



Chester County Law Reporter

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(USPS 102-900)

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Friends of Church St. Com. Assoc., et al. v. Borough of Phoenixville

Land use appeal – Land development approval – Scope of review – Statutory interpretation

1. In a land use appeal from the approval of a land development or subdivision plan, where no additional evidence has been taken, the scope of review is limited to determining whether the Borough committed an abuse of discretion or an error of law.
2. An abuse of discretion is established where the findings are not supported by substantial evidence; substantial evidence is such relevant evidence as a reasonable mind might accept as adequate to support a conclusion.
3. An error of law is committed if the board erroneously interpreted or misapplied the law to the facts.
4. The trial court is limited to reviewing the materials that were before the governing body in the land development proceeding.
5. Statutes or parts of statutes relating to the same class of persons are in pari materia and, therefore, should be construed together as one statute.
6. The Court is guided by the principles of the Statutory Construction Act when construing a zoning ordinance.
7. The rules of statutory construction are applicable to the interpretation of zoning ordinances.
8. The primary objective of interpreting ordinances is to determine the intent of the enacting body, and the plain language of an ordinance provides the most reliable indication of that intent.
9. When the words of a statute are clear and free from all ambiguity, the letter of it is not to be disregarded under the pretext of pursuing its spirit.
10. In a zoning ordinance, the more specific provisions control over the more general ones.
11. Appellants appealed the Borough's approval of a preliminary/final land development application filed by the intervenors. On appeal, the Court Held, that the Borough's approval was affirmed.

P.McK.

C.C.P Chester County, No. 2023-08691-ZB; Friends of Church Street Community Association, Tracy Tackett and Janice Swarr v. Borough of Phoenixville

John Walko, II for appellants
Scott Denlinger and Kathleen Mannard for appellee
Brendan Burke for intervenor

Verwey, J., September 16, 2024:-

FRIENDS OF CHURCH STREET
COMMUNITY ASSOCIATION,
TRACY TACKETT and JANICE
SWARR,

Appellants,

v.

BOROUGH OF PHOENIXVILLE,
Appellee

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2023-08691-ZB

CIVIL ACTION – LAND USE APPEAL

MEMORANDUM OPINION AND ORDER

Before the court is the appeal of Friends of Church Street Community Association, Tracy Tackett, and Janice Swarr (Appellants) from the Borough of Phoenixville’s Approval of the Preliminary/Final Land Development Plan Known as Main Street Lofts III, by resolution passed and enacted on October 10, 2023. Upon review of the record, consideration of the briefs, and for the reasons set forth herein, the Borough’s Approval is affirmed.

BACKGROUND AND PROCEDURAL HISTORY

Intervenor, Main Street Lofts, LLC is the record owner of a property located in the Borough of Phoenixville, Chester County, Pennsylvania (Borough) , UPI# 15-9-336 (Property). The Property is located in the Town Center (TC) Zoning District. The Property is currently improved with an existing three-story building with commercial uses on the ground floor and a former masonic hall use on the second and third floors. On or about June 7, 2023, Intervenor submitted to the Borough a Preliminary/Final Land Development Plan for twenty-two (22) loft-style apartments above the first floor commercial/retail uses on the Property (Plan). The Plan proposed maintaining the first-floor retail spaces for the parcel and converting the second and third floors into twenty-two (22) loft-style apartment units for veterans housing in conjunction with the Veteran's Administration.

Phoenixville Borough's Planning Commission reviewed the Plan and recommended approval. Thereafter, following review by Borough staff and consultants, Phoenixville Borough Council, by Resolution No. 2023-32 dated October 10, 2023, approved the Preliminary/Final Development Plan (Approval).

On or about November 6, 2023, Appellants filed a Notice of Land Use Appeal from the Approval. All the parties have submitted briefs setting forth their positions. On April 24, 2024, the court sua sponte stayed the proceedings pending the Commonwealth Court’s issuance of an opinion in a related matter. The stay was lifted by Order dated August 6, 2024, and the matter is ripe for decision by this court.

STANDARD OF REVIEW

In a land use appeal from the approval of a land development or subdivision plan, where no additional evidence has been taken, the scope of review is limited to determining whether the Borough committed an abuse of discretion or an error of law. *Delchester Developers., L.P. v. London Grove Twp. Bd. of Supervisors*, 161 A.3d 1106, 1108 n.2 (Pa.Cmwlt. 2017) (citations omitted). “An abuse of discretion is established where the findings are not supported by substantial evidence; substantial evidence is such relevant evidence as a reasonable mind might accept as adequate to support a conclusion.” *Id.* An error of law is committed if the board erroneously interpreted or misapplied the law to the facts. *Linderman v. Bd. of Sup'rs of New Garden Twp.*, No. 228 C.D. 2013, 2014 WL 29363, at *2 n.5 (Pa.Cmwlt. 2014) (unreported) (addressing scope of review in land development approval appeal).

DISCUSSION

Appellant raises only one issue before this Court in the present appeal, to wit, “[w]hether the Borough abused its discretion and erred in approving the Plan through the Resolution when the Borough failed to consider and apply its SALDO and Zoning requirements for off-street parking for land developments that propose an increase in the number of dwelling units?” Appellant’s Brief at 6. Appellant breaks this issue down into two parts. The first is that the Borough erred in granting the Approval because the Intervenor/Applicant did not provide the parking information required by the Borough’s SALDO Checklist. The second is that the Borough erred in granting the Approval because the Plan fails to comply with the parking requirements set forth in the Zoning Chapter of the Phoenixville Municipal Code (Code).

1. The Borough did not err in granting the Approval because the Intervenor/Applicant complied with the requirements of the Borough’s SALDO Checklist.

The Appellants’ challenge on this issue appears to arise out of a fundamental misunderstanding of the nature of the submission in this matter. The Intervenor/Applicant submitted an application for a preliminary/final plan. Record at 6. The Subdivision and Land Development Checklist (Checklist) is an attachment to the Code and is incorporated therein by reference. See Code § 22-201, Terms Defined (defining Subdivision and Land Development Checklist). The Checklist is not a single checklist but rather a series of checklists addressing sketch plans, preliminary plans, and preliminary/final plans. Record at 30-38. The various checklists provide a list of items that may be marked as “provided,” “not provided,” or “N/A,” with room for notes. See *Id.*; Code, Chapter 22, Subdivision and Land Development, Attachment 2, Subdivision and Land Development Checklist.¹

¹ <https://ecode360.com/attachment/PH1486/PH1486-022b%20Subdivision%20and%20Land%20Checklist.pdf>.

The Appellants incorrectly assert that the applicable Checklist includes as an item on its list a “[c]hart listing the zoning requirements, dimensional, and parking requirements or applicable zoning district.” *Id.*; Appellant’s Brief at 8. Appellants contend that because the Applicant did not provide parking requirements in the Zoning Summary table, the application is fatally defective. This position fails for a few reasons.

The language on which Appellants’ position rests is set forth in the Checklist for a Preliminary Plan. Appellants’ theory is defective because “[p]reliminary/final plans shall be considered final plans and are governed by this section [§ 22-304].” Code § 22-304.1.B. The Checklist for a preliminary/final plan does not include language regarding the chart referenced by Appellants. Record at 35-38. Therefore, Appellants’ position must fail, but even if there were an issue regarding the chart, they still would not prevail.

The plain language of the ordinance is stated, in part, in the conjunctive and part in the disjunctive as a “[c]hart listing the zoning requirements, dimensional, **and** parking requirements **or** applicable zoning district.” *Id.* (emphasis added). The latter is relevant to the matter before the Court. The use of the disjunctive “or” permits an applicant to individually list parking requirements or the applicable zoning district. In the present matter, the Intervenor/Applicant listed the zoning district, as permitted by the Code. Record at 39. Therefore, even if the preliminary plan Checklist were applicable, Intervenor/Applicant was compliant.²

Even if the preliminary plan Checklist was required and Intervenor/Applicant did not satisfy its requirements, the Borough still did not err. The Borough “did not demand strict compliance with the SALDO and waived any issue of noncompliance by approving the amended plan.” *Edgemark Littleton, LLC v. Cheswick Borough Council*, No. 602 C.D. 2019, 2020 WL 2300054, at *4 (Pa.Cmwth. 2020) (unpublished). The Court finds no basis on which to conclude that the Borough erred by approving the Plan, which did not include parking requirements in its zoning summary.

