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(USPS 102-900)

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Jackson vs. Redevelopment Authority of the City of Coatesville, et al.

Petition to appeal *nunc pro tunc*

1. Entertaining an untimely appeal requires extraordinary circumstances, such as fraud, an administrative breakdown, or non-negligent circumstances relating to a party or its counsel. Mere neglect or administrative oversight of counsel cannot justify the allowance of an appeal *nunc pro tunc*.
2. The deadline for filing an appeal cannot be extended as a matter of grace or mere indulgence.
3. A notice of appeal shall be filed within 30 days after the entry of the order from which the appeal was taken.
4. On August 17, 2023, Plaintiff filed a Second Amended Complaint invoking obscure theories to obtain ownership of others' real property. On December 13, 2023, this court entered orders that sustained Preliminary Objections and dismissed all claims with prejudice, putting Plaintiff out of court. On December 18, 2023, Plaintiff filed Motions to Honor Constitutional Obligation to Treaty and Covenant which this court dismissed on December 21, 2023. On December 29, 2023, Plaintiff filed the same Motion. On February 14, 2024, Plaintiff filed the Petition to File Notice of Appeal *Nunc Pro Tunc*, alleging family hardship due to poor health and death of Plaintiff's family and friends, without explaining how those issues prevented the filing of a timely appeal, especially considering Plaintiff's ability to file Motions during the period he could have timely filed an appeal. Accordingly, the Court Held the Petition to File the Notice of Appeal *Nunc Pro Tunc* was denied.

R.E.M.

C.C.P., Chester County, Pennsylvania Civil Action No. 2022-06979-RC; James Lyband Jackson vs. Redevelopment Authority of the City of Coatesville, et al.

James Lyband Jackson, *pro se*

Joseph William Catuzzi for Pennsylvania American Water

Jonathan Kaminsky, Ujala Aftab for Redevelopment Authority of City of Coatesville
Shawna Laughlin for Valley Township

David Gordon for Berkheimer

Robert C. Jefferson, IV for the City of Coatesville

Caitlyn Elizabeth Quinn for the City of Wilmington, Delaware

Timothy Arndt, III and Arthur L. Sagnor, III for Edward Cunius

Ali Murad Alkhatib for Delaware County, Pennsylvania

Michael S. Gill, Warren Kampf, Alexandra Kimmel Roberts for IDG Development LLC

Adam Settle for Newrez LLC dba Shellpoint Mortgage

Binder, J., February 15, 2024:-

Jackson vs. Redevelopment Authority of the City of Coatesville, et al. 95 (2024)]

JAMES LYBAND JACKSON

vs.

REDEVELOPMENT AUTHORITY OF THE
CITY OF COATESVILLE, et al.

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

∴ NO. 2022-06979-RC

∴ CIVIL ACTION – LAW

ORDER and MEMORANDUM

AND NOW, this 15th day of February, 2024, upon consideration of the Petition to File [Notice of Appeal] Nunc Pro Tunc filed by Plaintiff on February 14, 2024, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Petition is **DENIED**.

BY THE COURT:

/s/ **BRET M. BINDER, J.**

MEMORANDUM

On August 17, 2023, Plaintiff filed papers he styled as a Second Amended Complaint invoking obscure theories to obtain ownership of real property owned by others. On December 13, 2023, this court entered ten (10) orders that sustained Defendants' and Additional Defendants' Preliminary Objections. In doing so this court dismissed all claims against all Defendants and Additional Defendants with prejudice putting Plaintiff out of court.

On December 18, 2023, Plaintiff filed a Motion to Honor Constitutional Obligation to Treaty and Covenant¹ which this court dismissed by Order entered December 21, 2023.² On December 29, 2023, Plaintiff again filed a Motion to Honor Constitutional Obligation to Treaty and Covenant³ which was not forwarded to chambers and which this court did not decide.

On January 13, 2024, more than thirty (30) days had passed since the entry of this court's Orders on December 13, 2023. Any notice of appeal filed on January 13, 2024 or thereafter would be untimely pursuant to Pa.R.A.P. 903(a) (setting forth the general rule that "the notice of appeal required by Rule 902 (manner of taking appeal) shall be filed within 30 days after the entry of the order from which the appeal is taken.").

On February 8, 2024, Defendant, Redevelopment Authority of the City of Coatesville filed Defendants' Joint Motion to Dismiss Pursuant to Pa.R.[Civ.P.] 233.1 which this court denied on February 9, 2024. In so doing this court noted that "the cumulative effect of the orders entered on December 13, 2023 was that of a final order that put Plaintiff out of court[and that m]ore than thirty (30) days have passed since December 13, 2023 and this court lacks jurisdiction pursuant to the general rule." Memorandum, 2/9/2024, pp. 4-5 (citing 42 Pa.C.S. § 5505; Ness v. York Township Board of Commissioners, 123 A.3d 1166 (Pa.Cmwlth. 2015); and Freidenbloom v. Weyant, 814 A.2d 1253, 1255 (Pa.Super. 2003)).

