



# Chester County Law Reporter

(USPS 102-900)

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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*

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

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**a. “Zmodo 1” Search Warrant**

We necessarily begin with a review of the search warrant application. The first Zmodo search warrant (12/6/21), Commonwealth Exhibit 2 (C-2), provides: “[Z]modo Network Recorder (NVR) - any and all data files including video/audio recordings within”. Even though the search warrant application supplies the precise language which *Orie* prohibited and which Defendant objects to, the inquiry does not end here. Rather, pursuant to the holding in *Young supra*, when a search warrant application specifically incorporates supporting documentation, such as an affidavit of probable cause, limiting language contained therein may cure the warrant’s facial defects. *See, Young* at 927-28.

Here, the first page of the warrant application clearly incorporated the affidavit of probable cause, as indicated by the “checked” box and attached affidavit. The body of the affidavit provides the following relevant information: Defendant informed Officer Michinock, he and the victim were out at the Black Horse Tavern on the night of December 3, 2021 and returned home at approximately 11:00 p.m. Defendant further stated he and the victim continued to drink at the home before he went to bed at approximately 12:00 a.m. Defendant stated at approximately 6:30 a.m. he noticed victim was not in bed and discovered her in the living room on floor. The affidavit further provided “[a] friend ... advised there were cameras set up inside the residence that were connected to a hard drive and activated.” The affidavit also indicated that medical personnel believed Ms. Meenan’s injuries were as a result of an assault.

The affidavit’s “Conclusion” states: “[T]here is probable cause to believe a search of the Zmodo hard drive will further the investigation and provide evidence as to the events that led up to Meenan’s assault, the event of the assault and hours following the assault.” *See, C-2*. The affidavit makes clear, the events leading up to the victim’s assault began on December 3, 2021 at approximately 11:00 PM and the hours following the assault go to approximately 8:00 AM, when Defendant was driven to the police station by Officer Michinock.

As stated above, the *Young* Court expressly held the limiting language of supporting documents may cure a warrant’s facial defect if the authorities in fact confined their search to the scope of the affidavit rather than the broader authority granted by the warrant. *See, Young supra*, at 929. Detective Bleiler credibly testified she requested, and Detective Lynch only provided, recordings from December 3, 2021 to December 4, 2021 between approximately 11:00 p.m. and 8:00 a.m. Detective Bleiler explicitly testified she did not request or review any other dates or times for any audio/video recordings from the Zmodo system pursuant to the first search warrant. Detective Bleiler’s testimony is supported by Commonwealth Exhibit 8 (C-8), which has been admitted without objection. The report unambiguously states, “[O]n December 6, 2021, I reviewed the Zmodo Network Video Recorder (NVR) Hard Drive recordings from December 3, 2021 – December 4, 2021 between the hours of 11:35 PM and 08:00 AM.” *See, C-8*. The Court finds

Detective Bleiler's testimony to be credible and supported by her report.

Accordingly, based on a review of the warrant application (C-2), the contents of the incorporated affidavit of probable cause (C-2), the content of the investigative report prepared by Detective Bleiler (C-8), and Detective Bleiler's testimony, the December 6, 2021 Zmodo search warrant and incorporated affidavit contained properly limiting language and the search did not exceed the limits of the scope. Therefore, Defendant's Motion to Suppress "Zmodo 1" is DENIED.

#### b. "Zmodo 2" Search Warrant

The second Zmodo search warrant (1/6/23), Commonwealth Exhibit 3 (C-3), provides: "[Z]modo Network Video Recorder (NVR)- any and all data files including video/audio recordings stored within between the dates on October 1, 2021 through December 2021." *See*, C-3. As with "Zmodo 1", Defendant argued the use of "any and all" language is unreasonably broad and authorizes an illegal, general search. Again, despite Defendant's objection to the use of this language, our determination necessarily requires examination of the incorporated affidavit of probable cause.

Similar to the process and analysis in the Zmodo 1 warrant application, the warrant application for Zmodo 2 likewise incorporated the attached affidavit of probable cause. *See*, C-3. The body of the affidavit is also substantially the same as the Zmodo 1 search warrant with the addition of information concerning specific incidents of past abuse made known to the police through further investigation. In particular, the incorporated affidavit describes conversations between the victim and a friend concerning Defendant's abuse, several incidents of abuse that occurred in November 2021 as described by a co-worker, and a single incident of abuse that occurred in October 2021 as described by a different co-worker. All of these events pre-dated December 4, 2021 and provide probable cause to search for additional evidence of domestic violence.

The affidavit's "Conclusion" once again provides further limiting language which must be considered in determining the validity of the warrant. The Conclusion provides: "[T]here is probable cause to believe that further search of the Zmodo hard drive data will provide more evidence of the abuse that Meenan endured while living with Brahm." *See*, C-3. The additional details contained in the body of the affidavit, the specificity contained in the "Conclusion" of the affidavit, and the description in the warrant application itself establishes the warrant's validity.

Although the face of the warrant requests "any and all data" between October 1, 2021 through December 2021, the language in the affidavit and the undisputed facts limited the search to **evidence of abuse the victim endured while living** with Defendant. As indicated in Detective Bleiler's incident report and admitted without objection as Commonwealth Exhibit 9 (C-9), the search was in fact confined to video recordings from October 1, 2021 through December 3, 2021. *See*, C-9. In further support of a concern for domestic violence, the affidavit of probable

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cause expressly states police responded to the victim and Defendant's home on October 13, 2021 for a wellbeing check based on a co-worker's concerns when victim did not show up for work. The pattern and history of abuse established in the affidavit of probable cause provides ample information to reasonably believe evidence of abuse would be found on the hard drive.

Accordingly, based on a review of the warrant application (C-3), the contents of the incorporated affidavit of probable cause (C-3), and Detective Bleiler's testimony, the January 6, 2022 Zmodo search warrant and incorporated affidavit contained properly limiting language and the search did not exceed the limits of the scope. Therefore, Defendant's Motion to Suppress "Zmodo 2" is DENIED.

**c. "SimpliSafe 1" Search Warrant**

The first SimpliSafe search warrant (12/6/21), Commonwealth Exhibit 4 (C-4), provides:

[A]ll records including but not limited to: video, audio, text, and any other account data maintained by SimpliSafe, Inc. concerning the following account holder for the dates of December 2, 2021 through December 5, 2021:

1. Leroy Donald Brahm III, DOB 8/2/1990 – 836 Buttonwood Avenue Spring City, Pennsylvania, 19475, phone number 443-655-2955

*See, C-4.*

Once again, as with both Zmodo search warrants, Defendant claimed the December 6, 2021 SimpliSafe warrant was unconstitutionally overbroad. Defendant based his argument on the fact the Commonwealth received records directly from SimpliSafe pertaining to the SimpliSafe recorder from November 2, 2021 through December 5, 2021. He did not allege the Commonwealth improperly searched the records provided by SimpliSafe, rather the warrant was overbroad and resulted in the Commonwealth receiving substantially more information than the search warrant approved.

Following the same analysis as above, we first acknowledge the search warrant incorporated the attached affidavit of probable cause. Second, the body of the affidavit contains substantially the same information as the December 6, 2021 Zmodo warrant with a few variations but inclusive of the scene of the home upon police arrival and the conclusion of the emergency room physician. Specifically, the affidavit describes the positioning of the SimpliSafe recorder, in the kitchen facing the living room area, and the active status of said recording system. The "Conclusion" provides: "There is probable cause to believe that a search of Brahm's SimpliSafe account will yield evidence of the crimes of aggravated assault and murder and provide clarification as to the events that led up to Meenan's assault, the event of the assault and hours following the assault." *See, C-4.*

A plain reading of the description of items to be searched unambiguously

indicates the data to be provided from the SimpliSafe recorder included all records from December 2, 2021 through December 5, 2021. Despite the specific dates included in the warrant and the specific dates the Commonwealth requested from SimpliSafe, the Commonwealth received considerably more information than requested. Detectives Bleiler and Lynch credibly testified they did not view any data outside of the three days listed in the warrant application and immediately informed District Attorney Kathleen Wright. When a search of the data was performed, only December 2, 2021 through December 5, 2021 were searched.