2. The Borough did not err in granting the Approval because the Intervenor/Applicant was not required to provide parking.

Appellants’ second argument, which addresses the penultimate issue in this matter, is that the zoning provisions of the Code must be interpreted as requiring that parking be provided for the proposed development of the Property. Intervenor/Applicant takes the position that a prior decision by the Borough Zoning Hearing Board (ZHB), that parking is not required, is binding on Appellants. The court does not find Intervenor/Applicant’s argument to be persuasive because the prior decision of the ZHB is not part of the record in this matter and “the trial court is limited to reviewing the materials that were before the [governing body] in the land development proceeding.” *S. Whitford Assocs., Inc. v. Zoning Hearing Bd. of W. Whiteland Twp.*, 630 A.2d 903, 906 (Pa.

² As will be addressed more fully below, no parking is required for the proposed development.

[72 Ches. Co. Rep. **Friends of Church St. Com. Assoc., et al. v. Borough of Phoenixville**

Cmwlth. 1993) (so stating in finding that references in brief to aborted appeal were not part of the record to be considered on appeal).

Appellants' also fail to provide a convincing argument for their position. The language at the center of Appellants' argument states,

5. Additional parking is required for changes to existing buildings:

[Added by Ord. 2235, 7/8/2014]

A. When land development approval is required.

B. Any project proposing an increase in the number of dwelling units.

Code § 27-405.5. While appearing to mandate additional parking, the cited language does not address how that parking is to be calculated. *Id.* Determining what additional parking is required requires reference to the remaining sections of Code § 27-405 as they must be read in *pari materia*. See 1 Pa.C.S. § 1932(a) (Statutes in *pari materia*); *MacElree v. Chester Cnty.*, 667 A.2d 1188, 1194 (Pa.Cmwlth. 1995) (“[S]tatutes or parts of statutes relating to the same class of persons are in *pari materia* and, therefore, should be construed together as one statute.”); see also *Borough of Fleetwood v. Zoning Hearing Bd. of Borough of Fleetwood*, 649 A.2d 651, 656 (Pa. 1994) (The Court is guided by the principles of the Statutory Construction Act when construing a zoning ordinance.). For example, a mixed-use project such as that in the present matter will generally require parking “according to a shared parking analysis that projects parking needs based on the peak hour of parking demand.” Code § 27-405.2.

However, parking is not required in the Town Center District for “buildings fronting Main Street, Gay Street, and Bridge Street east of Church Street.”³ Code § 27-405.3. It is not disputed that the Property is located on the corner of Main Street and Church Street in the Town Center District of the Borough. Record at 39-41. Frontage in the Borough is defined as “[t]he area of a lot facing a street that is occupied by the front yard.” Code § 27-202 (defining frontage). A front yard, in turn, is defined as “[a] yard between a structure and a street line and/or curblin extending the entire length of the street line and/or curblin. In the case of a corner lot, *yards extending along all streets are yard fronts.*” Code § 27-202 (defining front yards) (emphasis added).

Our courts have made clear that, “the primary objective of interpreting ordinances is to determine the intent of the enacting body, and the plain language of an ordinance provides the most reliable indication of that intent.” *Kohl v. New Sewickley Twp. Zoning Hearing Bd.*, 108 A.3d 961, 968 (Pa. Cmwlth. 2015). “[W]hen the words of a statute are clear and free from all ambiguity, the letter of it is not to be disregarded under the pretext of pursuing its spirit.” 1 Pa.C.S. § 1921 (b); see also, *Borough of West*

³ The “east of Church Street” language contained in the ordinance appears to have no application in that Church Street runs east to west and, therefore, the named streets would run north or south of Church Street, not “east.” See Record at 39-41 (Plan showing north arrow). To the extent this creates any ambiguity, such ambiguity would have to be decided in favor of the Intervenor/Applicant. See 53 P.S. § 10603.1 (Interpretation of Ordinance Provisions); *Weiler v. Stroud Township Zoning Hearing Board*, 300 A.3d 1121 (Pa. Cmwlth. 2023) (addressing analysis in finding that land use was not permitted).

Chester v. Taxpayers of Borough of West Chester, 566 A.2d 373, 374–75 (Pa. Cmwlth. 1989) (“legislative history cannot serve as a pretext for disregarding the plain meaning of the words contained therein.”). Because the Property is a corner lot that fronts both Main Street and Church Street, the plain language of the ordinance exempts the Property from any parking requirements.

Even if Code §§ 27-405.4 and 27-405.5 were in conflict, the exemption would still apply. Both sections were adopted at the same time. Code § 27-405.4 sets forth a very specific exemption, while Code § 27-405.5 provides a rule of general application. A conflict between them requires that the specific provision govern the general. *See* 1 Pa.C.S. § 1933 (“the special provisions shall prevail and shall be construed as an exception to the general provision, unless the general provision shall be enacted later”); *Latimore Twp. v. Latimore Twp. Zoning Hearing Bd.*, 58 A.3d 883 (Pa. Cmwlth. 2013) (finding that in a zoning ordinance, the more specific provisions control over the more general ones); *Heck v. Zoning Hearing Bd. for Harvey's Lake Borough*, 397 A.2d 15 (Pa.Cmwlth. 1979) (finding that specific provisions control general ones, in finding error in denial of application for special exception).⁴

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

⁴ In Pennsylvania, “[t]he rules of statutory construction are applicable to the interpretation of zoning ordinances.” *Beers ex rel. P/O/A Beers v. Zoning Hearing Bd. of Towamensing Twp.*, 933 A.2d 1067, 1071 (Pa.Cmwlth. 2007).

ORDER

AND NOW, this 16th day of September, 2024, upon consideration of the record and briefs submitted by the parties, it is hereby ORDERED and DECREED that the Borough of Phoenixville's Approval of the Preliminary/Final Land Development Plan Known as Main Street Lofts III, by resolution passed and enacted on October 10, 2023, is AFFIRMED.

BY THE COURT:

/s/ Anthony T. Verwey, J.

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

LAW NO. 2024-08929-NC

NOTICE IS HEREBY GIVEN that the name change petition of Cynthia & Russell Lighton on behalf of minor child Corinne Marie Lighton was filed in the above-named court and will be heard on Friday, January 10, 2025 at 2:00:00 PM, in Courtroom 2 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, October 3, 2024

Name to be changed from: Corinne Marie Lighton to: Delbert Eryck Lighton

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

AMANDA M. ATKINSON, Attorney for the Petitioners

Law Firm of Jennifer J Riley
656 Swedesford Road Suite 360
Wayne, PA 19087

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN by USSC Group, Inc., a PA corporation, that said corporation is winding up its affairs in the manner prescribed by Sec. 1975 of the Business Corp. Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution with the Dept. of State of the Commonwealth of PA. TROUTMAN PEPPER HAMILTON SANDERS LLP, Solicitors, 400 Berwyn Park, 899 Cassatt Rd., Berwyn, PA 19312-1183

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

BIONDI, Robert Joseph, a/k/a Robert J. Biondi, late of Valley Township. Cynthia L. Burt, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

CARROLL, James Paul, a/k/a James Carroll, late of East Bradford Township. Parker Carroll, care of NICOLE B. LaBLETTA, Esquire, 4745 W. Lincoln Highway, Parkesburg, PA 19365, Executor. NICOLE B. LaBLETTA, Esquire, Randy Hope Steen Law Offices, 4745 W. Lincoln Highway, Parkesburg, PA 19365, atty.