On February 14, 2024, Plaintiff filed the Petition to File [Notice of Appeal] Nunc Pro Tunc which is presently before this court. Plaintiff rests his Petition on his claim of "[f]amily hardship." Petition, 2/14/2024, p. 1.⁴ Plaintiff avers: (1) that family

¹ The docket does not reflect a separate, designated entry for Plaintiff's Motion filed December 18, 2023. Plaintiff attached the Motion (along with supporting papers) to the Certificate of Service Plaintiff filed on December 18, 2023. The docket reflects that Plaintiff also filed on December 18, 2023 two (2) Writs Pacta Sunt Servanda (along with supporting papers), a second Certificate of Service, and a Praeceptum for Determination.

² This court explained that the Motion sought relief as against the Commonwealth of Pennsylvania, which is not a party to this action, and that the Motion was not supported by a certificate of service as to the Commonwealth. See Order, 12/21/2023, p. 1.

³ The docket reflects that Plaintiff also filed on December 29, 2023 an Order and Memorandum, a Certificate of Service, and a Praeceptum for Determination.

⁴ Plaintiff does not request leave to appeal *nunc pro tunc* on the ground that he did not appreciate the appealability of this court's Orders entered December 13, 2023 until this court's Order and Memorandum entered February 9, 2024. See Petition, 2/14/2024, pp. 1-4.

Jackson vs. Redevelopment Authority of the City of Coatesville, et al. 95 (2024)]

members Chaeronne Cannon and Timothy Jackson have been suffering poor health and Plaintiff provided assistance; (2) that family member Michael Robinson died and Plaintiff sheltered two family members until the funeral; and (3) that best friend Richard Hamilton has been suffering poor health. *See* Petition, 2/14/2024, (Letter of Family Hardship, p. 1).

It is the law that “[e]ntertaining an untimely appeal requires ‘extraordinary’ circumstances, such as fraud, an administrative breakdown, or ‘non-negligent circumstances’ relating to a party or its counsel. Bethke v. City of Philadelphia, 282 A.3d 884, 980 (Pa.Cmwlth. 2022) (citing Criss v. Wise, 781 A.2d 1156, 1159-60 (Pa. 2001)). “[M]ere neglect or administrative oversight of counsel cannot justify the allowance of an appeal *nunc pro tunc*.” Bethke, 282 A.3d at 980 (quoting County of Lawrence v. Commonwealth of Pennsylvania, Pennsylvania Labor Relations Board, 469 A.2d 1145, 1149 (Pa.Cmwlth. 1983)). “The deadline for filing an appeal ‘cannot be extended as a matter of grace or mere indulgence.’” Best Courier v. Department of Labor and Industry, Office of Unemployment Compensation Tax Services, 220 A.3d 696, 700 (Pa.Cmwlth. 2019) (quoting Bass v. Commonwealth of Pennsylvania, 401 A.2d 1133, 1135 (Pa. 1979)).

Here, this court can presume that Plaintiff’s averments are true and still Plaintiff’s Petition lacks merit on its face because Plaintiff failed to aver how family hardship prevented Plaintiff from timely filing a notice of appeal. Indeed, without more this court must conclude that family hardship did not prevent Plaintiff from timely filing a notice of appeal since it did not prevent Plaintiff from filing a Motion and associated papers on December 18, 2023 and a Motion and associated papers on December 29, 2023. Without more Plaintiff’s claim of family hardship amounts to a request for extension of the deadline for appeal as a matter of grace or mere indulgence which is prohibited.

Accordingly, this court will enter an order denying the Petition to File [Notice of Appeal] Nunc Pro Tunc filed by Plaintiff on February 14, 2024.

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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. 2024-00141-NC

NOTICE IS HEREBY GIVEN that the name change petition of Hughens Eugene was filed in the above-named court and will be heard on Monday, April 8, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, January 5, 2024

Name to be changed from: Hughens Eugene to:
Hughens Daverman

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. 2024-02452-NC

NOTICE IS HEREBY GIVEN that the name change petition of Caitlin Sofia Hadjiliadis was filed in the above-named court and will be heard on Monday, July 1, 2024 at 2:00:00 PM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, March 26, 2024

Name to be changed from: Caitlin Sofia Hadjiliadis

to: Camden Alecto Hadjiliadis.

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

RACHEL LEVY, Attorney for the Petitioner
Jerner Law Group, P.C.
5401 Wissahickon Ave.
Philadelphia, PA 19144

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

LAW NO. 2024-02457-NC

NOTICE IS HEREBY GIVEN that the name change petition of Kayla Margaret Orischak was filed in the above-named court and will be heard on Monday, July 1, 2024 at 2:00:00 PM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, March 22, 2024

Name to be changed from: Kayla Margaret Orischak to: Kayla Margaret Flynn

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

MAUREEN A. OSTEN, Attorney for the Petitioner
Lubker Ostien Law, LLC
390 Waterloo Blvd., #210
Exton, PA 19341

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on 3/5/24, Articles of Incorporation were filed with the Dept. of State for APOLLO REGENERATIVE MEDICINE, P.C., a professional corporation organized under the PA Business Corporation Law of 1988.