Accordingly, based on a review of the warrant application (C-4), the contents of the incorporated affidavit of probable cause (C-4), and Detective Bleiler and Detective Lynch's testimony, the December 6, 2021 SimpliSafe search warrant and incorporated affidavit contained properly limiting language and the search did not exceed the limits of the scope. Therefore, Defendant's Motion to Suppress "SimpliSafe 1" is DENIED.

#### **d. "SimpliSafe 2" Search Warrant**

Defendant's Motion did not advance an overbreadth claim in relation to the second SimpliSafe warrant, Commonwealth Exhibit 5 (C-5); rather, Defendant argued the Commonwealth already received the evidence they sought in the previous constitutionally overbroad warrant, consequently, the evidence must be suppressed as the fruit of poisonous tree. As fully analyzed above, the first SimpliSafe warrant contained properly limiting language and the search did not exceed the limits of the scope, accordingly, Defendant's Motion pertaining to that warrant has been denied. Defendant has not presented any additional argument for consideration concerning the second SimpliSafe warrant, therefore, Defendant's Motion to Suppress "SimpliSafe 2" is DENIED.

#### **e. Cell Phone Search Warrants**

Defendant's second claim related to his cell phone raised in his pre-trial Motion alleges: "[T]he December 4, 2021 and December 7, 2021 warrants permitting the search of Defendant's cell phone lack particularity and were instead invalid "general warrants that authorize[d] 'a general rummaging in a person's belongings.'" He argued the description in both cell phone warrants was more general than necessary and allowed the Commonwealth to access all data on his cell phone. The Commonwealth argued the description specifically provided the dates and content to be searched from Defendant's phone and did not exceed the scope of the warrant when performing the search.

Examination of the face of the December 4, 2021 warrant, Commonwealth Exhibit 6 (C-6), establishes the search warrant did in fact seek all user data from December 2, 2021 to December 4, 2021 and the affidavit of probable cause was properly incorporated. The December 7, 2021 warrant, Commonwealth Exhibit 7 (C-7), is similarly drafted; the warrant seeks all user data from October 1, 2021 through

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December 4, 2021 and the affidavit was incorporated. The December 4, 2021 warrant's "Conclusion" states:

[Y]our affiant believes Brahm's phone could provide information for the day of the assault, leading up to the assault and possible communications after the assault including but not limited to location of the phone at the time of the assault and any messages to/from the victim, actor, and possible other prompt complaint witnesses.

*See, C-6.*

The December 7, 2021 warrant's "Conclusion" provides:

[D]uring this investigation, your affiant observed regular abuse and violence perpetrated on Meenan on home surveillance footage dating back to October 2021. Your affiant knows that Brahm and Meenan communicated frequently about their relationship through text messages utilizing cellular telephones. Your affiant believes further search of Brahm's phone during the period of observed violence will show communications between Brahm, Meenan and other parties, providing insight into the status of their relationship, other instances of violence and the events that led to Meenan's death.

*See, C-7.*

At the pre-trial hearing, Detective Bleiler credibly testified, when executing the December 4, 2021 search of Defendant's phone, although all data was seized, she only searched communications and location data from December 2, 2021 to December 4, 2021. Not only did the Commonwealth properly limit the scope of the search within the four corners of the warrant: when executing the search, the Commonwealth only reviewed Defendant's cell phone call log, text message communications between himself, the victim, and Mr. Walter, and location data. Moreover, Defendant did not argue the Commonwealth exceeded the scope. Rather, Defendant's entire argument was based on the Commonwealth's search of all of Defendant's cell phone data. However, he failed to consider the actual actions of the Commonwealth in executing the search within the parameters of the search warrant and incorporated affidavit.

Defendant's argument also fails in relation to the December 7, 2021 warrant. The warrant description reasonably describes the item to be searched and the dates to be searched, and the incorporated affidavit provides the specific information the Commonwealth sought. As above, Defendant merely claims the warrant was overbroad by use of the word "all" in the description. However, as with all of his warrant challenges, Defendant fails to recognize the necessary limiting language may be, and was in fact, supplied by an incorporated affidavit

and demonstrated by the actions of law enforcement. There is no evidence the Commonwealth exceed the scope of the warrant.

Accordingly, based on a review of both warrant applications (C-6 & C-7), the contents of the incorporated affidavits of probable cause (C-6 & C-7), and Detective Bleiler's testimony, the December 4, 2021 and December 7, 2021 cell phone search warrants and incorporated affidavits contained properly limiting language and the searches did not exceed the limits of the scope. Therefore, Defendant's Motion to Suppress "Cell Phone 1" and "Cell Phone 2" is DENIED.



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COMMONWEALTH OF PENNSYLVANIA	⋮	IN THE COURT OF COMMON PLEAS
	⋮	
v.	⋮	CHESTER COUNTY, PENNSYLVANIA
	⋮	
LEROY BRAHM, III	⋮	CRIMINAL ACTION
	⋮	
	⋮	CR-1051-2022

Kathleen Wright, Esquire, Attorney for the Commonwealth  
 Scott McIntosh, Esquire, Attorney for the Defendant

**ORDER**

AND NOW, this 27th day of June 2023, upon consideration of Defendant’s Omnibus Pre-Trial Motion to Suppress Statement and Motion to Suppress Illegal Search Warrants, filed March 8, 2023, after oral argument on May 2, 2023, and for the reasons set forth in the above Opinion, Defendant’s Motion to Suppress Statement is hereby GRANTED in part, and DENIED in part and Defendant’s Motion to Suppress Illegal Search Warrants is DENIED.

BY THE COURT:

/s/ ALITA A. ROVITO, J.

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**NOTICES**

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

**CIVIL ACTION**

**LAW NO. 2023-02846-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Joseph Quinlan Jr. was filed in the above-named court and will be heard on Monday, October 2, 2023 at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Friday, April 28, 2023  
Name to be changed from: Joseph Gerald Quinlan, Jr. to: Joseph Gerard Xavier Quinlan, Jr.  
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

**CIVIL ACTION**

**LAW NO. 2023-04633-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Nicholas Jeffrey Garcia was filed in the above-named court and will be heard on Monday, October 2, 2023 at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Monday, July 3, 2023  
Name to be changed from: Nicholas Jeffrey Garcia to: Nayla Jasmine Garcia  
Any person interested may appear and show cause,

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

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

**LAW NO. 2023-04902-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Kathleen L DiMarino was filed in the above-named court and will be heard on Monday, November 13, 2023 at 2:00:00 PM, in Courtroom 8 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Monday, August 28, 2023  
Name to be changed from: Kathleen L DiMarino to: Kathleen DiMarino Bibbens  
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

**LAW NO. 2023-06302-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Annalie Korengel Lorgus was filed in the above-named court and will be heard on Monday, October 30, 2023 at 2:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Tuesday, August 29, 2023  
Name to be changed from: Annalie Korengel Lorgus to: Annalie Korengel  
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.  
KAREN E. EICHMAN, Esquire  
Eichman Law, PLLC  
8 Federal Road, Suite 3  
West Grove, PA 19390

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Amendment to the Articles of Incorporation of Jiten P. Gohel, DMD, P.C., a Pennsylvania Professional Corporation, with its registered office located at 3003-A, Unionville Pike, Hatfield, PA 19440, have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg,

Pennsylvania, on August 22, 2023, pursuant to the provisions of the Business Corporation Law of Pennsylvania.

The nature and character of the amendment was to change the corporation name and address to:

Aesthetic Dental Associates, P.C.  
430 Exton Square Pkwy  
Exton, PA 19341

JEFFREY K. LANDIS, Esquire  
Landis, Hunsberger, Gingrich & Weik, LLP  
114 East Broad Street, P.O. Box 64769

6723 Allentown Blvd.  
Harrisburg, PA 17112

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### CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State for ENGLE MARKETING, INC., a corporation organized under the Pennsylvania Business Corporation Law of 1988. LAW OFFICES OF WENDY F. BLECZINSKI, Solicitor, Valley Forge II, 661 Moore Rd., #105, King of Prussia, PA 19406.