COLE, Debra Ann, late of Caln Township. Casey Faith Venzon, 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.

DAVIS, Margaret H, late of Downingtown. Patricia D Ward, 2423 Founders Creek Ct, Midlothian VA 23113, Executor.

DETTERLINE, Carol M., late of East Bradford Township. Barbara D. Wheeler, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

HART, Rosalie Marie, late of Easttown Township. The Havertown Trust Company, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

JENNINGS, Catherine T., late of Kennett Square, East Marlborough Township. James H. Jennings, Jr., 479 Dean Drive, Kennett Square, PA 19348, care of

DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

KANE, Robert Peter, a/k/a Robert P. Kane and Bob Kane, late of Penn Township. Susan J. Kane, 922 Stauffer Circle, West Grove, PA 19390, care of ANITA M. D'AMICO, Esquire, 65 S. Third St, Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St, Oxford, PA 19363, atty.

MacMONEGLE, Debra Ann, late of Modena Borough. Charles MacMonegle, Jr., care of ROBERT H. BEMBRY, III, Esquire, P.O. Box 27372, Philadelphia, PA 19118, Administrator. ROBERT H. BEMBRY, III, Esquire, Law Offices of Robert H. Bembry, III, P.O. Box 27372, Philadelphia, PA 19118, atty.

MICHAEL, JR., Robert A., late of Township of Honey Brook. Elizabeth Schostak, 201 Marie Road, West Chester, PA 19380, care of DAVID M. ROTH, Esquire, 123 North 5th Street, Allentown, PA 18102, Executor. DAVID M. ROTH, Esquire, The Roth Law Firm, 123 North 5th Street, Allentown, PA 18102, atty.

MOORE, Constance E., late of Schuylkill Township. John R. Moore, Jr., care of ELIZABETH R. HOWARD, Esquire, 301 Gay St., P.O. Box 507, Phoenixville, PA 19460, Administrator. ELIZABETH R. HOWARD, Esquire, 301 Gay St., P.O. Box 507, Phoenixville, PA 19460, atty.

NILSON, Jean B., late of Malvern. Arthur J. Nilson, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

O'NEILL, Jean M., late of Coatesville City. Jeanine O'Neill, 1015 Manor Rd., Apt. A, Coatesville, PA 19320, care of ROSE KENNEDY, Esquire, 1212 Liggett Ave., Reading, PA 19611, Administratrix. ROSE KENNEDY, Esquire, Curran Estate & Elder Law, PLLC, 1212 Liggett Ave., Reading, PA 19611, atty.

PARKE, Mary M., late of Oxford. Margaret S. Harvey, 247 Ashleys Way, Oxford, PA 19363, care of JANICE FALINI, Esquire, 392 N. Church Street, West Chester, PA 19380, Executrix. JANICE FALINI, Esquire, Falini Law Office, LLC, 392 N. Church Street, West Chester, PA 19380, atty.

PETYK, Mstyslaw A., a/k/a M. Andrew Petyk, late of Tredyffrin Township. Roman Petyk, 30 Valley

Dell Blvd, Phoenixville, PA 19460, Executor.

PHILLIPS, Perry E., a/k/a Perry Phillips, late of West Caln Township. Barbara Phillips, 550 Old Wilmington Rd., Coatesville, PA 19320, care of WAYNE C. BUCKWALTER, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. WAYNE C. BUCKWALTER, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

POTTER, Donald D., a/k/a Donald D. Potter, Sr., late of New London Township. Sherry F. Potter, 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.

SALTZER, JR., Paul Leonard, a/k/a Paul L. Saltzer, late of North Coventry Township. Judith Ann Saltzer, 1400 E. Keller Rd., Pottstown, PA 19465, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, Executrix. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, atty.

SARLES, Wesley P., late of East Marlborough Township. Tristan Sarles, 116 E. Street Road, Kennett Square, PA 19348 and Kyle Sarles, 116 E. Street Road, Kennett Square, PA 19348, care of CHRISTINA ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Co-Administrators. CHRISTINA ROBERTS, Esquire, Breslin Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

SHEEHAN, Lawrence J., a/k/a Lawrence John Sheehan, late of West Caln Township. Dawn Noell Sheehan, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

VITEK, Carol Ann, a/k/a Carol A. Vitek and Carol Vitek, late of West Whiteland Township. George Petrovich, 423 Westfield Drive, Exton, PA 19341, care of DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, Executor. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

WESCOTT, June B., late of Pennsbury Township. Robert F. Wescott, 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.

WILLIAMS, Cornelius M., late of Pocopson.

Helen L. Dorsey, 4 Old Philadelphia Pike, Apt A, Douglassville PA 19518, Executor.

WITTHOFT, Bonita F., late of West Whiteland Township. Carol E. Lutterman, 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.

2nd Publication

ALARCON-ORTEGA, April Christina, late of East Nottingham Township. Donnie Dean Ortega, Jr., 1084 Lees Bridge Rd., Nottingham, PA 19362, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administrator. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

ARTHUR, Bradford H., late of Coatesville. Katherine Zimber, 10 Mildred Court Nesconset NY 11787, care of MATTHEW C. KONCHEL, Esquire, 13 Davenport Drive Downingtown PA 19335, Executor. MATTHEW C. KONCHEL, Esquire, Konchel & Associates, P.C., 13 Davenport Drive Downingtown PA 19335, atty.

BARTNIK, Alan Jon, late of Exton, West Whiteland Township. Madison Bartnik, care of DANIEL F. MONAHAN, Esquire, 535 N Church St., Suite 170, West Chester, PA 19380, Administrator. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church St., Suite 170, West Chester, PA 19380, atty.

BLAIN, Warren Nelson, late of Honey Brook. Jennifer Iannotti, 113 Whitehorse Dr, Honey Brook, PA, 19344, Executrix.

CHAMBERLIN, Shannon H., a/k/a Shannon Harrison Chamberlin, late of Spring City Borough. Claire Chamberlin, care of DANIEL R. COLEMAN, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

CLAGHORN JR., Edward T., late of Wayne. Edward T Claghorn, 457 Upper Weadley Road, Wayne, PA 19087 and Katrina V Claghorn, 457 Upper Weadley Road, Wayne, PA 19087, Executors.

DILL, Cyril W., late of Honey Brook Township. Diana Kornet & Debra Weaver, 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.

ELKO, James P, late of East Vincent Township. BarbaraAnne C Elko, 103 Percheron Drive Spring City PA 19475, care of MICHAELANGELO L DIPOLITO, Esquire, 712 Kimberton Road Chester Springs PA 19425, Executrix. MICHAELANGELO L DIPPOLITO, Esquire, ThePeoplesLawFirm. Com,LLC, 712 Kimberton Road Chester Springs PA 19425, atty.

FETZER, Dorothy Pauline, a/k/a Dorothy P Young, late of Coatesville. William R. Fetzer, 1341 Northumberland Road Coatesville, PA 19320, Personal Representative.

HALL, Helene M., a/k/a Helene Martha Hall, late of Treddyffrin Township. Scott Powers, care of NICOLE B. LaBLETTA, Esquire, 200 Barr Harbor Dr., Ste. 400, Conshohocken, PA 19428, Administrator. NICOLE B. LaBLETTA, Esquire, LaBletta & Walters LLC, 200 Barr Harbor Dr., Ste. 400, Conshohocken, PA 19428, atty.

HARRIS III, Robert T, a/k/a Trev, late of Caln Township. Toni Harris, 2736 Shelburne Rd Downingtown PA 19335, Administrator.