FOX ROTHSCHILD LLP, Solicitors
747 Constitution Dr., Ste. 100, P.O. Box 673
Exton, PA 19341-0673

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of Mushroom Spawning Services, Inc., a Pennsylvania corporation, with an address of Chambers & Hillendale Road, Toughkenamon, PA 19374, have approved a proposal that the corpo-

ration 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.

UNRUH, TURNER, BURKE & FREES, Solicitors
P.O. Box 515
West Chester, PA 19381-0515

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

ANDERMAN JR, Russell Stewart, late of Birmingham. Russell Anderman III, 819 Kenmara Drive, West Chester, PA 19380, Executor.

ANDERSON, Kenette N., late of Valley Township. Don C. Anderson, 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.

BATES, Alan G., late of Penn Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlet LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BOHRER, Elizabeth Victoria, late of Tredyffrin Township. William W. Weigand, care of JAMES M. PIERCE, Esquire, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087, Executor. JAMES M. PIERCE, Esquire, Pierce Caniglia & Taylor, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087, atty.

CELLUCCI, John Rocco, a/k/a John R. Cellucci, late of Berwyn. Kathleen C. Cellucci, 211 Bair Road, Berwyn PA 19312, care of JOSEPH C. HARE, Esquire, 211 Bair Road, Berwyn PA 19312, Administratrix. JOSEPH C. HARE, Esquire, 211 Bair Road, Berwyn PA 19312, atty.

CRABB, Phillip, late of Malvern. Peter B. Crabb, 109 Samantha Ln., Hazleton, PA 18202, care of DONALD G. KARPOWICH, Esquire, 85 Drasher Rd., Drums, PA 18222, Administrator. DONALD G. KARPOWICH, Esquire, 85 Drasher Rd., Drums, PA

18222, atty.

EMBODY, Alison R., a/k/a Alison Ruth Embody, late of North Coventry Township. Terry R. Embody, 1193 Foxvieve Rd., Pottstown, PA 19465, care of JOHN A. KOURY, JR., Esquire, 41 E. High St., Pottstown, PA 19464, Executor. JOHN A. KOURY, JR., Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

FILLMAN, Mary R., late of East Brandywine Township. Robert L. Fillman, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

GARAVENTE, Carol A., late of Easttown Township. Chris J. Garavente, care of LANCE S. LACHEEN, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. LANCE S. LACHEEN, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

GIBSON, Ann Marie, a/k/a Nancy Gibson, late of East Whiteland Township. Lawrence J. Gibson and Dennis G. Gibson, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executors. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

GIFFING, Dorothy E., late of West Chester Borough. Margaret G. Berry, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administratrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

GROGAN, III, Bernard A., a/k/a Bernard Grogan, III, late of Willistown Township. Alexandra Dale Grogan, 154 Kingswood Ct., Glen Mills, PA 19342, and Brett W. Senior, 125 Strafford Ave., Ste. 112, Wayne, PA 19087, care of STEPHEN M. PORTER, Esquire, 125 Strafford Ave., Ste. 112, Wayne, PA 19087, Executors. STEPHEN M. PORTER, Esquire, Brett Senior & Associates, PC, 125 Strafford Ave., Ste. 112, Wayne, PA 19087, atty.

HAYES, John, late of West Bradford Township. Erin Hayes, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executrix. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

LEONARD, James Edward, a/k/a James E. Leonard, late of East Nottingham Township. Sheri Lynn Keen, 115 Garfield Ave., Norwood, PA 19074, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Administratrix. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

LIEBERMAN, Randall Stone, late of West Grove. Amy Jo McDowell, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, Donze and Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

LINEY, JR., James Joseph, late of West Chester. Jean Liney, 37 Halloran Ct, Hockessin, DE 19707, Personal Representative.

LONG, Richard R., late of Chester Springs. Susan B Evans, 2376 Beaver Hill Rd, Chester Springs, PA 19425, Executrix.

MAKOWSKI, Antoinette M., late of Upper Uwchlan Township. Gina Potemski, care of ALBERT R. RIVIEZZO, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. ALBERT R. RIVIEZZO, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

NATTLE, Pasquale S., late of Borough of Phoenixville. John Nattle, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Administrator. ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

O'NEILL, Corrine E., late of Valley Township. Dennis F. O'Neill, 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.

PATTISON, Harriet, late of Willistown Township. Nathaniel Kahn, care of JOHN A. TERRILL, II, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

POWELL, Margaret M., a/k/a Margaret Powell, late of Tredeffrin Township. Christine D. Johnson, 1150 Penn Grant Rd, Lancaster, PA 17602, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Avenue, Berwyn, PA 19312, Administratrix. THOMAS

W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Avenue, Berwyn, PA 19312, atty.

RICKS, Robert G., late of Westtown Township. Kevin G. Ricks, 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.