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### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholders and directors of Engle-Rissinger Auto Group, Inc., a Pennsylvania corporation, with an address of 108 Earl Drive, Millersburg, PA 17061, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

NEIL W. YAHN, Esquire  
JSDC Law Offices  
11 E. Chocolate Avenue  
Suite 300  
Hershey, PA 17033

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### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of J.T. Anderson Trucking, Inc., a Pennsylvania corporation, with an address at 480 Old Wilmington Road, Coatesville, Pennsylvania, 19320, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

JAYNE GARVER, Esquire  
J. Garver Law PLLC

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### ESTATE NOTICES

*Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.*

### 1st Publication

**ALAXSON**, Gerald Edwin, a/k/a Jerry Alaxson, late of East Caln Township. Craig Alaxson, care of KEVIN J. RYAN, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executor. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

**ASHMORE**, Billy C., late of West Brandywine Township. Serena Callahan, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

**BACCINO**, Brenda, a/k/a Brenda Wilcox Baccino, late of Oxford. Elyse Baccino, care of CLARE MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**BUCKWASH**, Vincent, late of Pocopson Twp. Annette Buckwash, 1683 Lenni Dr., West Chester, PA 19382, Executrix.

**CHANNELL**, Billy C., late of New Garden Township. Amy L. Hunter, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

**COER**, Leroy R., late of West Whiteland Township. Rebecca J. Coer and Elizabeth Anne Revenis, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrices. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auer

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

**DETTINGER**, John, a/k/a John Albert Dettinger and John A. Dettinger, late of West Goshen Township. Norman J. Pine and Jenny L. Hines, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executors. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**EDLEMAN**, David B., late of North Coventry Township. Patricia A. Edleman, 87 W. Schuylkill Road, Pottstown, PA 19465, care of KENNETH E. PICARDI, Esquire, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, Executrix. KENNETH E. PICARDI, Esquire, Yergey Daylor Allebach Scheffey Picardi, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, atty.

**GILLESPIE**, Thelma M., late of Parkesburg Borough. Lyle E. Gillespie, Jr., care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Executor. DENNIS B. YOUNG, Esquire, Firm, 430 W. First Ave., Parkesburg, PA 19365, atty.

**HARRIS**, Byron I., late of Kennett Square. Richard L. Grubb, Jr., care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, Firm, 442 North High Street, West Chester, PA 19380, atty.

**JACOBS**, Alan K., a/k/a Alan Karl Jacobs, late of Spring City Borough. Lisa R. Jacobs, care of STEPHANIE SANDERSON-BRAEM, Esquire, 457 Haddonfield Rd., Ste. 100, Cherry Hill, NJ 08002-2223, Executrix. STEPHANIE SANDERSON-BRAEM, Esquire, Stradley Ronon Stevens & Young, LLP, 457 Haddonfield Rd., Ste. 100, Cherry Hill, NJ 08002-2223, atty.

**KENNY**, John J., late of Downingtown. Judith Kennth, 47 Indian Pipe Drive, Wynantskill, New York 12198, care of BRIAN H. LEINHAUSER, Esquire, 433 W. Market Street, Suite 200, West Chester, PA 19382, Executrix. BRIAN H. LEINHAUSER, Esquire, MacMain Leinhauser PC, 433 W. Market Street, Suite 200, West Chester, PA 19382, atty.

**KIERAS**, Michael A., late of New London Township. Adam R. Kieras, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**LEARN**, Dolores E., late of East Goshen Township. Halle J. Ruan, care of WILLIAM E. RUANE,

Esquire, 72 Shawnee Rd., Ardmore, PA 19003, Administratrix. WILLIAM E. RUANE, Esquire, 72 Shawnee Rd., Ardmore, PA 19003, atty.

**LILLEY, JR.**, Walter H., late of East Nantmeal Township. Harry Walter Lilley, care of JAMES J. MUNNIS, Esquire, 1515 McDaniel Dr., West Chester, PA 19380, Executor. JAMES J. MUNNIS, Esquire, Munnis Law, 1515 McDaniel Dr., West Chester, PA 19380, atty.

**MORRISON**, Faith C., a/k/a Faith Morrison, late of Kennett Township. Katherine B. Morrison, care of NIKOLAOS L. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAOS L. TSOUROS, Esquire, Law Offices of Wendy F. Blecinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

**NICEWONGER**, Richard D., late of Landenberg. Daniel J. Nicewonger, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**PEACEMAN**, Marline S., late of Willistown Township. Fern L. Fishman, care of ARTHUR S. CAVALIERE, Esquire, P.O. Box 194, Lafayette Hill, PA 19444-0194, Executrix. ARTHUR S. CAVALIERE, Esquire, P.O. Box 194, Lafayette Hill, PA 19444-0194, atty.

**PERLOFF**, Genevieve, late of West Vincent Township. Carole L. Borden, care of MICHELLE M. FORSELL, Esquire, 570 Main Street, Pennsburg, PA 18073, Executrix. MICHELLE M. FORSELL, Esquire, Wolf, Baldwin & Associates, P.C., 570 Main Street, Pennsburg, PA 18073, atty.

**PROCOPIO**, Anothny Dennis, late of East Marlborough Township. Dianne Procopio, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administratrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**RICHARDSON**, Bruce W., late of Charlestown Township. Brett Haviken and Scott Richardson, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**SCHEETZ**, Marilyn, late of Schuylkill Township. Annette Kenney, 1320 Street Rd., Chester Springs, PA 19425, care of MARITA M. HUTCHINSON,

Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. MARITA M. HUTCHINSON, Esquire, Wetzel Gagliardi Fetter Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

**SCHWANEFUGEL**, Sally C., late of West Vincent Township. Susan C. Schwaneflugel, 18 St. Andrews Lane, Glenmoore, PA 19343, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**SPAHN**, Margaret S., late of Kennett Township. Edward L. Spahn, Jr., care of DON B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DON B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**STEWART**, Scott M., late of East Marlborough Township. Veronica C. Protesto Stewart, 363 W. Street Rd., Kennett Square, PA 19348, care of REBECCA A. HOBBS, Esquire, 41 E. High Street, Pottstown, PA 19464, Administratrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High Street, Pottstown, PA 19464, atty.

**SULLIVAN**, Katherine T., late of Phoenixville. Mark Sullivan, care of ANDREW H. DOHAN, Esquire, 460 E. King Street, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Street, Malvern, PA 19355-3049, atty.

**WENGER, IV**, Reuben, late of West Brandywine Township. William Michael Tillman, care of JAMES C. DALTON, Esquire, P.O. Box 515, West Chester, PA 19381, Administrator. JAMES C. DALTON, Esquire, Unruh, Turner, Burke & Frees, P.C., P.O. Box 515, West Chester, PA 19381, atty.

**WILMOT**, Ella G., late of Pennsbury Township. Ruth E. Wilmot, 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.

**WOODWARD**, James L., a/k/a James L. Woodward, Jr., late of Paoli. Michael J. Woodward, care of JOHN R. LUNDY, Esquire, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, Executor. JOHN R. LUNDY, Esquire, Lundy Beldecos & Milby, PC, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, atty.

**ZANCOSKY**, Joseph Stanley, a/k/a Joseph S. Zancosky, late of Pottstown. Marie Catherine Zancosky, 1024 Heather Court, North Coventry, PA

19465, care of AMY W. SOSNOV, Esquire, 540 Swede St., Norristown, PA 19401, Executrix. AMY W. SOSNOV, Esquire, Sosnov & Sosnov, 540 Swede St., Norristown, PA 19401, atty.

## 2ndPublication

**ATKINSON**, John P., late of West Whiteland Township. David Atkinson, 1426 Ashton Road, Havertown, PA 19083, 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.

**BALINSKY**, Edward L., late of Kendal of Longwood. Corey A. Balinsky, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie & Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

**BEECHER**, Betty J., late of Coatesville. Gordon W. Good, 3460 Lincoln Highway, Thorndale PA 19372, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale PA 19372, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale PA 19372, atty.