JAMES, Wilbert Allen, late of Caln Township. Samuel A. Botchway, 502 Augusta Dr., Coatesville, PA 19320, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administrator. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

KRAWCZYK, Robert Joseph, a/k/a Robert Krawczyk, late of East Caln Township. Tamara Krawczyk-Hoffritz, care of VINCENT CAROSELLA, JR, Esquire, 882 S Matlack Street Suite 101 West Chester PA 19382, Executrix. VINCENT CAROSELLA, JR, Esquire, Carosella & Associates PC, 882 S Matlack Street Suite 101 West Chester PA 19382, atty.

KURTAS, Steven Paul, a/k/a Steve P. Kurtas and Stephen P. Kurtas, late of East Coventry Township. Karen A. Kurtas, 1735 Hilltop Rd., Spring City, PA 19475, care of DAVID S. KAPLAN, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. DAVID S. KAPLAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

LaBELLE, Anne L., late of West Nantmeal Township. Pamela Michny, 335 Grubb Dr., Elverson, PA 19520, care of MAUREEN OSTIEN, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executrix. MAUREEN OSTIEN, Esquire, Lubker Ostien

Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

PAVLETICH, Julia, late of East Goshen Township. Theresa M Miller, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

POWER, Gerard John, a/k/a Gerard J. Power and Gerard Power, late of Tredyffrin Township. Margaret A. Cioffi, 1617 John F. Kennedy Boulevard, Suite 825, Philadelphia, Pennsylvania, 19103 and Gary K. Moreland, 1617 John F. Kennedy Boulevard., Suite 825, Philadelphia, Pennsylvania, 19103, care of HEIDI E. ANDERSON, Esquire, 1617 John F. Kennedy Boulevard., Suite 825, Philadelphia, Pennsylvania, 19103, Executors. HEIDI E. ANDERSON, Esquire, Leonard Sciolla, LLP, 1617 John F. Kennedy Boulevard., Suite 825, Philadelphia, Pennsylvania, 19103, atty.

REINHARDT, JR., Richard Hoffman, late of Glenmoore. Stacey C. Reinhardt, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executrix. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

REINIKKA, Everett A., a/k/a E. Arnold Reinikka and Arnold Reinikka, late of West Brandywine Township. Diana R. McColester, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

RHODES, Ruth Irene, a/k/a Ruth I. Rhodes, late of Caln Township. Susan K. Casadanti and Diane Keen, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executors. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

RIVEL, JR., Edward R., late of Downingtown. William J. Luttrell, III, 11 S. Olive Street, 2nd Floor, P O Box 1081, Media, PA 19063, care of WILLIAM J. LUTTRELL, III, Esquire, 11 S. Olive St., 2d Fl., P O Box 1081, Media, PA 19063, Executor. WILLIAM J. LUTTRELL, III, Esquire, 11 S. Olive St., 2d Fl., P O Box 1081, Media, PA 19063, atty.

SCHIER, Dale J., late of Pocopson Township. Marilyn Schier, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Administratrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

SICKLER, SR., John J., late of East Pikeland Township. Doris E. Sickler, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

SWIFT, Ann, late of Easttown Township. Mary Swift Deakyn, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Administratrix. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

WEINBERG, Cindy Sue, late of Sadsbury Township. Robert W Helms Jr, 12 Joseph Pyle Dr, West Grove, PA 19390. Executor.

YAHRAES JR, John Edward, a/k/a Jack Yahraes, late of West Chester. John Edward Yahraes III, 106 Lockerbie Lane, West Chester, PA 19382. Executor.

3rd Publication

ABDALA, Wanda Aleene, late of West Whiteland Township. Victor Abdala, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin, LLC, 122 S. Church St., West Chester, PA 19382, atty.

ANSLEY, Grace, a/k/a Grace C. Ansley, late of East Goshen Township. Robert H. Clark, 41 Blackthorne Ln., Aston, PA 19014 and Carolyn Ansley, 419 W. Nields St., West Chester, PA 19382, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executors. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

BAYNE, William F., late of Charleston Township. William J. Bayne, 1260 Browning Court, Lansdale, PA 19446, care of PATRICIA M. DAVID, Esquire, PO Box 369, Lederach, PA 19450, Executor. PATRICIA M. DAVID, Esquire, Maza & David, PO Box 369, Lederach, PA 19450, atty.

CARR, JR., James Robert, late of West Fallowfield Township. Anita M. D'Amico, 65 S. Third St., Oxford, PA 19363, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

CUNIUS, Edward A., late of West Bradford Township. Marybeth Cunius, 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.

GENTER, Mary Beth, late of Caln Township. Emily Wyatt, 108 E. Miner St., West Chester, PA 19382, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Suite 115, West Chester, PA 19380, Executrix. JANNA M. PELLETIER, Esquire, 535 N. Church St., Suite 115, West Chester, PA 19380, atty.

HEIBECK, Betty Lou, a/k/a Betty L. Heibeck, late of London Grove Township. Beverly Lynn Rogevich, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, atty.

HOBER, Charles, late of Penn Township. Katherine Zaiser, 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.

MARLOWE, Terrence J., late of Downingtown. Robin S. Marlowe, 7 Hessian Ct., Downingtown, PA 19335, Administratrix.

MAZZOLI, Lawrence William Joseph, late of Westtown Township, West Chester. Jessica Mazzoli, 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.

MORGAN, Joyce Ethel, late of East Goshen Township. Johnathan P. Morgan, care of CHARLES A. McCAULEY, III, Esquire, 1801 Market St., Ste. 2300, Philadelphia, PA 19103, Executor. CHARLES A. McCAULEY, III, Esquire, Offit Kurman, P.C., 1801 Market St., Ste. 2300, Philadelphia, PA 19103, atty.

NEIDIGH, Victoria Nelson, a/k/a Victoria N. Neidigh, late of West Chester Borough. Laura Nelson King, 509 Mount Pleasant Ave., Oxford, PA 19363, 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.

NIXON, Shirley E., late of Valley Township. Darden C. Dorsey, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkersburg, PA 19365, Executor. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkersburg, PA 19365, atty.

PASTVA, Dolores Marie, a/k/a Dolores S. Past-

va, late of West Whiteland Township. Theodore J. Pastva, Jr., 6120 SE Winged Foot Court, Stuart, FL 34997, care of ANTHONY J. ROCCA, Esquire, 1528 Walnut St., Ste. 1507, Philadelphia, PA 19102, Executor. ANTHONY J. ROCCA, Esquire, Law Offices of Anthony J. Rocca, P.C., 1528 Walnut St., Ste. 1507, Philadelphia, PA 19102, atty.

REGINO, Ian Carmine, a/k/a Ian Regino, late of East Goshen Township. Neal O. Regino, 22 Tasker Ave., Norwood, PA 19074, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Suite 115, West Chester, PA 19380, Executor. JANNA M. PELLETIER, Esquire, 535 N. Church St., Suite 115, West Chester, PA 19380, atty.

RUPRECHT, Alice A., late of West Chester / Springfield (Delco). Robert A. Ruprecht, 274 Cotswold Ln., West Chester, PA 19380, Executor.

SEWTER, Mark R., late of Sadsbury Township. Gwyneth A. Sewter, 234 Folin St., Coatesville, PA 19320, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SIGLE, Natalie R., a/k/a Natalie Sigle, late of Honeybrook Township. Nina M. Shaffer, P.O. Box 13, Pocopson, PA 19366, Executrix.

TINCANI, Shirley Ann, a/k/a Shirley A. Tincani, late of Westtown Township. Matthew J. Tincani, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

WAGNER, Elsie A., late of East Pikeland Township. Jane M. Wagner, care of TARA M. WALSH, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355, Executrix. TARA M. WALSH, Esquire, Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

WASSON, Rita S., late of Penn Township. Melody A. Diamond, 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.

WORTH, Howard M., late of West Whiteland Township. John W. Worth and Brook R. Worth, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Co-Executors. RYAN J. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

NOTICE

Notice is given that Eric McCurdy seeks ownership of a 1973 Yamaha RT3 360 (VIN RT1140493) and 1972 Norton Commando 750 (VIN 152606) by court order in Chester County Court of Common Pleas. Hearing on Dec 12, 2024, at 9:30 a.m., Courtroom 15, Chester County Justice Center, 201 W Market St, West Chester, PA. All with interest must appear to protect claims or risk voiding.