ROSENCRANS, Lee E., a/k/a Lee Edward Rosencrans, late of Easttown Township. Thomas H. Mitchell, 85 Black Rock Rd., Quarryville, PA 17566, care of KATHRYN H. CRARY, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, Executor. KATHRYN H. CRARY, Esquire, Gadsen Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, atty.

SALSANO, Crystal, late of East Vincent Township. Linda Alston, 50 Ginna B. Dr., Robesonia, PA 19551, care of S. STACY MOGUL, Esquire, 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907, Administratrix. S. STACY MOGUL, Esquire, Heiligman and Mogul, P.C., 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907, atty.

SENN, FREDERIC K., late of Upper Uwchlan Township. Jane M. Shields and William E. Warne, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19382, Executors. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19382, atty.

SHAFFER, Carolyn Lee, late of Oxford, Oxford Borough. Cathleen D. Davis, care of VINCENT CAROSELLA, JR., Esquire, 882 S Matlack Street, Ste 101, West Chester PA 19382, Administratrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 S Matlack Street, Ste 101, West Chester PA 19382, atty.

WEBB, Philip Brown, late of Nottingham. Reba Webb, 1014 Lees Bridge Road, PO Box 420, Nottingham, PA 19362-0420, Executrix.

WHITEFORD, Sean Patrick, late of West Caln Township. Sarah Whiteford, 215 Lewisville Road, Lincoln University, PA 19352, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D, West Chester, PA 19380, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

WITTNER, John A., late of East Bradford Township. Andrew H. Dohan, 460 E. King Rd., Malvern, PA 19355-3049, care of ANDREW H. DOHAN, Esquire, 460 E. King Rd., Malvern, PA 19355-3049,

Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 E. King Rd., Malvern, PA 19355-3049, atty.

ZEVTCIN, John Mark, late of Sadsbury Township. A. David Petreides, care of TOM MOHR, Esquire, 301 W Market Street, West Chester, PA 19382, Administrator. TOM MOHR, Esquire, Tom Mohr Law Office, PC, 301 W Market Street, West Chester, PA 19382, atty.

ZILKO, Barbara Jean, a/k/a Barbara J. Zilko, late of East Nottingham Township. Tracey Sloan, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executrix. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

2nd Publication

ALLEMAN, Raymond A., late of Exton. Patricia F. Alleman, care of THOMAS E. SHEA, Esquire, 1581 Main Street, Suite 200, Warrington, PA 18976, Executrix. THOMAS E. SHEA, Esquire, Stern & Eisenberg PC, 1581 Main Street, Suite 200, Warrington, PA 18976, atty.

BROOKS, Laura C., late of East Goshen Township. Rosalynn B. Janssen, 14 Greenhill Rd., West Chester, PA 19380, 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.

BROWN, Peter C., a/k/a Peter Campbell Brown, late of Schuylkill Township. Scott E. Brown, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, Esquire, CPA, James B Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

CLIFTON, Deborah S., late of West Bradford Township. Daniel J. Clifton, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

CROOKS, Phenie R., a/k/a Phillipine Perez, late of Tredyffrin Township. Fawn L. Lynch, care of LISA COMBER HALL, Esquire, 27 S Darlington St, West Chester, PA 19382, Administratrix. LISA COMBER HALL, Esquire, HALL LAW OFFICES, PC, 27 S Darlington St, West Chester, PA 19382, atty.

DERRICK, Francisca V., late of Downingtown.

Cindy Baxter, 242 Quarry Road Gap, PA 17527, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D West Chester, PA 19380, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D West Chester, PA 19380, atty.

DONNELLY, Gladys E., late of Willistown Township. Edward F. Donnelly, care of ELLIOTT GOLDBERG, Esquire, 1231 Lancaster Avenue, Berwyn, PA 19312, Administrator. ELLIOTT GOLDBERG, Esquire, 1231 Lancaster Avenue, Berwyn, PA 19312, atty.

DUNN, Lois A., late of Downingtown Borough. Richard L. Dunn, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

HAGERTY, Denise, late of Kennett Square. Lauren Watson, 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.

HERMAN, Lindsay Benton, late of Phoenixville. Douglas Mott, 365 Second Ave., Phoenixville, PA 19460, Administrator.

ISEMINGER, Marilyn J., late of Charlestown Township. Suzanne D. Iseminger and Denise R. Cevoli, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

McCUE, Diane H., late of Tredyffrin Township. Charles J. McCue, III, care of NICK R. MASINO, Esquire, 61 Cassatt Ave., Berwyn, PA 19312, Executor. NICK R. MASINO, Esquire, Wade, Goldstein, Landau & Abruzzo, P.C., 61 Cassatt Ave., Berwyn, PA 19312, atty.

MOORE, JR., WILLIAM D., late of Spring City. Scott A. Moore, 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.

