



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

*Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania,
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DiFrancesco Appleton Trust v. Bd. of Supervisors of Franklin Twp.

Mandamus complaint – Credibility - Damages

1. In order to prevail on a claim in mandamus, a petitioner must demonstrate: (a) a clear legal right to relief in the petitioner; (b) a corresponding duty in the respondent; and (c) the lack of any other adequate and appropriate remedy.
2. Mandamus is a mechanism that is available in our system to compel a tribunal or administrative agency to act when that entity has been sitting on its hands.
3. Where a landowner meets the conditions of subdivision approval, they would have a clear right to signature and delivery of the plan and the Board of Supervisors would have a corresponding duty to sign and return it.
4. Mandamus damages are available where a Board of Supervisors fails to perform a nondiscretionary duty.
5. A person who is adjudged in an action in the nature of mandamus to have failed or refused without lawful justification to perform a duty required by law shall be liable in damages to the person aggrieved by such failure or refusal.
6. Plaintiff filed a complaint in mandamus seeking to have the Township sign subdivision plans for recordation. Township filed for summary judgment and the Court entered an Order declaring the matter moot since the relief plaintiff sought had been granted by the Township. Thereafter, following a hearing to consider damages on plaintiff's complaint, the Court Held in favor of plaintiff and against the Township in zero dollars.

P.McK.

C.C.P. Chester County, No. 2021-02492-MJ; Wayne R. DiFrancesco, Trustee of the DiFrancesco Appleton Trust v. Board of Supervisors of the Township of Franklin

Michael S. Gill and Aristidis W. Christakis for plaintiff

Mark P. Thompson, Scot R. Withers, and Guy A. Donatelli for defendant
Verwey, J., August 21, 2024:-

WAYNE R. DIFRANCESCO, TRUSTEE THE DIFRANCESCO APPLETON TRUST, Plaintiff v. BOARD OF SUPERVISORS OF THE TOWNSHIP OF FRANKLIN, Defendant	IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA CIVIL ACTION – IN MANDAMUS NO. 2021-02492-MJ
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DECISION

On April 15, 2021, Plaintiff, Wayne R. DiFrancesco, Trustee of the DiFrancesco Appleton Trust, commenced this action by filing a complaint in mandamus. On May 10, 2021, Defendant, Board of Supervisors of the Township of Franklin, filed an answer with new matter. On June 10, 2021, Plaintiff answered new matter and the pleadings were closed.

On May 31, 2024, Defendant filed a motion for summary judgment and alleged that the relief Plaintiff sought had been attained. Following Plaintiff’s answer and briefing, we entered an Order on July 8, 2024, declaring the matter moot because the relief Plaintiff had sought, approval of a 2017 Lot Line Adjustment Plan, had been granted by the Township on June 2, 2021. Nonetheless, a hearing was required to consider damages, and the hearing was held August 2, 2024.

FINDINGS OF FACT

1. Plaintiff is The DiFrancesco Appleton Trust (Trust), which claims to be a trust organized and existing under and pursuant to the laws of the Commonwealth of Pennsylvania.
2. The Trust did not place into evidence any trust documents establishing its existence.
3. The Trust has an address at 184 West London Grove Road, West Grove, Pennsylvania 19390.
4. Wayne R. DiFrancesco claims to be the sole trustee of The Trust.
5. The Trust did not place into evidence any trust documents establishing that Mr. DiFrancesco was or is a trustee or the sole trustee of the Trust.
6. Mr. DiFrancesco claimed that the only beneficiaries of the Trust are his children

Laura M. DiFrancesco, Lisa A. DiFrancesco, and Lindsay E. DiFrancesco (DiFrancesco Children).