NOTICE 2020-00030-RC

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST
PLAINTIFF
VS.

Linda Ziegler and Julia Ziegler, known heir of Linda Ziegler, deceased and Theresa Petrohoy, known heir of Linda Ziegler, deceased and Karl Ziegler, known heir of Linda Ziegler, deceased and Unknown heirs, Successors, Assigns and all Persons Firms or Associations Claiming right, title or interest under Linda Ziegler, Deceased and
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
CHESTER COUNTY

NO: 2020-00030-RC

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown heirs, Successors, Assigns and all Persons Firms or Associations Claiming right, title or interest under Linda Ziegler, Deceased

2720 West Chester Road
Downingtown, PA 19335
Your house (real estate) at:
2720 West Chester Road, Downingtown, PA 19335

50-1-64.4
is scheduled to be sold at Sheriff's Sale at <http://www.bid4assets.com> on February 20, 2025 at 11:00AM to enforce the court judgment of \$207,734.61 obtained by U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

NOTICE 2021-08101-RC

Reverse Mortgage Funding LLC
PLAINTIFF
VS.

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

COURT OF COMMON PLEAS
CIVIL DIVISION
CHESTER COUNTY

NO: 2021-08101-RC

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Nicholas G. Garbonetta, deceased
604 5th Street
Oxford, PA 19363

Your house (real estate) at:
604 5th Street, Oxford, PA 19363
690600670500
is scheduled to be sold at Sheriff's Sale at <https://www.bid4assets.com/chestercopashersifsales> on February 20, 2025 at 11:00AM to enforce the court judgment of \$307,426.19 obtained by Reverse Mortgage Funding LLC against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Reverse Mortgage Funding LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

NOTICE 2023-07585-RC

Carrington Mortgage Services LLC
PLAINTIFF

VS.

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

COURT OF COMMON PLEAS
CIVIL DIVISION
CHESTER COUNTY

NO: 2023-07585-RC

NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY

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

118 Josephs Way Malvern, PA 19355
Your house (real estate) at:
118 Josephs Way, Malvern, PA 19355
42-04-0415
is scheduled to be sold at Sheriff's Sale at <http://www.bid4assets.com> on January 16, 2025 at 11:00AM to enforce the court judgment of \$127,321.35 obtained by Carrington Mortgage Services LLC against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Carrington Mortgage Services LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasherriffsales, on **Thursday, November 21st, 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, December 23rd, 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

3rd Publication of 3

SALE NO. 24-11-301

Writ of Execution No. 2022-08569

DEBT \$202,359.80

ALL THAT CERTAIN TRACT OF LAND, SITUATED IN THE TOWNSHIP OF EAST NANTMEAL, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED TO A PLAN DATED 6/6/1978 BY ROLAND A. DUNLAP, R.S., AS FOLLOWS: BEGINNING AT A P.K. NAIL IN THE CENTERLINE OF CONESTOGA PIKE (ROUTE #401) SAID P.K. NAIL BEING LOCATED

NORTH 61 DEGREES 31 MINUTES 00 SECONDS WEST, 21.71 FEET MARKING THE RELOCATED INTERSECTION OF CONESTOGA PIKE (ROUTE #401) AND BULLTOWN ROAD (L.R. 15144); THENCE FROM SAID POINT OF BEGINNING AND ALONG THE CENTER LINE OF CONESTOGA PIKE (ROUTE #401) NORTH 61 DEGREES 31 MINUTES 00 SECONDS WEST 456.72 FEET TO A P.K. NAIL; THENCE LEAVING SAID CONESTOGA PIKE AND ALONG LANDS OF DOUGLAS FRIEND THE FOLLOWING TWO (2) COURSES AND DISTANCES:

(1) CROSSING OVER AN IRON PIN 25.00 FEET FROM THE CENTERLINE OF CONESTOGA

PIKE AND ALONG AN OLD FENCE CROSSING THE SOUTH BRANCH OF FRENCH CREEK,

NORTH 36 DEGREES 15 MINUTES 33 SECONDS EAST 301.94 FEET TO A STONE AT THE

CORNER OF AND OLD STONE WELL

(2) SOUTH 71 DEGREES 13 MINUTES 17 SECONDS EAST 160.75 FEET TO A PIPE AT THE NORTH EDGE OF SOUTH BRANCH OF FRENCH CREEK AND BEING LOCATED 23.40 FEET SOUTH OF THE NORTH END OF THE NORTHWEST ABUTMENT WALL OF AN OLD STONE BRIDGE; THENCE RECROSSING THE SOUTH BRANCH OF FRENCH CREEK AND ALONG THE ABANDONED BULLTOWN ROAD SOUTH 09 DEGREES 47 MINUTES 23 SECONDS EAST, 415.59 FEET CENTERLINE OF CONESTOGA PIKE TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 2.242 ACRES OF LAND BE THE SAME MORE OR LESS.

BEING the same premises which ARTHUR D. MOSCRIP AND MARTHA C. MOSCRIP, HUSBAND AND WIFE by

Deed dated July 16, 1987 and recorded in the Office of Recorder of Deeds of Chester County on July 27, 1987 at Book 840, Page 64 granted and conveyed unto RICHARD GOLD AND CAROL FEDINEZ.

Tax Parcel # 24-3-4

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: **Carol Fedinez, individually and as known heir to Richard Gold, now deceased and the Unknown Heirs of Richard Gold, now deceased**

SALE ADDRESS: RD #2, Box 409, A/K/A 448 Bulltown Road, Elverson, PA 19520

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

SALE NO. 24-11-302

Writ of Execution No. 2018-06642

DEBT \$98,317.22

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

All that certain tract of land, situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan dated December 8, 1986, revised July 22, 1987, by Berger and Hayes, Inc., Consulting Engineers and Surveyors, Thorndale, PA, recorded in Chester County as Plan No. 7365, as follows:

Beginning at a point on the east right of way line of Caln Mortonville Road, a corner of Lot No. 1; thence leaving said right of way line along Lot No. 1, South 79 degrees 23 minutes 21 seconds East, 220 feet to a point in line of land remaining of

grantor herein; thence along land remaining of grantor herein, South 10 degrees 36 minutes 39 seconds West, 200 feet to a point; thence continuing along land remaining of grantor herein, North 79 degrees 23 minutes 21 seconds West, 220 feet to a point on the aforesaid east right of way line of Caln Mortonville Road; thence along the same, North 10 degrees 36 minutes 39 seconds East, 200 feet to the first mentioned point and place of beginning. Containing 1.010 acres of land be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. BARNHART AND KAREN A. BARNHART WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM R. CRAIG JENKINS AND SHIRLEY M. JENKINS, HIS WIFE, DATED MARCH 15, 1991, RECORDED MARCH 20, 1991, AT DOCUMENT ID 012015, AND RECORDED IN BOOK 2344, PAGE 295, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI # 47-06-0054.020

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust

VS

DEFENDANT: **Karen A. Barnhart, AKA Karen Barnhart; Robert M. Barnhart, AKA Robert Barnhart**

SALE ADDRESS: Lot 2 Caln Road, AKA 960 South Caln Road, Coatesville, AKA East Fallowfield, PA 19320

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKILLC 614-220-5611**

SALE NO. 24-11-303

Writ of Execution No. 2021-06387

DEBT \$2,448.83

ALL THAT CERTAIN piece or parcel of ground, with the single frame dwelling thereon erected, hereditaments and appurtenances.

SITUATE in the Township of Valley, County of Chester, and State of Pennsylvania.