ROBINSON, Mary R., late of East Whiteland Township. Barbara Farrell, 6833 Pallister Road, Norfolk, VA 23518, care of JAMES C. DALTON, Esquire, PO Box 515, West Chester, PA 19381-0515, Executor. JAMES C. DALTON, Esquire, Unruh Turner Burke & Frees, PO Box 515, West Chester,

PA 19381-0515, atty.

SAVASTIO, Ronald E., late of West Bradford Township. Kara Savastio, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

SMITH, Edith L., late of Tredyffrin Township. Margaret H. Farrell and Mark R. Wilson, care of CAROL R. LIVINGOOD, Esquire, P.O. Box 191, Wayne, PA 19087, Executors. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, P.O. Box 191, Wayne, PA 19087, atty.

THOMPSON, Ruth Smedley, late of Newlin, Coatesville. Leona Provinski, 33 Buffington St., Unionville, PA 19375 and John R. Thompson, 3363 Kentner Rd., Constableville, NY 13325, Executors.

TOMASSO, James V., late of Wayne. Stephanie J. Oscarson, 377 Red Fox Road, Stafford, PA 19087, Executrix.

WELDON, Mary G., a/k/a Gail Weldon, late of West Brandywine Township. Jennifer A. Campbell, care of JONATHAN E. BECKER, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. JONATHAN E. BECKER, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

WOOD, Helen F., late of West Whiteland. Maria Brice, 1307 Valley Wood Drive Downingtown, PA 19335, care of FRANCIS C. MILLER, Esquire, 21 W. Washington St, Suite D West Chester, PA 19380, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W. Washington St, Suite D West Chester, PA 19380, atty.

3rd Publication

BARTON, Lindsay Nicole, late of Downingtown. Glen Barton, 111 Woodledge Lane, Exton PA 19341, Administrator.

BLAIN, JR., James H., late of Township of West Brandywine. Denise L. Reider, 88 Seldomridge Lane, Honey Brook, PA 19344, care of ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

CAMBRIA, Sylvia D., late of Thornbury Township. Sharon Lynn Cambria Dienno, 1628 Margo Lane, West Chester, PA 19380, care of NEIL M. HILKERT, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executor.

NEIL M. HILKERT, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

CHANCE, Debbie Yen, a/k/a Yen Nga Thi Duong and Debbie Yen Duong, late of Phoniexville Borough. Mai Y. Vance, care of CAROLYN MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. CAROLYN MARCHESANI, Esquire, Wolf, Baldwin & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

CRYSTAL, Alan J., late of Spring City. Mark D. Crystal, care of NICOLE C. MANLEY, Esquire, 105 E. Philadelphia Ave., Boyertown, PA 19512, Executor. NICOLE C. MANLEY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 E. Philadelphia Ave., Boyertown, PA 19512, atty.

DORAN, Marguerite Ryan, late of East Pikeland Township. Roy E. Doran, 1127 Rapps Dam Rd., Kimberton, PA 19442, care of COURTNEY E. DOLAWAY, Esquire, 1810 Chapel Ave. W, Cherry Hill, NJ 08002, Executor. COURTNEY E. DOLAWAY, Esquire, Flaster Greenberg PC, 1810 Chapel Ave. W, Cherry Hill, NJ 08002, atty.

FARGINERE, Anthony J., late of West Caln Township. Andree A. Levan, 658 Telegraph Road, Coatesville, PA 19320, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

FOLDES, Ernestina, late of East Goshen Township. Eva M. Rosenfield, 632 Smart Ave., Cote St. Luc, Quebec H4X 1T3 Canada, care of DAVID S. KOVSKY, Esquire, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, Executrix. DAVID S. KOVSKY, Esquire, Duane Morris LLP, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, atty.

FOLEY, Ann M., late of E. Goshen Twp.. Charles E. Wurst, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

FORBES, Wayne, late of Willistown Township. Scudder G. Stevens, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, care of SCUDDER G. STEVENS, Esquire, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, Administrator. SCUDDER G. STEVENS, Esquire, M. Lyons Law Group, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

GIBBS, Louva Ann, late of West Fallowfield Township. David B. Gibbs, care of WINIFRED

MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, Lamb McErlane PC, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

GORDON, JR., CHARLES L., late of Valley Township. Patrick L. Gordon, 760 Gap-Newport Pike, Atglen, PA 19310, Christopher C. Gordon, 77 Grove Avenue, Coatesville, PA 19320, and Charlene L. North, 1 Kirby Street, Coatesville, PA 19320, care of WILLIAM P. HARRINGTON, JR., Esquire, 945 Hillcrest Dr., Kinzers, PA 17535, Administrators. WILLIAM P. HARRINGTON, JR., Esquire, 945 Hillcrest Dr., Kinzers, PA 17535, atty.

GOWMAN, Donna Kay, a/k/a Donna K. Gowman, late of Schuylkill Township. Jeffrey S. Gowman, care of MICHAEL J. MATTSON, Esquire, 21 W. Third St., Media, PA 19063, Executor. MICHAEL J. MATTSON, Esquire, Musi, Merkins, Daubenberg & Clark LLP, 21 W. Third St., Media, PA 19063, atty.