7. Laura M. DiFrancesco, Lisa A. DiFrancesco, and Lindsay E. DiFrancesco did not testify at trial.
8. The Court, having an opportunity to observe Mr. DiFrancesco and his demeanor during his testimony, did not find his testimony to be credible.
9. Mr. DiFrancesco owns or controls businesses or other entities such as White Horse Farm.
10. Defendant is the Board of Supervisors of the Township of Franklin (Board), which is the governing body of the Township of Franklin the (Township).
11. The Board has a mailing address at 20 Municipal Lane, Post Office Box No. 118, Kemblesville, Pennsylvania 19347.
12. The Township is a political subdivision of the Commonwealth of Pennsylvania organized and existing under and pursuant to the laws of the Commonwealth.
13. At all times relevant to this matter, The Trust owned fee simple title to that certain parcel of real property known as Uniform Parcel Identifier (UPI) No. 72-5-39.22 pursuant to a Deed dated November 17, 2010, and recorded in the Office of the Recorder of Deeds in and for Chester County (Recorder's Office) at Deed Book 8070, Page 1864 (1 Franklin Road). (Exh. P-1).
14. The Trust paid one dollar (\$1.00) for 1 Franklin Road.
15. At all times relevant to this matter, the Trust owned fee simple title to that certain parcel of real property known as UPI No. 72-5-39.13, pursuant to a Deed dated November 17, 2010, and recorded in the Recorder's Office at Deed Book 8070, Page 1876 (3327 Appleton Road). (Exh. P-2).
16. The Trust paid one dollar (\$1.00) for 3327 Appleton Road.
17. The two properties are located within the jurisdictional limits of the Township.
18. The Township is located within the jurisdictional limits of the County of Chester.
19. Pursuant to the Township Subdivision and Land Development Ordinance (SLDO) and Article V of the Pennsylvania Municipalities Planning Code (MPC), on March 18, 2009, the Board granted to the Trust's predecessor-in-title to the two properties conditional subdivision and land development approval for the consolidation of UPI No. 72-5-39.13 and UPI No. 72-5-39.22, subdivision of the consolidated properties into five (5) separate lots, and construction of three (3) new single-family homes on three (3) of those lots (2009 Approval).
20. The plan which is the subject of the 2009 Approval is referred to here as the 2009 Plan.
21. In 2017, to effectuate the creation of Lot No. 5 as depicted on the 2009 Plan as a lot separate and apart from the rest of the lots on the 2009 Plan, the Trust submitted to the Township an application for lot line adjustment (2017 Application).
22. The plan that is the subject of the 2017 Application is the 2017 Plan. (Exh. P-4).
23. Lot No. 5 is identified on the 2017 Plan as Lot A. (Exh. P-4).
24. The 2017 Plan includes a note stating that the plan is in furtherance and not in lieu of the 2009 Plan. (Exh. P-4).
25. The Board imposed one condition upon the 2017 Approval. (Exh. P-6).

26. The condition imposed by the Board on the 2017 Approval was that the Trust comply with the review letter by Township Engineer LTL Consultants, Ltd. dated June 14, 2017, to the satisfaction of Mark Thompson, Esquire, the Township Solicitor and the Township Engineer (LTL Letter). (Exh. P-6).
27. The language “to the satisfaction of the Township Solicitor and Township Engineer,” was not a defined term in the approval.
28. There is no evidence that the Trust ever sought to define what “to the satisfaction” meant.
29. The Trust accepted the condition as written.
30. Pursuant to the LTL Letter, the Trust was required to prepare an easement “agreement [to] cover known various aspects such as the common driveway, maintenance responsibilities, initial construction cost financial responsibility, etc. for both Lot A and B . . .” (Easement). (Exh. P-7).
31. On September 18, 2018, 454 days after the Board’s 2017 Approval, the Trust submitted a draft of the Easement Agreement to the Township Solicitor. (Exh. D-2).
32. On October 18, 2018, 35 days after receipt of the draft Easement Agreement, the Township Solicitor requested a copy of the 2017 Plan. (Exh. D-3).
33. The Trust delivered a copy of the 2017 Plan to the Township Solicitor.
34. On March 11, 2019, Mr. DiFrancesco recorded or caused to be recorded a mortgage dated January 3, 2019 between the Trust as Borrower and Mr. DiFrancesco as Lender (Mortgage). (Exh. D-25).
35. The Mortgage represents that the Trust is indebted to Mr. DiFrancesco in the amount of \$750,000.00, based on a mortgage note (Note). (Exh. D-25).
36. The nature of the mortgage interest was such that, upon a default by the Trust, Mr. DiFrancesco would be in position to take over the Trust asset for himself.
37. The Note was not made part of the record in this matter.
38. There are no bank records, cancelled checks, deposit slips, or other evidence in the record showing that the Trust received \$750,000.00 from Mr. DiFrancesco.
39. The Trust and Mr. DiFrancesco as the putative Trustee of the Trust are related parties.
40. Mr. DiFrancesco is related to the DiFrancesco Children, who he claims are the beneficiaries of the Trust.
41. On March 26, 2019, 189 days after requesting a copy of the 2017 Plan, the Township Solicitor provided comments and suggested edits to the draft of the Easement Agreement. (Exh. D-6).
42. On June 26, 2019, 92 days after receiving the Township Solicitor’s comments, the Trust delivered a revised Easement Agreement to the Township Solicitor. (Exh. D-7).
43. The Trust had three different attorneys representing it between June 21, 2017, and October 20, 2020.
44. Between December of 2018 and June of 2019, Tom Mohr, Esquire, the second attorney to represent the Trust, engaged in communications with the Township Solicitor involving citations filed against the Trust, replenishing escrows, and

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issues related to further subdivision. (Exh. D-4, D-6, D-7).