Tax Parcel # 38-5G-61

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Sammy Codio**

SALE ADDRESS: 78 Green Street, Valley Township, PA 19320

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

SALE NO. 24-11-306

Writ of Execution No. 2021-04732

DEBT \$4,022.24

ALL THAT CERTAIN tract of land situate in the Township of West Caln, County of Chester,

Commonwealth of Pennsylvania.

Tax Parcel # 28-2-20.1A

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Thomas F. Hannum**

SALE ADDRESS: 341 Hill Road, West Caln Township, PA 19344

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

SALE NO. 24-11-309

Writ of Execution No. 2021-08659

DEBT \$1,864.65

ALL THAT CERTAIN message and tract of land with the hereditaments and appurtenances, situate in Caln Township, (erroneously described in former conveyances as Valley Township), Chester County, Pennsylvania.

Tax Parcel # 39-4A-6

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Nicholas Bucci**

SALE ADDRESS: 2609 Kings Highway, Caln Township, PA 19320

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

SALE NO. 24-11-313

Writ of Execution No. 2022-05939

DEBT \$6,472.35

ALL THAT CERTAIN parcel of land SITUATE in West Brandywine Township, Chester County, Pennsylvania

Tax Parcel # 29-2-13

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **William D. McKinney**

SALE ADDRESS: 1281 N Manor Road, West Brandywine, PA 19343

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

SALE NO. 24-11-314

Writ of Execution No. 2022-04903

DEBT \$4,668.14

ALL THAT CERTAIN tract of land situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania.

Tax Parcel # 9-10-140

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Christina M. Cortlessa**

SALE ADDRESS: 8 Bay Street, S. Coatesville, PA 19320

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

SALE NO. 24-11-316

Writ of Execution No. 2024-04030

DEBT \$154,296.73

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

Tax Parcel # 15-09-0643.210

IMPROVEMENTS thereon: a residential property

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **PATRICK T. RYAN**

SALE ADDRESS: 200 Lincoln Avenue, Unit 122, Phoenixville, PA 19460

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

SALE NO. 24-11-319

Writ of Execution No. 2019-05991

DEBT \$131,907.85

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

All that certain lot or piece of land situate in Thorndale Heights Division No. 1, also called Louanna Springs located in Caln Township, County of Chester, State of Pennsylvania, bounded and described as follows, to wit:

Two Lots or tracts of ground, known as Lot Nos. 134 and 135, containing forty-five feet in width, from two iron pins in the center line of Norwood Avenue and extending back in depth in a like width of one hundred thirty-five feet to two iron pins in a public alley, as reference to the Plot or Plan of said Thorndale Heights Division No, 1, also called Louanna Springs, as recorded in Plan Book 1, Page 80, in the Office of the Recorder of Deeds, for the County of Chester.

BEING THE SAME PROPERTY CONVEYED TO MARTIN SANTOS PAGAN WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM ELAINE MARIE EBKE ALSO KNOWN AS ELAINE MARIE RATHBUN, DATED AUGUST 25, 2017, RECORDED OCTOBER 2, 2017, AT DOCUMENT ID 11569369, AND RECORDED IN BOOK 9625, PAGE 52, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI # 39-4M-54

PLAINTIFF: NewRez LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Martin Santos Pagan**

(deceased)

SALE ADDRESS: 3801 Norwood Avenue, Downingtown AKA Downington, PA 19335

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKILLC 614-220-5611**

SALE NO. 24-11-320
Writ of Execution No. 2012-09656
DEBT \$787,244.53

PROPERTY SITUATE IN WEST PIKE-LAND TOWNSHIP

Tax Parcel # 34-3-22.11

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-2

VS

DEFENDANT: **BRIAN JARRATT A/K/A JAMES BRIAN JARRATT A/K/A BRADFORD J. JARRATT & JENNIFER A. JARRATT**

SALE ADDRESS: 1728 Valley Lane, Chester Springs, PA 19425

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

SALE NO. 24-11-321
Writ of Execution No. 2024-01892
DEBT \$458,515.17

PROPERTY SITUATE IN TOWNSHIP OF WEST BRADFORD

Tax Parcel # 50-6-14.6

IMPROVEMENTS thereon: a residential

dwelling

PLAINTIFF: MidFirst Bank

VS

DEFENDANT: **MARIO MAGNOTTA & BRIAN J. WENTZ**

SALE ADDRESS: 1300 Shadyside Road, Downingtown, PA 19335

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

SALE NO. 24-11-322
Writ of Execution No. 2024-02941
DEBT \$158,003.56

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

Tax Parcel # 08-06-0052

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC

VS

DEFENDANT: **LAURA N. MERKLINGER**

SALE ADDRESS: 52 E 2nd Avenue, Parkesburg, PA 19365

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

SALE NO. 24-11-323
Writ of Execution No. 2024-01228
DEBT \$133,502.50

PROPERTY SITUATE IN CALN TOWNSHIP

Tax Parcel # 39-05A-0011

IMPROVEMENTS thereon: a residential

dwelling
 PLAINTIFF: MIDFIRST BANK
 VS
 DEFENDANT: **JOHN J. MARSHALL**
 SALE ADDRESS: 305 Astor Court AKA
 305 Astor Court, Unit 109, Downingtown,
 PA 19335
 PLAINTIFF ATTORNEY: **KML LAW
 GROUP, P.C. 215-627-1322**

SALE NO. 24-11-324
Writ of Execution No. 2024-02089
DEBT \$317,559.93

Property situate in the EAST PIKELAND
 TOWNSHIP, CHESTER County, Penn-
 sylvania, being
 BLR # 26-4C-71 AKA 26-04C-0071

IMPROVEMENTS thereon: a residential
 dwelling
 PLAINTIFF: LAKEVIEW LOAN SER-
 VICING, LLC

VS
 DEFENDANT: **BRANDON S. MILLER
 & MANDY L. MILLER**
 SALE ADDRESS: 222 Beacon Drive,
 Phoenixville, PA 19460
 PLAINTIFF ATTORNEY: **BROCK &
 SCOTT, PLLC 844-856-6646**

SALE NO. 24-11-325
Writ of Execution No. 2023-10216
DEBT \$223,314.33

Property situate in the CALN TOWN-
 SHIP, CHESTER County, Pennsylvania,
 being
 BLR # 3905A02300000

IMPROVEMENTS thereon: a residential
 dwelling
 PLAINTIFF: U.S. BANK TRUST COM-
 PANY, NATIONAL ASSOCIATION, AS
 TRUSTEE, AS SUCCESSOR-ININTER-
 EST TO U.S. BANK NATIONAL AS-
 SOCIATION, AS TRUSTEE FOR THE
 REGISTERED HOLDERS OF MAS-
 TR ASSET BACKED SECURITIES
 TRUST 2005-NC2, MORTGAGE PASS-
 THROUGH CERTIFICATES, SERIES
 2005-NC2

VS
 DEFENDANT: **SUSAN TROUPE NEL-
 SON A/K/A SUSAN T. NELSON**

SALE ADDRESS: 218 Carlyn Court,
 Downingtown, PA 19335
 PLAINTIFF ATTORNEY: **BROCK &
 SCOTT, PLLC 844-856-6646**

SALE NO. 24-11-326
Writ of Execution No. 2019-10859
DEBT \$404,625.16

ALL THAT CERTAIN tract, lot or piece of
 land with the buildings and improvements
 thereon erected, Situate in the Borough of
 West Grove, County of Chester and Com-
 monwealth of Pennsylvania, bounded and
 described in accordance with a Record
 Major Subdivision Plan, West Mead-
 ows, made by Kidde Consultants, Inc.,
 E.P.S., dated 02/24/1987 as last revised
 04/01/1987 which Plan is of record in the
 Office of the Recorder of Deeds as Plan
 No. 7312.