**BRANSFIELD**, Edmund J., a/k/a Edmund Joseph Bransfield, late of Kennett Square Borough. Kathleen Megill, care of LAWRENCE S. CHANE, Esquire, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, Executrix. LAWRENCE S. CHANE, Esquire, Blank Rome LLP, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, atty.

**COALE**, Myrtle W., a/k/a Myrtle Coale, late of Phoenixville. Donna Cramer, 654 Metro Court, West Chester, PA 19380, care of SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, Administrator. SUZANNE BENDER, Esquire, Law Office of Suzanne Bender, Esq., 216 Bridge Street, Phoenixville, PA 19460, atty.

**COPELAND**, Carl, late of East Goshen Township. Cristina W. Copeland, care of RONALD W. FENSTERMACHER, JR., Esquire, Four Tower Bridge, 200 Barr Harbor Dr., Ste. 400, PMB 8849, West Conshohocken, PA 19428, Executrix. RONALD W. FENSTERMACHER, JR., Esquire, Law Office of Ronald W. Fenstermacher, Jr., P.C., Four Tower Bridge, 200 Barr Harbor Dr., Ste. 400, PMB 8849, West Conshohocken, PA 19428, atty.

**DICKINSON**, David Clarence, late of Londonderry Township. Jonathan Dickinson, 1941 Street

Rd., Glenmoore, PA 19343, care of MICHAEL J. REED, Esquire, 35 Lakeview Rd., Downingtown, PA 19335, Administrator. MICHAEL J. REED, Esquire, Firm, 35 Lakeview Rd., Downingtown, PA 19335, atty.

**FREDD**, Elizabeth A., late of Highland Township. Thomas G. Fredd, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Executor. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

**GERRY**, Stephen P., late of East Brandywine Township. Amy Gerry Smith, care of STEPHANIE E. SANDERSON-BRAEM, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355, Administratrix. STEPHANIE E. SANDERSON-BRAEM, Esquire, Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

**GUISEPPE**, JoAnn F., late of Honey Brook Township. Ann E. Sellers, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. PATRICK A. DEIBLER, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**KOWALESKI**, Edmund F., late of Valley Township. Kevin Kowaleski, 15 Country Club Road, Coatesville, PA 19320, care of JAYNE A. GARVER, Esquire, 6723 Allentown Blvd., Harrisburg, PA 17112, Executor. JAYNE A. GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

**LYON**, Elizabeth M., late of West Goshen Township. Patricia A. Mapa, 1188 Hampshire Place, West Chester, PA 19382, care of GARTH G. HOYT, Esquire, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, Executrix. GARTH G. HOYT, Esquire, McNeess Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

**MANNIX**, Charles J., a/k/a Charles Joseph Mannix, late of Tredyffrin Township. Anne Elliott Brown, care of RICHARD C. PARKER, Esquire, 175 Strafford Ave., Ste. 230, Wayne, PA 19087, Executrix. RICHARD C. PARKER, Esquire, MILES & PARKER, LLP, 175 Strafford Ave., Ste. 230, Wayne, PA 19087, atty.

**McKAY**, Richard Alan, a/k/a Richard A. McKay, late of Phoenixville. Jennifer A. McKay, 20 W. Miner Street, West Chester, PA 19382, Executrix.

**ORIENTE**, John Steven, late of West Chester. Heidi Carlson, care of STEPHANIE MORRIS, Esquire, PO Box 734, West Chester, PA 19380, Executor. STEPHANIE MORRIS, Esquire, Law Office

of Stephanie Morris, PO Box 734, West Chester, PA 19380, atty.

**PAONE**, Vincent, late of West Vincent Township. Marie Paone, care of FRANQUI-ANN RAFFAELE, Esquire, 1684 S. Broad St., Ste. 230, P.O. Box 1479, Lansdale, PA 19446-5422, Executrix. FRANQUI-ANN RAFFAELE, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 1684 S. Broad St., Ste. 230, P.O. Box 1479, Lansdale, PA 19446-5422, atty.

**PARRISH, JR.**, Lawrence T., late of Kennett Township. James I. Mitchell, care of WILLIAM J. GALLAGHER, Esquire, 209 E. State St., Kennett Square, PA 19348, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 209 E. State St., Kennett Square, PA 19348, atty.

**PFITZENMEYER, JR.**, Charles W., a/k/a Charles W. Pfitzenmeyer, late of West Caln Township. Keri A. Kita, 60 Washington Avenue, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale PA 19372, Executor. GORDON W. GOOD, Esquire, Firm, 3460 Lincoln Highway, Thorndale PA 19372, atty.

**SHARITZ, SR.**, Ronald F., a/k/a Ronald F. Sharitz, late of East Fallowfield Township. Michelle Fisher, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg PA 19365, Executor. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg PA 19365, atty.

**SUBASIC, SR.**, Frank Joseph, late of Honeybrook Township. Kelly Subasic and Frank Joseph Subasic, Jr., care of JENNIFER A. HULNICK, Esquire, 1288 Valley Forge Road, Suite 63, Phoenixville PA 19460, Executors. JENNIFER A. HULNICK, Esquire, Baer Romain & Ginty, LLP, 1288 Valley Forge Road, Suite 63, Phoenixville PA 19460, atty.

**WEBER**, Frederick David, late of West Chester. Kimberly L. Avery, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**WILSON**, Dale I., late of West Caln Township. Matthew Wilson, 113 Highland Drive, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale PA 19372, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale PA 19372, atty.

**3rd Publication**

**BRADY**, William Patrick, a/k/a William P. Brady late of East Goshen Township. Michael P. Brady, Mark D. Brady and Edwin R. Boynton, care of EDWIN R. BOYNTON, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355, Executors. EDWIN R. BOYNTON, Esquire, Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

**CASTORANI**, Christine M., late of East Brandywine Township. Erminio Braidotti, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

**COCKERHAM**, Gilbert S., late of West Whiteland Township. Larry M. Miles, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301-1775, Executor. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301-1775, atty.

**COONEY**, Theresa F., late of East Vincent Township. Michael J. Cooney, 109 Andrea Lane, Spring City, pa 19475, care of KATIE M. CLEMM, Esquire, 488 Norristown Road, Suite 140, Blue Bell, PA 19422, Administrator. KATIE M. CLEMM, Esquire, Clemm and Associates, LLC, 488 Norristown Road, Suite 140, Blue Bell, PA 19422, atty.

**DeHAVEN**, Verna G., late of Malvern Borough. Randy G. DeHaven, 40 Malvern Avenue, Malvern, PA 19355, care of ANTHONY D. GIANNASCOLI, Esquire, 460 Creamery Way, Suite 109, Exton, PA 19341, Executor. ANTHONY D. GIANNASCOLI, Esquire, Lamb McErlane, P.C., 460 Creamery Way, Suite 109, Exton, PA 19341, atty.

**DORSANEO**, Rose A. a/k/a Rose D. Haskell, late of East Whiteland Township. Kelly D. Mullen, care of COURTNEY A. WIGGINS, Esquire, PO Box 3169, West Chester, PA 19381, Executrix. COURTNEY A. WIGGINS, Esquire, Clarion Law, LLC, PO Box 3169, West Chester, PA 19381, atty.

**DOOTS**, William C., late of West Vincent Township. Shirley M. Puccino, 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.

**GREDZINSKI**, Lillian Anastasia, a/k/a Lillian A. Gredzinski, late of West Brandywine Township. Kimberly A. Gredzinski, 27 Andover Road, Glenmoore, PA 19343, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372,

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

**HERCER**, Edmund Robert, late of Tredyffrin Township. Julie Gropp, 3602 Columbia Court Way, Newtown Square, PA 19073, Executrix.

**JOYNER**, Mildred C., a/k/a Mildred Carter Joyner, late of East Goshen Township. J. Curtis Joyner, care of LOUIS N. TETI, Esquire, P.O. Box 660, West Chester, PA 19381-0660, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., P.O. Box 660, West Chester, PA 19381-0660, atty.

**KELLY**, Fay A., late of Borough of Oxford. Andrea Kelly, 4821 Homeville Road, Cochranville, PA 19330, care of JEFF P. BRYMAN, Esquire, 225 Wilmington West Chester Pike, Suite 200, West Chester, PA 19382-8713, Administrator C.T.A.. JEFF P. BRYMAN, Esquire, Law Offices of Pyle & Bryman, 225 Wilmington West Chester Pike, Suite 200, West Chester, PA 19382-8713, atty.