45. There was never a sense of urgency in any of the communications from the Trust's counsel. (Thompson T.D. 29:10-15, 33:9-17, 48:15-23, 119:15-24, 120:1-5).
46. There is no evidence that the Township Solicitor and the Engineer conveyed that the draft Easement Agreement provided to them by the Trust on June 26, 2019, was acceptable.
47. During much of the year 2020, Pennsylvania was in the midst of a global Covid-19 pandemic.
48. Although neither the Township Solicitor or Engineer sent correspondence or otherwise documented their acceptance of the Easement Agreement, on October 20, 2020, the Trust for the first time submitted to the Township an executed version of the revised Easement Agreement together with the 2017 Plan.
49. Although the terms of the condition on the 2017 Plan do not appear to have been explicitly complied with, the Court finds that on October 20, 2020, the condition was satisfied.
50. On October 20, 2020, the Trust requested that the Board "execute each enclosed original of the" 2017 Plan and "contact [counsel for the Trust] so that we may retrieve the [2017 Plan] from the Township Office and coordinate recordation." (Exh. P-10).
51. Between October 20, 2020, and May 25-26, 2021, the Board failed to sign and release the 2017 Plan for recordation in the Recorder's Office.
52. On May 25, 2021, and May 26, 2021, after the Trust commenced the mandamus action, the Board signed the 2017 Plan.
53. On June 2, 2021, the Township hand delivered the signed plans to the Trust.
54. Mr. DiFrancesco's ex-wife, Mary Lou DiFrancesco is a CPA. (Exh. P-24).
55. Ms. DiFrancesco is a CPA with independent ethical obligations.
56. Ms. DiFrancesco's testimony, under oath, was material to the issue of carrying costs/damages alleged to have been incurred by the Trust.
57. Ms. DiFrancesco testified that the Trust incurred mortgage interest as a carrying cost from July of 2017 through the year 2018 in amounts totalling \$63,379.81. (Exh. PD-1).
58. Ms. DiFrancesco also testified that the mortgage interest was "booked" for tax purposes, but was not familiar with the Note.
59. The Trust did not make the Note part of the record to support a claim of interest as a carrying cost.
60. Ms. DiFrancesco's testimony that the Trust incurred mortgage interest as a carrying cost from July of 2017 through the year 2018 in amounts totalling \$63,379.81 was false and she knew or should have known that it was false when made because the Mortgage did not exist until January 3, 2019. (Exh. P-25).
61. Ms. DiFrancesco also testified that other expenses were paid by Mr. DiFrancesco on behalf of the Trust with the understanding that he would be reimbursed for such expenses.
62. The Court does not find any of Ms. DiFrancesco's testimony to be credible or believable.

63. There is no evidence that the Trust paid any of the invoices entered as exhibits in this matter. (Exh. P-26-33).
64. The purported carrying costs include invoices from White Horse Farm, which is owned by Mr. DiFrancesco and for whom Ms. DiFrancesco performs accounting services.
65. There is no credible evidence that the purported services of White Horse Farm were ever performed or paid for by the Trust.
66. There is no credible evidence of record that the Trust was obligated to reimburse Mr. DiFrancesco for any expense he may have incurred with regard to the Property.
67. There is no credible evidence that Mr. DiFrancesco did not simply pay the expenses gratuitously for the benefit of the Trust and its beneficiaries, the DiFrancesco Children.

CONCLUSIONS OF LAW

1. The Trust is entitled to damages based on the failure of the Board to sign and return the plan between October 20, 2020 and June 2, 2021.
2. The Trust failed to prove it sustained any damages it is entitled to recover.

DISCUSSION

In order for the Trust to prevail on its claims in mandamus, it must demonstrate:

(1) a clear legal right to relief in the petitioner; (2) a corresponding duty in the respondent; and (3) the lack of any other adequate and appropriate remedy. Mandamus is a mechanism that is available in our system to compel a tribunal or administrative agency to act when that entity has been “sitting on its hands.”

PC Land LLC v. Bd. of Commissioners of Bethlehem Twp., ___ A.3d ___, No. 21 C.D. 2023, 2024 WL 3306958, at *6 (Pa.Cmwlth. 2024) (citations omitted) (affirming peremptory judgment in mandamus). In the present matter, once the Trust met the conditions of approval, “they would have a clear right to signature and delivery of the plan” and the Board “would have a corresponding duty to sign and return it.” *Pine Run, Inc. v. Balutis*, No. 245 C.D. 2008, 2008 WL 9404938, at *3 (Pa. Cmwlth. Aug. 28, 2008) (unpublished) (holding that it was error not to allow amendment of complaint to request relief in mandamus). The Trust met the condition of the 2017 Approval on October 20, 2020.

