: **Mark Edward McFadden**

SALE ADDRESS: 49 Lakeview Court, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **JAMES D. DOYLE, ESQUIRE 610-696-8225****SALE NO. 24-9-270****Writ of Execution No. 2023-02995****DEBT \$261,104.34**

ALL THAT CERTAIN unit in the property known, named and identified as Charlestown Hunt located in Charlestown Township, Commonwealth of Pa., which has hereto fore been submitted to the provisions of the Uniform Condominium Act, 68 PAC.S. 301 et seq. by the recording in the County of Chester Department of Records of a Declaration dated 3/14/1995 and recorded 3/21/1995 in Record Book 3872 page 1774,3978 page 1170; First Amendment as in Record Book 4023 page 1621; Second Amendment as in Record Book 4039 page 2158; Third Amendment as in Record Book 4077 page 2056; Fourth Amendment as in Record Book 4107 page 1951; Fifth Amendment as in Record Book 4120 page 2327; Sixth Amendment as in Record Book 4133 page 1818; Seventh Amendment as in Record Book 4144 page 1769; Eighth Amendment as in Record Book 4161 page 2053; Ninth Amendment as in Record Book 4191 page 167; Tenth Amendment as in Record Book 4210 page 2362; Eleventh Amendment as in Record Book 4231 page 462; Twelfth Amendment

as in Record Book 4267 page 1176; Thirteenth Amendment as in Record Book 4312 page 1247 and Fourteenth Amendment as in Record Book 4378 page 63, Fifteenth Amendment as in Record Book 4401 page 1267 and Sixteenth Amendment as in Record Book 4445 page 2247; Seventeenth Amendment as in Record Book 4445 page 2247, Eighteenth Amendment as in Record Book 4557 page 1346, Nineteenth Amendment as in Record Book 4620 page 913, Twentieth Amendment as in Record Book 4646 page 148, Twenty-first Amendment as in Record Book 4678 page 229, Twenty second Amendment as in Record Book 4708 page 1303, Twenty-third Amendment as in Record Book 4752 page 506, Twenty-fourth Amendment as in Record Book 4764 page 794, Twenty-fifth Amendment as in Record Book 4778 page 2306, Twenty-fifth Amendment as in Record Book 4778 page 2306.

BEING and designated as Unit No. 1601 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.92%

BEING the same premises which SEDE-LIA L. MADAY by Deed dated September 30, 2005, and recorded in the Office of Recorder of Deeds of Chester County on October 19, 2005, at Book 6655, Page 1293 granted and conveyed unto MICHAEL J. KENNEDY AND AMY KENNEDY, HUSBAND AND WIFE.

Tax Parcel # 35-2-334

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006-OPT1, Mortgage-Pass-Through Certificates, Series 2006-OPT1

VS

DEFENDANT: **Amy Kennedy and Michael J. Kennedy**

SALE ADDRESS: 112 Jeffords Court 1601, Phoenixville, PA 19460-2841

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

**SALE NO. 24-9-271**

**Writ of Execution No. 2023-01589**

**DEBT \$663,583.82**

ALL THAT CERTAIN, LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF WEST WHITELAND, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA

Tax Parcel # 41-2-253

PLAINTIFF: WELLS FARGO BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST SERIES MLCC 2004-1 MORTGAGE PASS-THROUGH CERTIFICATES

VS

DEFENDANT: **DAVID G. LUCAS A/K/A DAVID GEORGE LUCAS A/K/A DAVID LUCAS**

SALE ADDRESS: 916 Grand View Drive a/k/a 916 Grandview Drive, Exton, PA 19341

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

**SALE NO. 24-9-272**

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

**DEBT \$380,836.72**

PROPERTY SITUATE IN WEST VINCENT TOWNSHIP

Tax Parcel # 25-5-34.4

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE

FREDDIE MAC SEASONED LOANS  
STRUCTURED TRANSACTION  
TRUST, SERIES 2020-1  
VS

DEFENDANT: **CHRISTINE RITTEN-  
BAUGH & EDWIN RITTENBAUGH**  
SALE ADDRESS: 1891 Kimberton Road,  
Phoenixville, PA 19460