**LEVAN**, Jason Todd, late of West Caln Township. Melissa B. Levan, 678 Telegraph Rd., Coatesville, PA 19320, care of JOHN A. KOURY, JR., Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. JOHN A. KOURY, JR., Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**LYONS**, Regina M, late of West Brandywine Township. Colleen Williams, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301-1775, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301-1775, atty.

**McKELLAR**, Katherine, late of New Garden Township. Kathryn M. Barto, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**MORRISON**, Roberta H., late of Malvern. Paul G. Morrison, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

**REED**, Clarence R., a/k/a Clarnece Raymond Reed, late of Tredyffrin Township. Susan R. Skiba, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.



**WIEGERT**, Albert R., late of Warwick Township. Susan Davis Wiegert, 371 Trythall Rd., Elverson, PA 19520, care of KENNETH C. RUSSELL, Esquire, 3500 Reading Way, Huntingdon Valley, PA 19006, Administratrix. KENNETH C. RUSSELL, Esquire, Russell Law, P.C., 3500 Reading Way, Huntingdon Valley, PA 19006, atty.

**WOOD**, Joan C., late of East Goshen Township. John P. Wood, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executor. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

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**FICTITIOUS NAME**

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

**Ercildoun Brewing Company**, with its principal place of business at 801 Doe Run Road, Coatesville, PA 19320. The application has been (or will be) filed on: Friday, August 25, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Triple Fresh Spirits LLC, 801 Doe Run Road, Coatesville, PA 19320.

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**NOTICE**

**IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA**

**CIVIL DIVISION**

**NO 2022-09595-RC**

**U.S. Bank National Association, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT V. Darryl G. Ferron, Shari L. Hardin and/or occupants**  
**NOTICE**

**TO THE DEFENDANTS:**

You are hereby notified that U.S. Bank National Association, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT

filed a Complaint in Ejectment with regard to 505 Rock Raymond Road, Downingtown, PA 19335 endorsed with a Notice to Defend against you at No 2022-09595-RC in the Civil Division of the Court of Common Pleas of Chester County, PA wherein plaintiff seeks possession of said property.

IF YOU WISH TO DEFEND YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

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

Chester County Lawyer Referral Service  
Chester County Bar Association  
15 W. Gay Street, 2nd Floor  
West Chester, PA 19381-3191  
(610) 429-1500

PLAINTIFF'S ATTORNEY:  
HLADIK, ONORATO & FEDERMAN, LLP  
298 WISSAHICKON AVENUE  
NORTH WALES, PA 19454  
215-855-9521

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**NOTICE OF SUSPENSION**

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated August 23, 2023, DAVID ADDISON GRANT MURRAY (#330036) of Chester County, is Suspended on Consent from the Bar of this Commonwealth for a period of one year retroactive to February 7, 2023.

Marcee D. Sloan  
Bard Prothonotary

The Disciplinary Board of the  
Supreme Court of Pennsylvania

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**3rd Publication of 3**

**TRUST NOTICE**

Trust Estate of Nancy W. Parlee, deceased, late of West Nantmeal Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of Nancy W. Parlee are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to:

Fred B. Parlee, Trustee  
206 Isabella Road,  
Elverson, PA 19520

Attorney:

KATHLEEN K. GOOD, Esquire  
Keen Keen & Good, LLC  
3460 Lincoln Highway  
Thorndale, PA 19372

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**3rd Publication of 3**

**TRUST NOTICE**

HARVEY C. WALTZ, SR., TRUST DATED JULY 1, 1980

LAURA H. WALTZ, Deceased, Initial Trustee  
Late of East Caln Township, Chester County, PA  
This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to LOIS H. BARKER, TRUSTEE, c/o Louis N. Teti, Esq., P.O. Box 660, West Chester, PA 19381-0660,

Or to her Attorney:

LOUIS N. TETI  
MacELREE HARVEY, LTD.  
P.O. Box 660  
West Chester, PA 19381-0660

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### Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL [www.bid4assets.com/chestercopasheriffsales](http://www.bid4assets.com/chestercopasheriffsales), on **Thursday, September 21st, 2023 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday October 23rd, 2023.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

### FREDDA L. MADDOX, SHERIFF

#### 2nd Publication of 3

**SALE NO. 23-9-257**

**Writ of Execution No. 2022-07975**

**DEBT \$191,115.46**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF SCHUYLKILL, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA DESCRIBED IN ACCORDANCE WITH A FINAL PLAN OF DOGWOOD ESTATES, MADE BY HOWARD W. DORAN, INC., REGISTERED SURVEYORS, NEWTOWN SQUARE PENNSYLVANIA, DATED NOVEMBER 30, 1976 AND REVISED

DECEMBER 6, 1976 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF HAWTHORNE LANE (FIFTY FEET WIDE); SAID POINT BEING LOCATED THE FOUR FOLLOWING COURSES AND DISTANCES ALONG AFOREMENTIONED SOUTHEASTERLY SIDE OF HAWTHORNE LANE FROM A POINT OF CURVE ON THE SOUTHWESTERLY SIDE OF DOGWOOD DRIVE, (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF TWENTY FIVE FEET, THE ARC DISTANCE OF THIRTY NINE AND FIFTY TWO ONE HUNDREDTHS FEET TO A POINT OF TANGENT; (2) SOUTH FIVE DEGREES WEST TWO HUNDRED ONE AND SEVEN ONE HUNDREDTHS FEET TO A POINT OF CURVE; (3) EXTENDING SOUTHWESTWARDLY ON THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF ONE HUNDRED SEVENTY FIVE FEET THE ARC DISTANCE OF ONE HUNDRED TWENTY TWO AND SEVENTEEN ONE HUNDREDTHS FEET TO A POINT AND (4) SOUTH FORTY FIVE DEGREES WEST, TWO HUNDRED THIRTY FEET TO THE POINT OF BEGINNING; THENCE EXTENDING ALONG LAND OF THE RESERVED FOR OPEN SPACE THE TWO FOLLOWING COURSES AND DISTANCES (1) SOUTH FORTY FIVE DEGREES EAST, ONE HUNDRED FORTY FEET TO A POINT, A CORNER AND (2) SOUTH FORTY FIVE DEGREES WEST, NINETY FEET TO A POINT, A CORNER OF LOT NO. 8 THENCE EXTENDING ALONG THE SAME NORTH FIFTY ONE DEGREES FORTY ONE MINUTES FORTY FOUR SECONDS WEST ONE HUNDRED THIRTY AND FIFTY NINE ONE HUNDREDTHS FEET TO A POINT ON A CULDESAC AT THE END OF HAWTHORNE LANE, THENCE

EXTENDING ALONG THE SAME IN A NORTHWESTWARDLY AND NORTH-EASTWARDLY DIRECTION ON THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF TWENTY FIVE FEET THE ARC DISTANCE OF TWENTY THREE AND FIFTY FIVE ONE HUNDREDTHS FEET TO A POINT OF TANGENT ON THE SOUTH-EASTERLY SIDE OF HAWTHORNE LANE; THENCE EXTENDING ALONG THE NAME, NORTH FORTY FIVE DEGREES EAST EIGHTY FOUR AND NINETY SEVEN ONE HUNDREDTHS FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN THOMAS L. BARKER AND JULIA M. BARKER BY DEED FROM ROBERT J. MC AVENEY AND KAREN E. MC AVENEY, HIS WIFE DATED AUGUST 14, 1992 AND RECORDED AUGUST 18, 1992 IN DEED BOOK 3149, PAGE 124.