However, the Board did not sign the and return the approved 2017 Plan until June 2, 2021, some 225 days after the condition was met and 42 days after the filing of the present matter. Although Pennsylvania was in the throws of the Covid-19 pandemic during this time period, the Board was conducting business and the pandemic provides no legitimate excuse for its failure to act. The Board whether by intent or neglect, failed to satisfy its duty to promptly sign and return the 2017 Plan. Under the facts of

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this case mandamus damages are available based on the Board's failure to perform a nondiscretionary duty. See *Stoner v. Twp. of Lower Merion*, 587 A.2d 879, 885 (Pa. Cmwlth. 1991) (finding that mandamus was appropriate method to compel approval of subdivision plan). The Board's signing and returning of the 2017 Plan after initiation of the action in mandamus does not relieve it of liability on the Trust's claim for damages. See *Alberts v. Garofalo*, 142 A.2d 280, 281 (Pa. 1958) (claim for mandamus damages is not defeated by compliance).

The Trust claims that it is entitled to \$272,866.88 in mandamus damages, for carrying costs incurred for the Property from the time of the 2017 Approval to receipt of the signed 2017 Plan, as permitted by statute. "A person who is adjudged in an action in the nature of mandamus to have failed or refused without lawful justification to perform a duty required by law shall be liable in damages to the person aggrieved by such failure or refusal." 42 Pa.C.S. § 8303. In the present matter, the Trust has failed by every measure to prove that it sustained damages for which the Board is liable.

Ms. DiFrancesco, who holds herself out as a CPA, testified regarding a number of tax and utility invoices that she alleged were paid by Mr. DiFrancesco, without benefit of a single cancelled check, or other proof of payment. She testified that Mr. DiFrancesco had paid his business, White Horse Farm, for maintenance on the two properties on behalf of the Trust.¹ She also testified that Mr. DiFrancesco paid insurance on the two properties, without documentary support. Ms. DiFrancesco claimed that the Trust was obligated to pay Mr. DiFrancesco all of the funds he allegedly expended on behalf of the Trust, again with no writing or documentation to support her claim.

Ms. DiFrancesco also provided material testimony to this Court regarding purported mortgage interest payments that was palpably false and she knew or should have known was false when made because she had access to the mortgage document. Based on the foregoing, the Court finds none of Ms. DiFrancesco's testimony to be credible or, for that matter, believable.

Mr. DiFrancesco was likewise lacking in credibility based on the Court's observance of his demeanor during his testimony. The Court is also troubled by Mr. DiFrancesco, a fiduciary if he is the trustee of the Trust, acting as mortgagee for the Trust, which upon default would allow him to take the assets or the benefits of the assets for himself. Such conduct constitutes improper self-dealing. Cf., *In re Noonan's Est.*, 63 A.2d 80, 84 (Pa. 1949) (finding that setting aside of sale of real estate was proper where executor improperly engaged in self-dealing). The same can be said of Mr. DiFrancesco's billing of the Trust for services allegedly provided by his business White Horse Farm. This conduct further supports the Court's finding that Mr. DiFrancesco's testimony was not credible.

Standing alone, the lack of supporting documentation would be fatal to the Trust's claim for damages, but in the present case there was no credible evidence of damages. *In Boerner v. Best Buy Roofing, LLC*, No. 1968 EDA 2023, 2024 WL 2153503 (Pa.

¹ Ms. DiFrancesco also provides her services to White Horse Farm.

Super. 2024) (unpublished), the Superior Court affirmed an order awarding no damages after entry of default judgment. The Superior Court found that,

[Plaintiff], whose testimony was riddled with inconsistencies, failed to present documents evidencing any loss allegedly suffered. There was no documentary evidence of any payment (i.e., receipt, letter, cancelled check, etc.) or costs (i.e., bill, invoice, contract, etc.) incurred as a result of [Defendants'] acts. There was no documentary evidence that her business was closed due to the actions of [Defendants]. [Plaintiff] failed to present expert testimony nor did she provide documents to allow the court to form a basis for loss of profit damages.