HARDIN, Susan Ferguson, late of West Chester. Anthony J. Meyer, 2536 Acorn Lane, Lansdale, PA 19446, Executor.

HYATT, Margaret C., late of West Goshen Township. Margaret V. McGee, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

LAPIDES, Jules S., late of East Goshen Township. Maureen Pomeroy, 832 Tallyho Ln., Chester Springs, PA 19425, and Lila Lapides, 203 N. Essex Ave., Apt. 8, Narberth, PA 19072, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrices. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

LEMUZ, Miguel Bedolla, a/k/a Miguel Bedolla Lemus, late of Township of East Marlborough. Jimmy Bedolla Diaz, care of JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, Executor. JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

MacDOUGAL, Judith A., a/k/a Judith Ann MacDougal, late of North Coventry Township. Joseph A. Lightman, 332 Ridge Rd., Spring City, PA 19475, care of DAVID S. KAPLAN, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. DAVID S. KAPLAN, Esquire, OWM Law, 41 E. High St., Pott-

stown, PA 19464, atty.

McCLURE, Joan W., a/k/a Dorothy Joan (Wolfe) McClure, late of East Caln Township. Pamela Anne Herr, care of ERIC C. FREY, Esquire, 105 East Philadelphia Avenue, Boyertown, PA 19512, Executrix. ERIC C. FREY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 East Philadelphia Avenue, Boyertown, PA 19512, atty.

MCGINLEY, John Joseph Paul, a/k/a Jack, late of Malvern. Annemarie Patton, 6 2nd Avenue, Malvern, PA 19355, and Kathleen Biral, 39 Skyview Lane, Thorndale, PA 19372, care of WILLIAM SHANK PATTON, Esquire, 614 S 4th Street, Unit #388, Philadelphia, PA 19147, Executrices. WILLIAM SHANK PATTON, Esquire, The Law Offices of William S. Patton, 614 S 4th Street, Unit #388, Philadelphia, PA 19147, atty.

NASTASE, Hilda Jane, a/k/a Hilda J. Nastase, late of Downingtown Borough. Michael A. Nastase, 809 Tremont Drive, 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.

QUIGLEY, Dolores M., a/k/a Dolores Marie Quigley, late of Spring City. Wilfred James Quigley, Jr., care of CHRISTOPHER P. MULLANEY, Esquire, 598 Main Street, Red Hill, PA 18076, Executor. CHRISTOPHER P. MULLANEY, Esquire, Mullaney Law Offices, 598 Main Street, Red Hill, PA 18076, atty.

RICE, Jean M., late of Township of Coatesville. John A. Novello, care of JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, Executor. JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

RICHARDS, William G., a/k/a William Gibson Richards, II, late of Township of Uwchlan. Cheryl A. Richards, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, Executrix. KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, atty.

SMALTZ, Judith M., a/k/a Judy, late of Malvern Borough. Brian Muck, 118 Monument, Malvern, PA 19355, Executor.

SPANGLER, Elmer L., late of North Coventry Township. Michele L. Spangler, care of CAROLYN MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. CAROLYN MARCHESANI, Esquire, Wolf, Baldwin & Associates. PC, P.O. Box 444, Pottstown, PA 19464, atty.

TASHJIAN, Lucille M., late of Birmingham Township. John Paul Bogosian, care of TERRANCE A. KLINE, Esquire, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, Executor. TERRANCE A. KLINE, Esquire, Law Office of Terrance A. Kline, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, atty.

WOODRING, Jean M., late of West Brandywine Township. Warren W. Woodring, 80 W. Summersweet Ln., Santa Rosa Beach, FL 32459, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

CORPORATION NOTICE

LIMITED LIABILITY COMPANY

NOTICE is hereby given that the **Certificate of Organization** has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: **Grisillo of Yardley, LLC** and the Certificate of Organization was filed on: **March 22, 2024**.

The purpose or purposes for which it was organized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 3/16/2024, for:

Rea of Hope for a Cure Foundation

111 W Circular Avenue
Paoli, PA 19301

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

NOTICE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2022-09148-RC

WELLS FARGO BANK, N.A., Plaintiff,
vs.
William F. Cropper, Jr., as Believed Heir and/or Administrators of the Estate of Barbara P. Cropper (if any); Unknown Heirs and/or Administrators of the Estate of Barbara P. Cropper (if any), Defendants

TO: William F. Cropper, Jr., as Believed Heir and/or Administrators of the Estate of Barbara P. Cropper (if any) William F. Cropper, Jr., as Believed Heir and/or Administrators of the Estate of Barbara P. Cropper (if any)

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Chester County, Pennsylvania, docketed to No. 2022-09148-RC, seeking to foreclose the mortgage secured by the real estate located at 533 Summit House, West Chester, PA 19382.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE

LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE

Lawyer Referral Service
Chester County Bar Association
15 West Gay Street, 2nd Floor
West Chester, PA 19380
(610) 429-1500