TAX I.D # 27-6G-90

PLAINTIFF: BANK OF AMERICA, N.A.  
VS

DEFENDANT: **Thomas L. Barker and Julia M. Barker**

SALE ADDRESS: 175 Hawthorne Lane, Phoenixville, PA 19460

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

**SALE NO. 23-9-258**

**Writ of Execution No. 2018-10362**

**DEBT \$40,136.07**

ALL THAT CERTAIN TRACT OF LAND, SITUATE IN THE TOWNSHIP OF CHARLESTOWN COUNTY OF CHESTER, AND COMMONWEALTH

OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WHITE HORSE PIKE SET FOR A CORNER OF THIS THOMAS HALL'S LAND IN LINE OF LAND NOW OR LATE OF WELLS BROTHERS; THENCE SOUTH 8 DEGREES EAST 47.3 FEET TO A STAKE IN A STONE WALL SET FOR A CORNER OF LANDS NOW OR LATE OF WELLS BROTHERS AND LANDS NOW OR LATE OF THOMAS HALL; THENCE SOUTH ONE HALF DEGREE EAST 276.6 FEET TO AN IRON PIN, A CORNER OF LANDS NOW OR LATE OF THOMAS HALL AND P.M. SHARPLESS; THENCE SOUTH IO DEGREES EAST 45.38 FEET TO A STAKE SET FOR A CORNER OF LANDS NOW OR LATE OF P.M. SHARPLESS AND MARGARET LIPPINCOTT; THENCE SOUTH 61 AND 1/2 DEGREES WEST 465.8 FEET TO A STONE, A CORNER OF LANDS NOW OR LATE OF MARGARET LIPPINCOTT AND WILLIAM H. SNYDER, DECEASED; THENCE NORTH 28 AND 1/2 DEGREES WEST 329.98 FEET TO A STAKE, A CORNER OF LANDS NOW OR LATE OF WILLIAM H. SNYDER, DECEASED, AND THOMAS HALL; THENCE ALONG SAID HALL'S LAND NORTH 61 AND 1/2 DEGREES EAST 622.88 FEET TO THE PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM J. LEES AND ERNESTINE R. LEES AND WILLIAM LEES JR. A/K/A W. DAVID LEES, JR A/K/A WILLIAM DAVID LEES, JR, HIS SON, HUSBAND AND WIFE BY DEED FROM WILLIAM D. LEES AND ERNESTINE R. LEES DATED NOVEMBER 8, 1993 AND RECORDED NOVEMBER 16, 1993 IN DEED BOOK 3658, PAGE 0605 INSTRUMENT NUMBER 90265. THE SAID WILLIAM J. LEES DIED ON JANUARY 1, 2001 THEREBY VESTING

TITLE IN HIS SURVIVING SPOUSE ERNESTINE R. LEES AND WILLIAM LEES JR. A/K/A W. DAVID LEES, JR A/K/A WILLIAM DAVID LEES, JR, HIS SON BY OPERATION OF LAW.

TAX I.D. #: 35-70-05

PLAINTIFF: Truist Bank

VS

DEFENDANT: **William Lees Jr. a/k/a W. David Lees, Jr. a/k/a William David Lees, Jr and Ernestine R. Lees**

SALE ADDRESS: 2079 Bodine Road, Malvern, PA 19355

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

**SALE NO. 23-9-259**

**Writ of Execution No. 2023-00124**

**DEBT \$505,677.09**

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

BOUNDED AND DESCRIBED ACCORDING WITH A PLAN MADE FOR SILVINO DIMASCIO, MADE BY EARL R. EWING, INC., REGISTERED SURVEYORS, PHOENIXVILLE, PA., DATED 3/31/1965 LAST REVISED 6/6/1968 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF A CERTAIN 50 FEET WIDE UNNAMED ROAD, WHICH POINT IS MEASURED THE 5 FOLLOWING COURSES AND-DISTANCES FROM A POINT MARKING THE INTERSECTION OF THE EXTENDED NORTHEASTERLY SIDE OF SAID UNNAMED ROAD WITH THE CENTER LINE OF PUGHTOWN

ROAD (AS SHOWN ON SAID PLAN); (1) EXTENDING FROM SAID POINT OF INTERSECTION, SOUTH 41 DEGREES, 40 MINUTES EAST, 164.48 FEET TO A POINT OF CURVE; (2) ON A LINE CURVING TO THE LEFT, HAVING A RADIUS OF 25 FEET, THE ARC DISTANCE OF 19.65 FEET TO A POINT OF TANGENT (3) SOUTH 86 DEGREES, 40 MINUTES EAST, 85.73 FEET TO A POINT OF CURVE; (4) ON A LINE CURVING TO THE RIGHT, HAVING A RADIUS OF 75 FEET, THE ARC DISTANCE OF 58.90 FEET TO A POINT OF TANGENT AND (5) SOUTH 41 DEGREES, 40 MINUTES EAST, 12 FEET TO THE POINT AND PLACE OF BEGINNING, A CORNER OF LOT NO. 2; THENCE EXTENDING ALONG SAME NORTH 34 DEGREES, 43 MINUTES EAST, 294.41 FEET TO A POINT IN LINE OF LAND NOW OR LATE OF OLEF SELWYN; THENCE EXTENDING ALONG THE SAME SOUTH 49 DEGREES, 36 MINUTES EAST, 166 FEET TO A POINT IN LINE OF LOT NO. 4; THENCE EXTENDING ALONG SAME SOUTH 42 DEGREES, 48 MINUTES, 30 SECONDS WEST, 310.49 FEET TO A POINT ON THE NORTHEASTERLY SIDE OF AFORESAID 50 FEET WIDE UNNAMED ROAD; THENCE EXTENDING ALONG SAME NORTH 41 DEGREES, 40 MINUTES WEST, 125 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

PARCEL NO.: 18-6-22.7

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding Mortgage Trust AB2

VS

DEFENDANT: **Beverly E. Burkhardt and John L. Burkhardt Jr**

SALE ADDRESS: 39 Sylvan Drive, A/K/A Lot 3 Sylvan Drive, East Coventry Township, Pottstown, PA 19465

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

**SALE NO. 23-9-261**

**Writ of Execution No. 2022-09480**

**DEBT \$34,521.61**

Property situate in the VALLEY TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 38-020-0099

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NATIONSTAR MORTGAGE LLC

VS

DEFENDANT: **JOEL A. LAMBERT, JR., ADMINISTRATOR OF THE ESTATE OF JOEL A. LAMBERT, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL A. LAMBERT, SR.**

SALE ADDRESS: 937 High Street, Coatesville, PA 19320

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

**SALE NO. 23-9-262**

**Writ of Execution No. 2015-03579**

**DEBT \$474,464.24**

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

BLR#6-8-51

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE BANK OF NEW YORK MELLON F/K/A THE BANK

OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF ABFS MORTGAGE LOAN TRUST 20022 MORTGAGEBACKED PASSTHROUGH CERTIFICATES, SERIES 20022

VS

DEFENDANT: **HENRY J. RUFFENACH**

SALE ADDRESS: 224 Penn Avenue, Oxford, PA 19363

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

**SALE NO. 23-9-263**

**Writ of Execution No. 2023-01406**

**DEBT \$14,243.09**

ALL THAT CERTAIN lot or piece of ground situate in Elk Township, Chester County, and Commonwealth of Pennsylvania, bounded and described in accordance with Survey made by S. Pusey Morrison, Registered Surveyor dated 12/28/1955 as follows, to wit:

BEGINNING at the mouth of Run at Frankford Cave in the centerline of Big Elk Creek; thence leaving said creek and passing over a corner marker 250 feet distant by land of Stokes B. Lewis, South 31 degrees 30 minutes West 1,023 feet to a public road; thence extending along the centerline of said public road North 12 degrees 30 minutes West 150.6 feet to a stake and North 9 degrees 30 minutes West 448.8 feet to a stake; thence leaving said road and by land of E.G. Walters North 1 degree 15 minutes West 549.7 feet to a point in the center of Big Elk Creek; thence extending along the center of said creek South 67 degrees 28 minutes East 716.4 feet to the first mentioned point and place of beginning.