Id. at *5. The facts of that case nearly mirror those of the present matter which lacked not just documentation, but any credible evidence that the Trust was entitled to any damages. *See also J.R. Enterprises LLC v. Hartman Snack Grp. Inc.*, 311 A.3d 563 (Pa.Super. 2023) (unpublished) (affirming trial court's conclusion that plaintiff failed to prove damages with reasonable certainty by providing inaccurate and incomplete information).²

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

ORDER

AND NOW, this 21st day of August, 2024, following a non-jury trial it is hereby ORDERED and DECREED that a decision is entered in favor of Plaintiff, The DiFrancesco Appleton Trust, and against Defendant, Board of Supervisors of the Township of Franklin, in the amount of zero dollars (\$0.00).

BY THE COURT:

/s/ Anthony T. Verwey, J.

² Whether the time frame for calculation of alleged damages begins on June 21, 2017, or October 20, 2020, is immaterial because in either instance there is no credible evidence upon which an award of damages may be made.

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NOTICES

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

LAW NO. 2024-09360-NC

NOTICE IS HEREBY GIVEN that the name change petition of Travis Stryjewski was filed in the above-named court and will be heard on Friday, January 31, 2025 at 2:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, October 18, 2024
Name to be changed from: Travis Stryjewski to: Travis Bakken
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2024-08950-NC

NOTICE IS HEREBY GIVEN that the name change petition of Ashley Murphy on behalf of minor child Brielle Mariah Wesley was filed in the above-named court and will be heard on Friday, January 17, 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: Friday, October 4, 2024
Name to be changed from: Brielle Mariah Wesley to: Brielle Mariah Murphy

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

CECIL R. HOSKINS III, Esquire, Attorney for the Petitioner
Levy & Hoskins Law Group, LLC
203 W. Chestnut St., Ste. 106
West Chester, PA 19380

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

LAW NO. 2024-09245-NC

NOTICE IS HEREBY GIVEN that the name change petition of Maria Syska Garrett on behalf of minor child Peyton Noelle Garrett was filed in the above-named court and will be heard on Friday, January 31, 2025 at 2:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Tuesday, October 22, 2024
Name to be changed from: Peyton Noelle Garrett to: Peyton Noelle Garrett Syska
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
ROSANA I. CHIPLE, Esquire, Attorney for Petitioner
Fink & Buchanan Law Offices, LLC
158 W. Gay Street, Suite 204
West Chester, PA 19380

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

LAW NO. 2024-09531-NC

NOTICE IS HEREBY GIVEN that the name change petition of Liulin Deng on behalf of minor child Ruiqian Deng was filed in the above-named court and will be heard on Friday, January 31, 2025 at 2:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, October 25, 2024
Name to be changed from: Ruiqian Deng to: Derek Ruiqian Deng
Any person interested may appear and show cause,

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

PROFESSIONAL CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with and approved by the Dept. of State of the Commonwealth of PA at Harrisburg, PA, on 10/23/24, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of PA. The name of the corp. is: JEREMY I. LEVY, P.C. TROUTMAN PEPPER HAMILTON SANDERS LLP, Solicitors, 400 Berwyn, Park, 899 Cassatt Rd., Berwyn, PA 19312-1183

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of incorporating the below named domestic business corporation pursuant to the provisions of the Business Corporation Law of 1988, as amended.

The name of the corporation is:

Next Evolution Group, Inc.

CHRISTOPHER WINGARD, Esq.

Stevens & Lee

555 City Avenue, Suite 1170

Bala Cynwyd, PA 19004

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT to all creditors and claimants of ACTIVE BUSINESS CONSULTING, INC. a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended.

Attorney: VINCENT CAROSELLA, JR., Esquire

Address: Carosella & Associates, P.C.

882 S. Matlack Street, Suite 101

West Chester, PA 19382-4505

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT to all creditors and claimants of BARTH ASSOCIATES, LTD., a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended.

Attorney: VINCENT CAROSELLA, JR., Esquire

Address: Carosella & Associates, P.C.

882 S. Matlack Street, Suite 101

West Chester, PA 19382-4505

DISSOLUTION NOTICE

NOTICE is hereby given that the shareholders and directors of Dollfus Insurance and Financial Services, Inc., a Pennsylvania business corporation, with a registered address of 1200 Charlestown Rd, Phoenixville, PA 19460, have approved a proposal that the corporation dissolve voluntarily and that the board of directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

DISSOLUTION NOTICE

Gordon Drive Holdings L.P. is dissolved. Any person having a claim against the limited partnership may submit claims to 39 Sturge Hollow Road, Amity, PA 15311. All claims must be in writing and contain the amount and basis of the claim, and the name and postal address of the claimant. Claims against the limited partnership are barred unless an action to enforce the claim is commenced within two years after publication of this notice. The barring of a claim against the limited partnership will also bar any corresponding claim against any general partner or person dissociated as a general partner based on section 8644 of the Pennsylvania Uniform Limited Partnership Act of 2016.