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

**SALE NO. 24-9-273**

**Writ of Execution No. 2022-09694**

**DEBT \$96,176.69**

PROPERTY SITUATE IN TOWNSHIP  
OF EAST BRANDYWINE

Tax Parcel # 30-2N-129

IMPROVEMENTS thereon: a residential  
dwelling

PLAINTIFF: WEICHERT FINANCIAL  
SERVICES

VS

DEFENDANT: **STACY L. SCHULZE  
AKA STACYSCHULZE & DAVID M.  
SCHULZE AKA DAVIDSCHULZE**

SALE ADDRESS: 105 Gloucester Court  
aka 105 Gloucester Ct., Downingtown,  
PA 19335

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

**SALE NO. 24-9-274**

**Writ of Execution No. 2022-08988**

**DEBT \$332,699.75**

ALL THAT CERTAIN LOT OR PIECE  
OF GROUND SITUATE IN TREDYF-  
FRIN TOWNSHIP, CHESTER COUNTY,  
PENNSYLVANIA

Tax Parcel # 43-7N-9.8

PLAINTIFF: U.S. BANK TRUST NA-

TIONAL ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLE-  
LY AS OWNER TRUSTEE FOR VRMTG  
ASSET TRUST

VS

DEFENDANT: **ROBERT L. WITCH-  
ER; HADLEY ROBBINS HARPER  
WITCHER**

SALE ADDRESS: 1106 King of Prussia  
Road, Radnor, PA 19087

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

**SALE NO. 24-9-275**

**Writ of Execution No. 2023-06792**

**DEBT \$67,026.16**

ALL THAT CERTAIN lot or parcel of land  
situated in the Township of West Goshen,  
County of Chester, Commonwealth of  
Pennsylvania, being more fully described  
in Deed dated November 16, 2006 and re-  
corded in the Office of the Chester County  
Recorder of Deeds on December 4, 2006,  
in Deed Book Volume 7022 at Page 2314,  
as Instrument No. 200610709232.

Tax Parcel # 5202 0030000

PLAINTIFF: Citibank, N.A., not in its  
individual capacity but solely as Own-  
er Trustee of New Residential Mortgage  
Loan Trust 2019-RPL3

VS

DEFENDANT: **Joel D. Mazur and  
Mieke A. Mazur SALE ADDRESS: 554  
Grubbs Mill Road, West Chester, PA  
19380**

SALE ADDRESS: 554 Grubbs Mill Road,  
West Chester, PA 19380

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



**SALE NO. 24-9-277**

**Writ of Execution No. 2023-03717  
DEBT \$537,811.72**

PROPERTY SITUATE IN TOWNSHIP OF EAST BRANDYWINE

Tax Parcel # 30-3-295

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **STUART DOLDEN ROSS IV & ASHA NICOLE ROSS**

SALE ADDRESS: 247 Seven Springs Lane, Downingtown, PA 19335

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

**SALE NO. 24-9-278**

**Writ of Execution No. 2023-09691  
DEBT \$482,188.95**

Property to be sold is situated in the borough/township of East Vincent, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 21-07C-0031.0000

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

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for Homes Mortgage Trust

VS

DEFENDANT: **Kelus Group Holding LLC**

SALE ADDRESS: 351 Pughtown Road, Spring City, PA 19475

PLAINTIFF ATTORNEY: **FRIEDMAN VARTOLO LLP 212-471-5100**

**SALE NO. 24-9-279**

**Writ of Execution No. 2019-04843  
DEBT \$2,699.53**

ALL THAT CERTAIN lot or piece of ground hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania.

Tax Parcel # 42-3H-57

PLAINTIFF: Great Valley School District  
VS

DEFENDANT: **Nancy Stedman White**

SALE ADDRESS: 30 Rickmar Lane, East Whiteland Township, PA 19355

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

**SALE NO. 24-9-280**

**Writ of Execution No. 2022-08911  
DEBT \$88,480.33**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Spring City, County of Chester and Commonwealth of Pennsylvania, according to a Survey of Property of Robert R. and Luba M. Root for the Suburban Realty made by David Meixner, Surveyors, Collegeville, dated October 22, 1975, as follows, to-wit;

BEGINNING at a point in the bed of Bridge Street (57 feet) which point is located from the intersection of the Northeasterly side of said Bridge Street and the Southeasterly side of Penn Street (57 feet wide) by the two following courses and distances, to wit:

- (1) South 78 degrees 20 minutes East, 246.75 feet and
- (2) South 12 degrees 00 minutes West, 31.50 feet; thence from the point of beginning and crossing the bed of the said Bridge Street and along the lands

of the now or late Richard W. McMahon North 12 degrees 00 minutes East, 100 feet to an iron fence post; thence continuing along the lands of the now or late Richard W. McMahon North 06 degrees 22 minutes East 109.00 feet to an Iron pipe; thence along the lands of the now or late George W. Rauer, South 78 degrees 20 minutes East, 17.00 feet to a stake; thence along the lands of the now or late Robert W. Etzler and through the bed of the aforesaid Bridge Street South 05 degrees 45 minutes West, 209.00 feet to a point; thence through the bed of the aforesaid Bridge Street North 79 degrees 36 minutes East, 29.00 feet to the point and place of beginning.

BEING THE SAME PREMISES AS Guy D. Walters and Vicki L. Walters, by Deed dated August 28, 2003, and recorded on September 18, 2003, by the Chester County Recorder of Deeds as Instrument No. 10304776, granted and conveyed unto Juan Medina, now deceased.

Tax Parcel # 14-2-77

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

DEFENDANT: **Earline Medina, as Believed Heir and/or Administrator of the Estate of Juan Medina and Unknown Heirs and/or Administrators of the Estate of Juan Medina (if any)**

SALE ADDRESS: 229 Bridge Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-770**

**SALE NO. 24-9-281**

**Writ of Execution No. 2019-03899**

**DEBT \$160,672.81**

ALL THAT CERTAIN parcel or tract of

land with the buildings and improvements erected thereon Situate partly in the Township of Easttown Township and partly in the Township of Tredyffrin, County of Chester, State of Pennsylvania, bounded and described in accordance with a plan of St. Luke's Lutheran Church dated October 29, 1979 last revised November 15, 1979 as prepared by Yerkes Associates Inc., Bryn Mawr, Pennsylvania, and recorded 11-20-1979 in the Office of the Recorder of Deeds, West Chester being Plan No. 2738 as follows, to wit:

BEGINNING at a point within the intersection of Valley Forge Road and Old Lancaster Road; thence along the title line within the bed of Valley Forge Road said Road proposed to be widened to 25.00 feet Southeasterly from and parallel to the center line, North 27 degrees 53 minutes 20 seconds East 94.11 feet to a point and angle; thence still along the title line and within the bed of Valley Forge Road, North 06 degrees 51 minutes East 90.27 feet to a point and angle; thence still along said title line and within the bed of Valley Forge Road North 03 degrees 00 minutes East 19.02 feet to a point a corner; thence leaving said Valley Forge Road and in and through lands of St. Luke's Lutheran Church South 71 degrees 21 minutes 20 seconds East 167.39 feet to a point a corner in or near the Township line dividing the Township of Easttown to the Southwest from the Township of Tredyffrin to the Northeast; thence along or near the said township line South 22 degrees 38 minutes 34 seconds East 81.94 feet to a point a corner; thence still in and through lands of St. Luke's Lutheran Church, South 71 degrees 21 minutes 20 seconds East 145.18 feet to a point a corner; thence still along the same South 18 degrees 38 minutes 39 seconds West 138.00 feet to a point a corner in the title line within the bed of Old Lancaster Road proposed to be widened 25.00 feet Northeasterly from and parallel to the center line; thence along the said title line



in the bed of Old Lancaster Road North  
71 degrees 21 minutes 20 seconds West  
358.18 feet to the first mentioned point and  
place of beginning.

BEING Lot No. 1 on said Plan.

Tax Parcel # 55-3E-42

PLAINTIFF: Santander Bank, N.A.

VS

DEFENDANT: **William W. Weaver,  
a/k/a William Woys Weaver**

SALE ADDRESS: 107 Old Lancaster  
Road, Devon (situate partly in the Town-  
ship of Easttown and partly in the Town-  
ship of Tredyffrin), PA 19333

PLAINTIFF ATTORNEY: **PRESSMAN  
& DOYLE 610-532-4222**

**SALE NO. 24-6-172**

**Writ of Execution No. 2019-04955**

**DEBT \$178,098.85**

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

Tax Parcel # 38-5-6.1B

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

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

SALE ADDRESS: 1451 Valley Road,  
Coatesville, PA 19320

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