EXCEPTING therefrom and thereout all

that certain lot or piece of ground which William R. Claypoole and Joyce Claypoole, his wife by deed dated 06/01/1979 recorded in Deed Book Z54, Page 450 conveyed unto James R. Perkins and Sandra J. Perkins, his wife, as follows, to wit:

BEGINNING at a p.k. nail set in the title line of public road L.R. 15008 known as State Road leading the Northeasterly direction to Thunder Hill Road and the Southwesterly direction to Pennsylvania Route 472 said p.k. nail marking the Northwesterly corner of this about to be described tract and a corner of lands of Ida Walkers, said p.k. nail also being set in the approximately township line dividing Elk Township and New London Township; thence leaving said p.k. nail point of beginning, leaving the title line of said public road and by the approximate township line passing along Big Elk Creek South 72 degrees 53 minutes 44 second East 540.00 (erroneously omitted in prior deed) feet to a point set for the Northeasterly corner of this and the Northwesterly corner of Lot No. 2 on said plan; thence leaving Big Elk Creek and by said lands of Lot No. 2 37 degrees 12 minutes 30 seconds West 706.29 (erroneously omitted in prior deed) feet to a spike marking a corner of this and set in the title line of public road T307 (erroneously stated at T 503 in prior deed); thence by said title line North 10 degrees 06 (erroneously omitted in prior deed) minutes 11 seconds West 150.00 feet to a spike; thence leaving the said title line and passing by land of Ida Walters, North 06 degrees 14 minutes 16 seconds West 577.08 feet (erroneously omitted in prior deed) to a p.k. nail, being the first point and place of beginning

Tax Parcel : 70-2-24

PLAINTIFF: ELK TOWNSHIP

VS

DEFENDANT: **CURTISHA HICKS AND WILLIAM T. STERLING**

SALE ADDRESS: 1204 Old Forge Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **LAMB MCERLANE 610-701-3260**

**SALE NO. 23-9-264**

**Writ of Execution No. 2021-07754**

**DEBT \$7,180.25**

ALL THAT CERTAIN lot of ground SITUATE in Sadsbury Township, Chester County, Pennsylvania, and described according to a survey made by G.D. Houtran, Civil Engineers and Land Surveyors, Media, Pennsylvania, dated 11/3/56, as follows, to wit:

BEGINNING at a point in the title line in the bed of Wilmington Road (proposed fifty feet wide); said point being measured on the course of South 4 degrees 15 minutes East along the title line through the bed of Wilmington Road six hundred and fifty (650) feet from a point in line of lands now or late of Murphy; thence extending South 4 degrees 15 minutes East along the title line through the bed of Wilmington Road, one hundred (100) feet to a point; thence extending South 85 degrees 45 minutes West crossing the Southwesterly side of Wilmington Road, three hundred (300) feet to a point; thence extending North 4 degrees 15 minutes West, one hundred (100) feet to a point; thence extending North 85 degrees 45 minutes East and crossing the Southwesterly side of Wilmington Road, three hundred (300) feet to the first mentioned point and place of beginning.

CONTAINING sixtyeight onehundredths (.68) of an acre of land, be the same more or less.

Tax Parcel: 37-4-49

PLAINTIFF: SADSBUURY TOWNSHIP

VS

DEFENDANT: **DAVID MULVANEY**  
SALE ADDRESS: 939 Old Wilmington Road, Coatsville, PA 19320  
PLAINTIFF ATTORNEY: **LAMB MCERLANE 610-701-3260**

**SALE NO. 23-9-265**  
**Writ of Execution No. 2022-08546**  
**DEBT \$109,360.76**

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

All that certain message and lot of land, situate in the Borough of Avondale, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning in the middle of Pennsylvania Avenue on the Northern side of Fifth Street; thence by land of the Presbyterian Church along the middle of said Pennsylvania Avenue, North nineteen degrees West fifty feet; thence by land late of Almena R. Webb, now of Robert H. Heess and Mary P. Heess, his wife, North seventhone degrees East two hundred feet; thence South nineteen degrees East fifty feet to the North side of Fifth Street afore-said; thence along the side of said Street, South seventyone degrees West two hundred feet to the place of beginning.

Excepting thereout ten feet in width across the Northeast end to the use of the public as an alley or street.

BEING THE SAME PROPERTY CONVEYED TO JESUS SALUD CANO WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM ABEL CANO RAMIREZ AND JESUS SALUD CANO A/K/A JESUS S. CANO ZAVALA, DATED JULY 24, 2009, RECORDED AUGUST 6, 2009,

AT DOCUMENT ID 10951388, AND RECORDED IN BOOK 7742, PAGE 983, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 4-1-32

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

VS

DEFENDANT: **Jesus Salud Cano**  
SALE ADDRESS: 501 Pennsylvania Avenue, Avondale, PA 19311

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

**SALE NO. 23-9-267**  
**Writ of Execution No. 2023-01276**  
**DEBT \$15,061.85**

ALL THAT CERTAIN lot or parcel of land situated in the Borough of Honey Brook, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated May 5, 1993 and recorded in the Office of the Chester County Recorder of Deeds on July 2, 1993, in Deed Book Volume 3583 at Page 191.

Tax Parcel No. 12-2-24

PLAINTIFF: United Asset Management, LLC

VS

DEFENDANT: **Allen T. Maddox and Rose Anne Maddox**

SALE ADDRESS: 441 James Street a/k/a 441 St. James Street, Honey Brook, PA 19344

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



**SALE NO. 23-9-268**

**Writ of Execution No. 2023-02128**

**DEBT \$286,873.30**

ALL THAT CERTAIN lot or parcel of land situated in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 5, 1994 and recorded in the Office of the Chester County Recorder of Deeds on August 8, 1994, in Deed Book Volume 3793 at Page 1950.

Tax Parcel No. 33-2-387

PLAINTIFF: Towd Point Mortgage Trust 20184, U.S. Bank National Association, as Indenture Trustee

VS

DEFENDANT: **Rene C. Poobalan and Tracyann M. Poobalan**

SALE ADDRESS: 3709 Davis Court, Chester Springs, PA 19425

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

**SALE NO. 23-9-269**

**Writ of Execution No. 2023-00435**

**DEBT \$94,480.29**

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE TOWNSHIP OF NORTH COVENTRY, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEGINNING AT A POINT IN THE MIDDLE OF THE SCHUYLKILL ROAD, ON THE WEST SIDE OF A 15 FEET WIDE ALLEY OR DRIVEWAY; THENCE NORTHWARDLY 195 FEET TO THE CENTER OF A PROPOSED STREET 30 FEET WIDE; THENCE ALONG THE MIDDLE OF SAID PROPOSED STREET WESTWARD 60 FEET TO A POINT; THENCE ALONG A LINE PAR-

ALLEL TO THE FIRST DESCRIBED LINE, SOUTHWARDLY 195 FEET TO THE MIDDLE OF THE SCHUYLKILL ROAD, AFORESAID; AND THENCE ALONG THE SAME EASTWARDLY 60 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING the same premises, which Richard C. Rupert and Debra A. Rupert, his wife by Deed dated December 14, 1993, and recorded in the Office of Recorder of Deeds of Chester County on February 24, 1995 at Book 6865, Page 0274 granted and conveyed unto Richard C. Rupert.

PARCEL NO.: 17-4E-3

PLAINTIFF: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-2

VS

DEFENDANT: **Richard C. Rupert**

SALE ADDRESS: 793 E. Schuylkill Road, Pottstown, PA 19465

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

**SALE NO. 23-9-270**

**Writ of Execution No. 2023-01748**

**DEBT \$209,861.23**

ALL THAT CERTAIN tract of ground situate in East Nottingham Township, Chester County, Commonwealth of Pennsylvania being Parcel 2 as shown on the minor subdivision plan for property of Melvin R. Ludwig and Grace G. Ludwig, husband and wife, prepared by Franco R. Bellafante, Inc., the said property being more fully bounded and described as follows, to wit:

BEGINNING at a spike in Township Road 314, at 33 feet wide (known as The Oakes Road), the said spike being an angle point in the easterly line of lands of Claire S.