DISSOLUTION NOTICE

Socii LLC is dissolved. Any person having a claim against the limited liability company may submit claims to 39 Sturge Hollow Road, Amity, PA 15311. All claims must be in writing and contain the amount and basis of the claim, and the name and postal address of the claimant. Claims against the

limited liability company are barred unless an action to enforce the claim is commenced within two years after publication of this notice.

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

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 Zimble, 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 Tredyffrin 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 Town-

ship. 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 Sciollo, 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. McCollester, 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 Pike-land 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 Deakyne, 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.

2nd 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 JANNAM. 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, Es-

quire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

PASTVA, Dolores Marie, a/k/a Dolores S. Pastva, 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.

3rd Publication

AMOROSO, Eileen C., late of East Pikeland Township. Jenna M. Amoroso, 1405 Stirling Court, Phoenixville PA 19460, care of SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville PA 19460, Executor. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville PA 19460, atty.

BALISTRERI, Lisa Marie, late of West Bradford Township. Janine Balistreri, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Administrator. RYAN J. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

CAMPBELL, Dorothy M., late of East Whiteland Township. Helene Hill, 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.

CLARK, Christopher J., late of Easttown Township. Christopher John Clark, care of ANDREW H. DOHAN, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstone, LLP, 460 E. King Rd., Malvern, PA 19355-3049, atty.

CORMAN, Benjamin Adam, late of Phoenixville. Marilyn Greenspan, 2429 New Market Square South, Bensalem, PA 19020, care of JUDITH STUTMAN IZES, Esquire, 30 W. Airy Street, Norristown, PA 19401, Administratrix. JUDITH STUTMAN IZES, Esquire, Gazan & John, P.C., 30 W. Airy Street, Norristown, PA 19401, atty.

DeFEO, Ellen Garland, late of Coatesville. Julie DeFeo, 2907 Camino del Gusto, Santa Fe, NM 87507, Executrix.

DeSIMONE, Antoinette N., a/k/a Antoinette Nardi DeSimone, late of Caln Township. Neilson Carlin, 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.

HAYMAN, Selma, late of Pennsbury Township. Barbara Dowdall, care of WILLIAM MORROW, Esquire, Swedesford Park, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executrix. WILLIAM MORROW, Esquire, Palmarella & Raab, P.C., Swedesford Park, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

HUGHES, James Hurd, late of Kennett Square. Gayle G. Hughes, 352 East Hillendale Road, Kennett Square, PA 19348, care of PETER S. GORDON, Esquire, 1925 Lovering Avenue, Wilmington, DE 19806, Executor. PETER S. GORDON, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806, atty.

JARMAN, Terrence Fleetwood, a/k/a Terence F. Jarman and Terence Jarman, late of Easttown Township. Tracy Jarman, care of VICKI L. KUSHTO, Esquire, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901, Administratrix. VICKI L. KUSHTO, Esquire, Clemons Richter & Reiss, 2003 S. Easton Road, Suite 300, Doylestown, PA 18901, atty.

JOHNSON, Alfreda M., a/k/a Alfreda Johnson, late of Borough of West Chester. Guy R. Johnson, Jr., 50 Horizon Drive, East Fallowfield, PA 19320, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

JOHNSON, Robert Lee, late of East Fallowfield Township. Katherine Stern, care of JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, phone #610-857-5500, Executrix. JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, phone #610-857-5500, atty.

JUFTEs, Helen, late of West Brandywine Township. Arlene Cellucci, 114 American Way, Downingtown, PA 19335, 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.

KENNEDY, John R., late of London Grove Township. John Kennedy, 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.

KLINE, Wayne R., a/k/a Wayne Robert Kline, late of Nottingham. Susan M. Kline, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

LAMSON-SCRIBNER, Kimberly Adams, late of Tredyffrin Township. Bradford H. Lamson-Scribner, Attn.: Heather Dorr, V.P., PNC Private Bank, 1600 Market St., 6th Fl., Philadelphia, PA 19103, Admin-

istrator. Attn.: Heather Dorr, V.P., PNC Private Bank, 1600 Market St., 6th Fl., Philadelphia, PA 19103

LITTLE, Jeffrey G., late of Phoenixville. Maurer Kennedy Hilferty, 132 Gay Street, Phoenixville, PA 19460, care of GARY P. LEWIS, Esquire, 372 N. Lewis Rd., PO Box 575, Royersford, PA 19468, Executrix. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Rd., PO Box 575, Royersford, PA 19468, atty.

LOUGHIN, Jari L., late of Township of North Coventry. Ryan K. Loughin, care of JAMES R. CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. JAMES R. CLARK, Esquire, Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603, atty.