Lawyer Referral Service
Chester County Bar Association
15 West Gay Street, 2nd Floor
West Chester, PA 19380
(610) 429-1500

NOTICE

**IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PA
DOCKET NO. 2024-02168-RC**

**PETITION OF THE BOARD OF SCHOOL
DIRECTORS OF PHOENIXVILLE AREA
SCHOOL DISTRICT FOR THE SALE OF
REAL PROPERTY**

NOTICE OF HEARING

**ON THE PETITION OF THE BOARD OF
SCHOOL DIRECTORS OF PHOENIXVILLE
AREA SCHOOL DISTRICT FOR THE SALE
OF REAL PROPERTY**

NOTICE IS HEREBY GIVEN that upon the Petition of the Board of School Directors of Phoenixville Area School District for the Sale of Real Property ("Petition") and pursuant to Court Order, a hearing on the Petition will be held at 1:00 p.m. on May 2, 2024, in Court Room 3 of the Chester County Justice Center, 201 West Market Street, West Chester, PA 19380. The property to be sold, and the subject of the Petition, consists of approximately ±6.00 acres of land that is partially asphalt paved with parking and improved with a partial two-story former elementary school that contains an estimated 45,000-square feet of gross building area. The aforementioned property is identified as UPI 26-2-132.1 (a/k/a UPI 26-2-132.1-E), with an address of 1191 Hares Hill Road in East Pikeland Township, Chester County, PA. For further information, you may contact:

FOX ROTHSCHILD LLP

David H. Comer, Esquire
980 Jolly Road, Suite 110
P.O. Box 3001
Blue Bell, PA 19422-3001
(610) 397-6500

2nd Publication of 3

TRUST NOTICE

Trust Estate of ELIZABETH E. BRINER, deceased, late of Easttown Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of ELIZABETH E. BRINER are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to:
NICHOLAS J. KOVICH, Trustee
604 Longchamps Dr., Devon, PA 19333-1866

Attorney:
RICHARD J. BOVE, Esquire
6000 N. 62nd Place
Paradise Valley, AZ 85253-4266

3rd Publication of 3

TRUST NOTICE

THOMAS M. HOBSON IRREVOCABLE TRUST Notice is hereby given of the death of Thomas M. Hobson, Late of Easttown Township, Chester County, Pennsylvania. All persons having claims or demands against said decedent or the Thomas Hobson Property Trust, are requested to make known the same to the Trustees or the Trust's Attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustees names below.
Trustee Name: Michael Hobson, Trustee
Trustee Address: Michael Hobson, Trustee
276 Mill House Drive
Lincoln University, PA 19352

Attorney: VINCENT CAROSELLA, JR., Esquire
Carosella & Associates, P.C.
882 S. Matlack Street, Suite 101
West Chester, PA 19382

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, April 18th, 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, May 22nd, 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. 24-4-94
Writ of Execution No. 2021-01170
DEBT \$5,796.67

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected hereditaments and appurtenances situate in the Township of West Goshen, County of Chester and State of Pennsylvania.

Tax Parcel No.: 52-IP-272

PLAINTIFF: West Goshen Township

VS

DEFENDANT: **Joseph P. Kopanic, III**

SALE ADDRESS: 348 Galway Drive, West Chester, PA 19380

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

SALE NO. 24-4-95
Writ of Execution No. 2022-00795
DEBT \$25,148.85

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley III Condominium, Situate in the Township of East Goshen, County of Chester and State of PA, which has heretofore been submitted to the provisions of the Uniform Condominium Act by Recording in the Office for the Recording of Deeds, in and for the County of Chester, PA, of the Declaration dated 12/7/1984 and recorded 12/7/1984 in Misc. Deed Book 663 page 352 and the Plots and Plans attached thereto and made part thereof, and a First Amendment thereto recorded in Deed Book 669 page 29, First Supplementary Declaration of Condominium in Record Book 257 page 178, and Second Supplementary Declaration of Condominium in Record Book 656 page 183 and a Declaration Plan recorded in Misc. Deed Book 663 page 352 being and designated on such Declaration Plan as Unit No. 3102 as more fully described in such Declaration Plan and Declaration as the same have been or shall from time to time hereafter, be amended together with an initial proportionate undivided interest in the Common Elements (as defined in such Declaration) as set forth in said Declaration and amendments thereto.

BEING the same premises which David H. Sargent, by Deed dated August 21, 2015 and recorded in the Office for the Recording of Deeds in and for Chester County on September 1, 2015 in Deed Book 9173, at Page 2107 et seq., granted and conveyed unto Blue Diamond Investment Group, an

Indiana Limited Liability Company, in fee.
Tax Parcel No. 53-6-786.

PLAINTIFF: Goshen Valley III Condo-
minium Association

VS

DEFENDANT: **Blue Diamond Invest-
ment Group, LLC**

SALE ADDRESS: 3102 Valley Road,
West Chester, PA 19382

PLAINTIFF ATTORNEY: **CLEMONS
RICHTER & REISS, P.C. 215-348-1776**

SALE NO. 24-4-96
Writ of Execution No. 2020-05512
DEBT \$3,408.31

ALL THAT CERTAIN lot upon which is
erected, hereditaments and appurtenances,
a dwelling house designated as 31 John-
son Avenue, Township of Caln, County of
Chester and State of Pennsylvania.