Herr and Robert H. Herr, her husband and the northwesterly comer of Parcel 1 (one) of lands, now or formerly of E. Willard Bailey and Elwood R. Morris, and wife; thence from the said point and place of beginning, along Township Road 314 and the easterly line of lands of Claire S. Herr and Robert H. Herr, her husband, North 01 degree 43 minutes 50 seconds West, 200.00 feet to a point; thence leaving Township Road 314 and leaving the easterly line of lands of Claire S. Herr and Robert H. Herr, her husband, along lands of Melvin R. Ludwig and Grace G. Ludwig, husband and wife, by the following two (2) courses and distances (1) North 88 degrees 16 minutes 10 seconds East, 227.10 feet to an iron pipe and (2) South 01 degree 43 minutes 50 seconds East, 212.76 feet to an iron pipe set in the northerly line of Parcel 1 of lands, now or formerly of E. Willard Bailey and Elwood R. Morris, and wife; thence along the northerly line of Parcel 1 of lands, now or formerly of B. Willard Bailey and Elwood R. Morris and wife, North 88 degrees 30 minutes 50 seconds West, 227.46 feet to the first mentioned point and place of beginning.

Being the same premises which Louise D. Guss by Deed dated 4/30/2019 and recorded 5/7/2019 in Chester County in Record Book 9920 Page 392 conveyed unto Curtis W. Gill, in fee.

Containing 43,560 square feet of land.

BEING UPI 69-6-6.1

PLAINTIFF: Pennsylvania Housing Finance Agency, its successors and assigns  
VS

DEFENDANT: **Curtis W. Gill**

SALE ADDRESS: 119 Oaks Road, Oxford, Chester County, PA 19363-4014

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-231-6615**

**SALE NO. 23-9-273**  
**Writ of Execution No. 2018-11548**  
**DEBT \$367,144.70**

PROPERTY SITUATE IN NEW GARDEN TOWNSHIP

TAX PARCEL #60-040-171/ 60-4-171

IMPROVEMENTS thereon: a residential dwelling \

PLAINTIFF: M&T BANK

VS

DEFENDANT: **BOUBACAR TOURE**

SALE ADDRESS: 106 Birkdale Circle, Avondale, PA 19311

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

**SALE NO. 23-9-274**  
**Writ of Execution No. 2022-01513**  
**DEBT \$55,607.53**

PREMISES "A"

ALL THAT CERTAIN message and lot of land situate in Penn Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin and running thence by land now or late of Oscar G. Hoopes, South 62.25° East, 7.70 perches to a stone in a public road leading from Kelton to New London, thence along said road, South 28° West, 8.14 perches to a stone in said road; thence leaving said road and by land now or late of the Milton Hoopes Estate, West, 8 perches to an iron pin; thence by land now or late of Oscar G. Hoopes, North 23.75° East, 11.68 perches to the place of BEGINNING.

CONTAINING 77.79 square perches of land, more or less.

PREMISES "B"

ALL THAT CERTAIN piece or parcel of

ground situate in Penn Township, Chester County, Pennsylvania, bounded and described according to a preliminary subdivision plot plan of property owned by J. Lambert Smith to be conveyed to Christopher Shipp made by George E. Register, Jr. & Sons, Inc., Registered Land Surveyors, dated 10/31/1973, last revised 2/24/1977, as follows, to wit:

Tax Parcel # 58-5-7

PLAINTIFF: FIRST HORIZON BANK, A TENNESSEE BANKING CORPORATION SUCCESSOR BY CONVERSION TO FIRST TENNESSEE BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **Juan A. Ortega**

SALE ADDRESS: 360 South Jennersville Road, West Grove, PA 19390

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

**SALE NO. 23-9-275**

**Writ of Execution No. 2022-09641**

**DEBT \$33,588.28**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Hunters Glen made by Tatman and Lee Associates, Inc. dated 10/15/1991 and revised 2/15/1995 recorded in Chester County as Plan No. 12467 as follows to wit:

BEGINNING at a point on the Southeast side of Hunter Drive, a comer of Lot No. 4, as shown on said Plan; thence from said point of beginning along the Southeast side of Hunter Drive North 19° 3' 50" East, 103.25 feet to a point a comer of Lot No.

6; thence along Lot No. 6 South 54° 28' 11", 202 feet to a point in line of lands now or late of James C. Wayman; thence along the lands now or late of James C. Wayman South 19° 3' 50" West, 103.25 feet to a point, a comer of Lot No. 4; thence along Lot No. 4 North 54° 28' 11" West, 202 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 5 on said Plan.

CONTAINING 20,000 square feet of land be the same more or less.

UNDER AND SUBJECT to restrictions, conditions, easements, rightsofway and covenants as in prior instruments of record.

BEING THE SAME PREMISES which Mark A. Hill and Heather L. Hill, by Deed dated 7/25/2003 and recorded 9/3/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5870, Page 641, granted and conveyed unto Robert Jara.

PARCEL NO.: 29-4-364

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: **Robert Jara**

SALE ADDRESS: 20 Hunter Drive, Glenmoore, PA 19343

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

**SALE NO. 23-9-276**

**Writ of Execution No. 2022-09343**

**DEBT \$73,594.96**

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan for Warren E. Council and Fatemeh H. Council, dated May 5, 1987 last revised September 12, 1991 made by John D. Stapleton, III Registered Land Surveyor, Coatesville, PA 19320, recorded in the Recorder of Deeds Office Chester County in Plan File No. 11368, as follows, to wit:

BEGINNING at a point forming the intersection of the Westerly side of Old Wilmington Road T340 with the existing right of way line on the Southerly side of Walnut Street T412; thence extending from said beginning point along the Westerly side of Old Wilmington Road South 29 degrees 48 minutes 30 seconds East 69.88 feet to a point a corner of Lot No. 3; thence extending along the same South 64 degrees 40 minutes 10 seconds West, crossing over a 20 feet wide Sewer Easement for Lot No. 3, 161.91 feet to a point a corner of Lot No. 1; thence extending along same North 09 degrees 40 minutes 00 seconds East 109.33 feet to a point on the Southerly side of Walnut Street, aforesaid; thence extending along same North 50 degrees 20 minutes 10 seconds East 131.83 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 2 as shown on said plan.

The said Walnut Street is now known as Willow Street. BEING Lot No 2 as shown on said Plan.

BEING County Parcel 38-2P-45.1

PLAINTIFF: Citadel Federal Credit Union  
VS

DEFENDANT: **Kenneth Bond, solely in his capacity as heir of Marcell Vaughn and Kiesha Bond, solely in her capacity as heir of Marcella Vaughn**

SALE ADDRESS: 1108 Willow Street, Coatesville, PA 19320

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

**SALE NO. 23-9-277**

**Writ of Execution No. 2021-08552**

**DEBT \$6,342.78**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Honey Brook, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No.: 12-2-48

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Samuel E. Fisher, I**

SALE ADDRESS: 640 Vine Street, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 484-873-2781**

**SALE NO. 23-9-279**

**Writ of Execution No. 2019-02195**

**DEBT \$79,346.30**

Property situate in the CITY OF COATESVILLE, CHESTER County, Pennsylvania, being

BLR # 16-6-426

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF

AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE NATIONAL BANK, AS TRUSTEE FOR BCF L.L.C. MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 1997R3

VS

DEFENDANT: **NOVELLA RODRIGUEZ, IN HER CAPACITY AS HEIR OF JUAN RODRIGUEZ A/K/A JUAN F. RODRIQUEZ, DECEASED; STEFANIE RODRIGUEZ, IN HER CAPACITY AS HEIR OF JUAN RODRIGUEZ A/K/A JUAN F. RODRIQUEZ, DECEASED; JENNIFER RODRIGUEZ, IN HER CAPACITY AS HEIR OF JUAN RODRIGUEZ A/K/A JUAN F. RODRIGUEZ, DECEASED; JOHN F. RODRIGUEZ, JR., IN HIS CAPACITY AS HEIR OF JUAN RODRIGUEZ A/K/A JUAN F. RODRIGUEZ, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUAN F. RODRIGUEZ A/K/A JUAN F. RODRIGUEZ, DECEASED**

SALE ADDRESS: 547 Olive Street, Coatesville, PA 19320

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

**SALE NO. 23-9-280**

**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 JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSETBACKED PASSTHROUGH CERTIFICATES SERIES 2005RS4

VS

DEFENDANT: **JOHN F. GLAH**

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

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