McCLINTICK, Laura Jean, late of Easttown Township. John E. McClintick and Barbara E. McClintick, care of MARC H. JAFFE, Esquire, 795 E. Lancaster Ave., Ste. 260, Villanova, PA 19085, Administrators. MARC H. JAFFE, Esquire, Fromhold Jaffe Adams & Jun, P.C., 795 E. Lancaster Ave., Ste. 260, Villanova, PA 19085, atty.

McCOOL, Mary Ellen, a/k/a Maryellen McCool, late of East Bradford Township. James R. Hackman, 1536 Carmac Rd. West Chester, PA 19382, care of WAYNE C. BUCKWALTER, Esquire, P.O. Box 565, West Chester, PA 19381, Executor. WAYNE C. BUCKWALTER, Esquire, Lamb McErlane, PC, P.O. Box 565, West Chester, PA 19381, atty.

McGARRITY, Mary C., late of West Vincent Township. Lynn Mentz, 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.

MYERS, JR., Lewis C., late of Sadsbury Township. Gary S. Myers, 1009 Manor Road, Coatesville, PA 19320, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

NAIDU, Ramarao, late of East Bradford Township. Sanjiv Naidu, care of ROBERT HULNICK, Esquire, 212 W. Gay St., West Chester, PA 19380, Administrator CTA. ROBERT HULNICK, Esquire, Tupitza & Associates, P.C., 212 W. Gay St., West Chester, PA 19380, atty.

PANOS, Charles, late of Devon. George Panos, 940 Mansion Road Drexel Hill, PA 19026, Executor.

PATTON, SR., Ronald W., late of Valley Township. Karen A. Samms, 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.

ROEHRS, Giles B., a/k/a Giles Brent Roehrs, late of West Vincent Township. Donna M. Roehrs, 7 Birchrun Terrace, Chester Springs, PA 19425, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

STANFORD, Irene T., late of Caln Township. Robert T. Stanford, 246 Park Drive, Downingtown, PA 19335, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

STEEL, Barbara N., late of Kennett Township. Greta L. Denny, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

WILKENS, Joel Scott, late of East Goshen Township. John Wilkens III, 1648 Christine Lane, West Chester, PA 19380, Executor.

NOTICE

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION – NO. 2023-00909-RC - NOTICE OF ACTION IN MORTGAGE FORECLOSURE – Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Loan Structured Transaction Trust, Series 2019-2, Plaintiff vs. Karen L. Pierce, Known Heir of Charles N. Pierce, Jr., Deceased, Melissa Bauman, Known Heir of Charles N. Pierce, Jr., Deceased, Charles Pierce, III, Known Heir of Charles N. Pierce, Jr., Deceased, Breeze Pierce, Known Heir of Charles N. Pierce, Jr., Deceased and Unknown Heirs of Charles N. Pierce, Jr., Deceased, Defendants - To: The Unknown Heirs of Charles N. Pierce, Jr., Deceased, Last Record Owner/Mortgagor, Defendant(s): You are hereby notified that Plaintiff filed a Mortgage Foreclosure Complaint together with a Notice to Defend, against you in

the Court of Common Pleas of Chester County PA, docketed as No. 2023-00909-RC seeking to foreclose on the mortgage secured on your property located at 843 North Manor Rd., Honey Brook, PA 19344 whereupon the property would be sold by the Sheriff of Chester County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS 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 Co. Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.692.1889. RICHARD J. NALBANDIAN, Atty. for Plaintiff, ECKERT SEAMANS CHERIN & MELLOTT, LLC, Two Liberty Pl., 22nd Fl., Phila., PA 19102, 215.851.8400

**CIVIL ACTION
COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW
NO. 2024-06096-RC
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE**

Longbridge Financial, LLC, Plaintiff
v.
Earl Atley, in his capacity as heir of
Eleanor V. Atley A/K/A Eleanor Atley;
ET AL., Defendants
To: UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS, CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER ELEANOR V.
ATLEY A/K/A ELEANOR ATLEY Defendants, 203
NEW STREET, AVONDALE, PA 19311

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, LONG-
BRIDGE FINANCIAL, LLC, has filed a Mortgage
Foreclosure Complaint endorsed with a Notice to
Defend, against you in the Court of Common Pleas
of CHESTER County, PA docketed to No. 2024-
06096-RC, seeking to foreclose the mortgage se-
cured on your property located, 203 NEW STREET,
AVONDALE, PA 19311.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish
to defend against the claims set forth in this notice
you must take action within twenty (20) days after
the Complaint and Notice are served, by entering
a written appearance personally or by attorney
and filing 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 any money claimed in the Complaint or
for any other claim or relief requested by the plain-
tiff. 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 OF-
FICE SET FORTH BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMATION ABOUT
HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAW-
YER, THIS OFFICE MAY BE ABLE TO PRO-
VIDE YOU WITH THE INFORMATION ABOUT
AGENCIES THAT MAY OFFER LEGAL SER-
VICES TO ELIGIBLE PERSONS AT A REDUCED
FEE OR NO FEE.