Tax Parcel # 5-7-44
 PLAINTIFF: DLJ Mortgage Capital Inc.
 VS

DEFENDANT: **William T. Eichelberger**
 SALE ADDRESS: 1 West Meadow Court,
 West Grove, PA 19390

PLAINTIFF ATTORNEY: **ALBERTEL-
LI LAW 856-724-1888**

SALE NO. 24-11-327

Writ of Execution No. 2024-01016

DEBT \$144,026.79

Property situate in the WEST
WHITELAND TOWNSHIP, CHESTER
County, Pennsylvania, being BLR # 4105
062 300 00 a/k/a 41-5-623

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: WELLS FARGO BANK,
N.A.

VS

DEFENDANT: **JOSE JULIAN QUIROZ
HERAS**

SALE ADDRESS: 905 Railway Square,
A/K/A 905 Railway Square #48, West
Chester, PA 19380

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

SALE NO. 24-11-328

Writ of Execution No. 2024-04642

DEBT \$257,324.87

ALL THAT CERTAIN LOT OR PIECE
OF GROUND SITUATE IN THE TOWN-
SHIP OF VALLEY, IN THE COUNTY OF
CHESTER AND COMMONWEALTH
OF PENNSYLVANIA, BOUNDED
AND DESCRIBED IN ACCORDANCE
WITH A FINAL PLAN OF ST. GEORGE
PLACE, MADE BY BERGER & HAYES,
INC., CONSULTING ENGINEERS AND
SURVEYORS (THORNDALE, PENN-
SYLVANIA) DATED AUGUST 6, 1979
AND LAST REVISED SEPTEMBER
18, 1979 RECORDED AS CHESTER
COUNTY PLAN NUMBER 2675 AS

FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE
NORTHEASTERLY SIDE OF ST.
GEORGE ROAD AT ITS POINT OF
INTERSECTION WITH THE NORTH-
ERLY SIDE OF HILLCREST ROAD;
THENCE ALONG THE NORTHEAST-
ERLY SIDE OF ST. GEORGE ROAD
NORTH 12 DEGREES 13 MINUTES 31
SECONDS WEST 198.03 FEET TO A
POINT A CORNER OF LOT 2; THENCE
ALONG LOT 2 NORTH 78 DEGREES
35 MINUTES 52 SECONDS EAST
217.98 FEET TO A POINT IN LINE
OF LOT 3; THENCE ALONG LOT 3
SOUTH 12 DEGREES 13 MINUTES 31
SECONDS EAST 216 .8 8 FEET TO A
POINT ON THE NORTHERLY SIDE OF
HILLCREST ROAD; THENCE ALONG
THE SAME THE TWO FOLLOW-
ING COURSES ANO DISTANCES: (1)
NORTH 84 DEGREES 07 MINUTES
43 SECONDS WEST 70.77 FEET TO
A POINT; (2) SOUTH 77 DEGREES 46
MINUTES 29 SECONDS WEST 150.69
FEET TO THE FIRST MENTIONED
POINT AND PLACE OF BEGINNING.

BEING LOT NO. 1 AS SHOWN ON
SAID PLAN.

BEING THE SAME PREMISES which
Falls Mill, LLC , by Deed dated 6/19/2020
and recorded in the Office of the Recorder
of Deeds of Chester County on 7/ 6/2020
in Deed Book Volume 10202, Page 1676,
Instrument 11743731, granted and con-
veyed unto Jaclyn Kotanchik Wright and
Thomas J. Wright, Jr..

Tax Parcel # 38-2-131.1C

IMPROVEMENTS thereon: a residential
property

PLAINTIFF: PENNYMAC LOAN SER-
VICES, LLC

VS

DEFENDANT: **Jaclyn Kotanchik
Wright & Thomas J. Wright Jr.**

SALE ADDRESS: 205 Saint George Street, Coatesville, PA 19320

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

SALE NO. 24-11-329

Writ of Execution No. 2023-08358

DEBT \$136,186.15

PROPERTY SITUATE ON TOWNSHIP OF WESTTOWN

Tax Parcel # 67-4C-148

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **CUTHBERT BOWEN**

SALE ADDRESS: 502 Coventry Lane, West Chester, PA 19382

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

SALE NO. 24-11-330

Writ of Execution No. 2023-00912

DEBT \$211,468.16

ALL THAT CERTAIN lot or parcel of land situated in the West Nantmeal Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated April 29, 2004 and recorded in the Office of the Chester County Recorder of Deeds on May 5, 2004, in Deed Book Volume 6143 at Page 2144, as Instrument No. 200410408203.

Tax Parcel # 2306 00120800

PLAINTIFF: Wilmington Savings Fund Society, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDEN-

TIAL MORTGAGE LOAN TRUST I VS

DEFENDANT: **ALAN R. SHINGLE & LISA SHINGLE**

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

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

SALE NO. 24-11-331

Writ of Execution No. 2024-03621

DEBT \$204,805.18

ALL THAT CERTAIN lot or parcel of land situated in the New London Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated May 31, 2000 and recorded in the Office of the Chester County Recorder of Deeds on June 5, 2000, in Deed Book Volume 4763 at Page 1836, as Instrument No. 20000035287.

Tax Parcel # 7101 0010000

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

VS

DEFENDANT: **DAVID M. SHAW**

SALE ADDRESS: 1005 Oxford Road, Lincoln University, PA 19352

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

SALE NO. 24-11-332

Writ of Execution No. 2023-05605

DEBT \$485,359.21

ALL THAT CERTAIN lot or piece of ground situate in Easttown Township aforesaid, bounded and described as follows.

BEGINNING at a point in the center line of Lancaster Avenue at the distance of 92 feet measured Westwardly from a spike at the intersection of the middle lines of Center Avenue and Lancaster Avenue; thence South 00 degrees 34 minutes East, along lot of Joseph C. Dettore, 179.87 feet to a point in the North Side of Lot No. 4; thence along the same, South 88 degrees 29 minutes West 71 feet more or less to the southeasterly corner of Lot No. 1, now or lately owned by Luigi Deluca; thence by same, North 1 degree 28 minutes West, 188.03 feet to a point in the center line of said Lancaster Avenue; thence along the same, South 89 degrees 30 minutes East 67 feet more or less to the northwesterly corner of Joseph C. Dettore's lot, the first mentioned point and place of beginning.

BEING the same premises which Matthew J. Daw and Nicole Daw, by Deed dated August 31, 2001 and recorded September 10, 2001, in the Office of the Recorder of Deeds of Chester County in Deed Book Vol 5059, page 0856 granted and conveyed unto H. Howard Wisch, Jr. and Lindsey Wisch, tenants by the entireties.

Tax Parcel # 55-2H-201

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A

VS

DEFENDANT: **H. HOWARD WISCH, JR and LINDSEY WISCH**

SALE ADDRESS: 404 Old Lancaster

Road, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **HILL WALLACK LLP 215-579-7700**

SALE NO. 24-11-333

Writ of Execution No. 2024-03759

DEBT \$103,321.10

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Uwchlan, Chester County, Pennsylvania, bounded and described according to a Plan of Brainerd, prepared by Robert F. Harsh and Associates, Inc., Consulting Engineers, dated November 8, 1977 and revised January 3, 1978, as to wit:

BEGINNING at a point on the Northeasterly side of Broad View Road, a corner of Lot No. 51 on said plan; thence from the beginning extending along the said side of Broad View Road, North 24° West, 106.58 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 38.83 feet to a point of reverse curve on the Southeasterly side of a cul-de-sac at the end of Bough Road; thence extending long the Southeasterly side of said cul-de-sac on the arc of a circle curving to the left having a radius of 62 feet partly crossing the head of a 30 feet side water easement 57.74 feet to a point, a corner of Lot No. 92 on said plan; thence extending along said lot and extending through the bed of said 30 feet wide water easement, North 65° East, 138.76, feet to a point; thence extending South 26° 50' East, 149.16 feet to a point a corner of Lot No. 51 on said plan; thence extending along same South 63° 10' West, 220.25 feet to the first mentioned point and place of BEGINNING. BEING Lot No. 91 as shown on above mentioned plan.

BEING THE SAME PREMISES which Lorraine Stepien, by Deed dated 11/1/2010

and recorded 11/5/2010 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8037, Page 515, granted and conveyed unto John P. Simonton, Kara M. Simonton and Lorraine Stepien.

Tax Parcel # 33-5G-111

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: **John P. Simonton & Kara M. Simonton & Lorraine Stepien**

SALE ADDRESS: 614 Bough Road, Exton, PA 19341

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

SALE NO. 24-11-334

Writ of Execution No. 2019-11852

DEBT \$240,533.26

All that certain piece or parcel or Tract of land situate in the TOWNSHIP OF WEST BRANDYWINE, Chester County, Pennsylvania, and being known as 30 North Hawthorne Drive, Coatesville, Pennsylvania 19320.

Tax Parcel # 29-7-155.21

PLAINTIFF: Lakeview Loan Servicing, LLC.

VS

DEFENDANT: **Charlene Hudson, George Hickman, and Walter Hudson**

SALE ADDRESS: 30 North Hawthorne Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MCCABE,**

WEISBERG & CONWAY, LLC 215-790-1010

SALE NO. 24-11-335

Writ of Execution No. 2023-06078

DEBT \$77,273.20

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected situate in the Borough of Spring City, County of Chester and State of Pennsylvania, and bounded and described as follows, to wit:

BEGINNING at a point in the centerline of South Main Street (fifty seven feet wide) in the projected centerline of a partition wall between #118 and #120 South Main Street; thence along the centerline of South Main Street, South twenty-two degrees fifteen minutes East, twenty-two and sixty hundredths feet to a point; thence crossing an iron pin on line, twenty eight and forty one hundredths feet distant (eleven and ninety one hundredths feet inside the curb line) South sixty seven degrees forty five minutes West one hundred and ninety eight and sixty eight hundredths feet to a stone marking a corner in an old fence line; thence along the same, North twenty two degrees, fifteen minutes West, twenty-two and sixty hundredths feet to an iron pin, a corner of land now or late of Harry O. Pearson, et ux, being 118 South Main Street; thence along said lands and through the centerline of the partition wall of the twin dwelling North sixty seven degrees forty five minutes East one hundred and ninety eight and sixty eight hundredths feet to the place of Beginning.

CONTAINING four thousand four hundred and ninety and seventeen hundredths square feet of land be the same more or less.

BEING the same property which James Hogan and Clair Hogan, and Norwood

Real Estate Partners, LLC, by deed dated May 11, 2015 and recorded in the Recorder of Deeds of Chester County on May 12, 2015, conveyed to Alicia Nauss.

Tax Parcel # 14-5-515

PLAINTIFF: CARRINGTON MORTGAGE SERVICES, LLC

VS

DEFENDANT: ALICIA NAUSS

SALE ADDRESS: 120 South Main Street, Spring City, PA 19475

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

SALE NO. 24-11-336
Writ of Execution No. 2023-10202
DEBT \$681,645.02

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements hereditaments and appurtenances thereon to be erected, situate in Schuylkill Township, Chester County, Pennsylvania, bounded and described according to a plan of "Forge Manor" made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, 4/10/1958 and last revised 3/25/1959 as follows to wit:

BEGINNING at a point on the Southeast-erly side of Forge Drive which point is measured the two following courses and distances from the point of curve in the Northeasterly side of Valley Forge Road (as shown on said plan) (1) extending from said point of curve on a line curving to the right having a radius of 25 feet to arc distance of 43.52 feet to a point of tangent and (2) North 62 degrees 20 minutes East 147.85 feet to the point and place of beginning; thence extending from said point along said Southeasterly side of said Forge Drive North 63 degrees 30 minutes East 110 feet to a point; thence extending South 26 degrees 30 minutes East 198 feet to a

point; thence extending South 63 degrees 30 minutes West 110 feet to a point; thence extending North 26 degrees 30 minutes West 198 feet to the first mentioned point and place of beginning.

BEING Lot #37 as shown on said plan.

BEING the same property conveyed to The Russell L. Sipe Revocable Living Trust u/t/d May 21, 2003 from Russell L. Sipe by Deed dated September 5, 2003 and recorded January 16, 2004 in the Chester County Recorder of Deeds Book 6042, Page 504. Russell L. Sipe passed away August 23, 2018.

Tax Parcel # 27-06G-0078

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its Individual Capacity but solely as Trustee of Reliant Trust

VS

DEFENDANT: **The Unknown Heirs, Successors, Assigns and all Persons, Firms, or Associations claiming Right, Title, or Interest from or under Russell L. Sipe, Deceased; The Unknown Successor of the Russell L. Sipe Revocable Living Trust U/T/D May 21, 2003 aka the Russell L. Sipe Revocable Trust U/T/D May 21, 2003; The United State of America**

SALE ADDRESS: 15 North Forge Manor Drove, Phoenixville, PA 19460

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

SALE NO. 24-11-337
Writ of Execution No. 2023-11108
DEBT \$557,808.01

ALL THAT CERTAIN PARCEL OF VACANT LAND SITUATE IN WEST CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 28-8-101.5

PLAINTIFF: PHH MORTGAGE CORPORATION

VS

DEFENDANT: **ADRIAN LUPU A/K/A ADRIAN OF THE FAMILY LUPU; RODICA LUPU A/K/A RODICA OF THE FAMILY LUPU**

SALE ADDRESS: 1332 Airport Road, Coatesville, PA 19320

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

SALE NO. 24-11-338

Writ of Execution No. 2022-02409

DEBT \$17,107.13

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine, County of Chester and state of Pennsylvania, bounded and described according to a Final Title Plan of Woodbrooke made by George Medveczky, dated April 1981 and last revised August 3, 1981 and recorded at Chester County, as Plan No. 3661, as follows to wit:

BEGINNING at a point on the northeast side of the cul-de-sac of Walden Way at a corner of Lot No. 30 on said Plan; thence extending from said point of beginning and along the said cul-de-sac, on the arc of a circle curving to the left, having a radius of 50.01 feet, the arc distance of 53.54 to a corner of Lot No. 28 on said Plan; thence extending along the same, leaving the said cul-de-sac, North 34 degrees 26 minutes 27 seconds West, 81.52 feet to a point; thence extending still along Lot No. 28, North 03 degrees 50 minutes 52 seconds East, 142.14 feet to a point in line of Open Space are; thence extending along the same, the two following courses and distances: (1) North 66 degrees 51 minutes 47 seconds East, 8.0 feet to a point and (2)

South 63 degrees 05 minutes 25 seconds East. 139.0 feet to a corner of Lot No. 30 on said Plan; thence extending the same, South 17 degrees 04 minutes 34 seconds West, 152.24 feet to a point on the northeast side of the cul-de-sac of Walden Way, being the first mentioned point and place of beginning.

BEING Lot No. 29

CONTAINING 20,052.99 square feet.

BEING the same premises which Mario G. Rivera and Laura Rivera, husband and wife, by Indenture dated January 7, 2000 and recorded in the Recorder of Deeds, in and for the County of Chester, aforesaid, in Record Book 4762 page 1264 &c.s, granted and conveyed unto Peter Scotti and Jayne F. Scotti, husband and wife, in fee.

And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s) that he/she/they, the said Grantor(s), his/her/their/ heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee(s), his/her/their hers and assigns, against the said Grantor(s) and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/them or any of them.

Tax Parcel # 29-7J-8

PLAINTIFF: Woodbrooke Homeowners Association

VS

DEFENDANT: **Homer P. Parker & Mary Parker**

SALE ADDRESS: 65 Walden Way, Coatesville, PA 19320

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

SALE NO. 24-3-85**Writ of Execution No. 2019-10682****DEBT \$282,472.75**

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

TAX PARCEL NUMBER: 5-3-28

PLAINTIFF: Longbridge Financial, LLC

VS

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

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

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