Chester County Bar Association
Lawyer Referral and Information Service
15 West Gay Street
West Chester PA, 19380
610-429-1500
Robertson, Anschutz, Schneid, Crane & Partners,
PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

Public Notice
Appointment of New Magistrate Judge in the
United States District Court for the Eastern
District of Pennsylvania

The Judicial Conference of the United States has authorized the appointment of a full-time United States magistrate judge for the Eastern District of Pennsylvania at Philadelphia. The appointee may be required to preside at court sessions to be held at Reading, Philadelphia, Allentown, and Easton. The essential function of courts is to dispense justice. An important component of this function is the creation and maintenance of diversity in the court system. A community's belief that a court dispenses justice is heightened when the court reflects the community's diversity.

The duties of the position are demanding and wide-ranging, and will include, among others: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters, settlement proceedings, and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants. The basic authority of a United States magistrate judge is specified in 28 U.S.C. § 636.

To be qualified for appointment an applicant must:

1. Be, and have been for at least five years, a member in good standing of the bar of the highest court of a state, the District of Columbia, the Commonwealth of Puerto Rico, the Territory of Guam, the Commonwealth of the Northern Mariana Islands, or the Virgin Islands of the United States, and have been engaged in the active practice of law for a period of at least five years;
2. Be competent to perform all the duties of the office; be of good moral character; be emotionally stable and mature; be committed to equal justice under the law; be in good health; be patient and courteous; and be capable of deliberation and decisiveness;
3. Be less than seventy years old; and
4. Not be related to a judge of the district court.

A merit selection panel composed of attorneys and other members of the community will review all applicants and recommend to the district judges in confidence the five persons it

considers best qualified. The court will make the appointment following an FBI full-field investigation and an IRS tax check of the applicant selected by the court for appointment. The individual selected must comply with the financial disclosure requirements pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 90 Stat. 1824 (1978) (codified at 5 U.S.C. app. 4 §§ 101-111) as implemented by the Judicial Conference of the United States. An affirmative effort will be made to give due consideration to all qualified applicants without regard to race, color, age (40 and over), gender, religion, national origin, or disability. The current annual salary of the position is \$223,836.00. The term of office is eight (8) years.

The application is available on the court's web site at <https://www.paed.uscourts.gov/> Only applicants may submit applications and applications **must be received by Thursday, November 7, 2024.**

All applications will be kept confidential, unless the applicant consents to disclosure, and all applications will be examined only by members of the merit selection panel and the judges of the district court. The panel's deliberations will remain confidential.

Applications must be submitted by email to Paed_Apply@paed.uscourts.gov with the subject line "**Magistrate Judge Application.**" An /s/ or e-signature on the application will be accepted.

Please note this vacancy was previously posted on October 25, 2023 and filled by Mary Kay Costello. The vacancy has been created again due to the fact that Judge Costello has been commissioned to serve as a United States District Judge. Those persons who previously submitted applications and wish to re-apply *need not* complete a new application. Rather, it is sufficient to send an email to Paed_apply@paed.uscourts.gov indicating an intent to be considered for the current opening. Supplemental information may be forwarded to the above email. But only if it is new information that was not previously submitted.

Applications will only be accepted by email. Applications sent by mail will not be considered. Due to the overwhelming number of applications expected, applicants should not contact the court regarding the status of their application.

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, 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

2nd 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 RE-CROSSING 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
DEASKOCHALSKILLC 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 messuage 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 Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI LLC 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 AND 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**

Road, Berwyn, PA 19312

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

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 TRUST-
EE OF UPLAND MORTGAGE LOAN
TRUST A**

VS

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

SALE ADDRESS: 404 Old Lancaster**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. Simon-ton, 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 PENN-
SYLVANIA

VS

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

SALE ADDRESS: 614 Bough Road, Ex-
ton, PA 19341

PLAINTIFF ATTORNEY: **LAW OF-
FICE 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, Penn-sylvania, and being known as 30 North Hawthorne Drive, Coatesville, Pennsylvan-ia 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 de-scribed 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 fif-teen minutes East, twenty-two and sixty hundredths feet to a point; thence cross-ing 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 nine-ty 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 hun-dred 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 north-east 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**