TAX PARCEL NO. 39-3M-11

PLAINTIFF: Coatesville Area School
District

VS

DEFENDANT: **Hugh Simmons**

SALE ADDRESS: 31 Johnson Avenue,
Caln Township, PA 19320

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

SALE NO. 24-4-97
Writ of Execution No. 2020-05513
DEBT \$3,014.62

ALL THAT CERTAIN lot upon which is
erected a dwelling house designated as 25
Johnson Avenue, Township of Caln, Coun-
ty of Chester and State of PA.

TAX PARCEL NO. 39-3M-11.3

PLAINTIFF: Coatesville Area School
District

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 25 Johnson Avenue,
Caln Township, PA 19320

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

SALE NO. 24-4-98
Writ of Execution No. 2020-05514
DEBT \$3,713.28

ALL THAT CERTAIN lot of land on which
is located the west house of a block of two
frame dwelling house designated as No.
630 Belmont Street, situate in the Fourth
Ward of the City of Coatesville, Chester
County, Pennsylvania.

TAX PARCEL NO. 16-6-484

PLAINTIFF: Coatesville Area School
District

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 630 Belmont Street,
Coatesville, PA 19320

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

SALE NO. 24-4-99
Writ of Execution No. 2022-06874
DEBT \$708,826.48

ALL THAT CERTAIN LOT OF
GROUND, SITUATE IN THE TOWN-
SHIP OF KENNETT, CHESTER COUN-
TY, PENNSYLVANIA

BEING PARCEL NUMBER: 62-05-
0029.020

PLAINTIFF: PHH MORTGAGE COR-
PORATION

VS

DEFENDANT: **DEBORAH MOORE A/K/A DEBORAH A. MOORE; MICHAEL MOORE A/K/A MICHAEL D. MOORE**

SALE ADDRESS: 825 Burrows Run Road, Chadds Ford, PA 19317

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

**SALE NO. 24-4-100
Writ of Execution No. 2022-09024
DEBT \$224,279.95**

PROPERTY SITUATE IN TOWNSHIP OF WILLISTOWN

TAX PARCEL #5401N00030000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: **DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS INC. MORTGAGE ASSET-BACKED PASSTHROUGH CERTIFICATES SERIES 2005-QA8**

VS

DEFENDANT: **PAUL A. WINAKUR AKA PAUL WINAKUR**

SALE ADDRESS: 444 East King Road, Malvern, PA 19355

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

**SALE NO. 24-4-101
Writ of Execution No. 2023-03423
DEBT \$92,077.29**

PROPERTY SITUATE IN CITY OF COATESVILLE

TAX PARCEL #16-6-345

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: **FREEDOM MORTGAGE CORPORATION**

VS

DEFENDANT: **MALINDA MCCAFFERTY Solely in Her Capacity as Heir of SANDRA MCCAFFERTY, Deceased The Unknown Heirs of SANDRA MCCAFFERTY Deceased WILLIAM MCCAFFERTY Solely in His Capacity as Heir of SANDRA MCCAFFERTY, Deceased**

SALE ADDRESS: 71 South 4th Avenue, Coatesville, PA 19320

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

**SALE NO. 24-4-105
Writ of Execution No. 2020-02314
DEBT \$1,649,104.66**

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected. Situate in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Hoffman Estate Subdivision made by E.R. Felty, Inc., Wernersville, Pennsylvania dated 12/29/1993 and recorded as Plan No. 12471 as follows to wit:

BEGINNING at a point on the title line in the bed of Chester Springs Road (T-463), said point being a corner of Lot No. 4 (as shown on said plan); thence from said point of beginning extending along said title line South 37 degrees 54 minutes 38 seconds West 150.05 feet to a point, being a corner of Lot No 2; thence leaving said road extending along Lots No. 2 and No. 1 the following courses and distances; (1) North 50 degrees 59 minutes 47 seconds West 392.57 feet to a point; thence (2) South 67 degrees 12 minutes 21 seconds

West 441.31 feet to a point in line of lands now or late of Anne Ashton Ewing, being an angle point of Lot No. 1; thence leaving Lot No. 1 extending partially along lands of Ewing North 20 degrees 45 minutes 43 seconds East 567.44 feet to a point being a corner of Lot No. 4; thence leaving lands of Ewing extending along Lot No. 4 crossing Wetlands Areas and a stream South 50 degrees 59 minutes 47 seconds East 774.88 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which the Mary Schafer Revocable Agreement of Trust by Deed dated April 23, 2004, and recorded November 4, 2005, in Chester County Record Book 6673 Page 1046 conveyed unto Jill L. Stetz, in fee.

ALSO BEING THE SAME PREMISES which Jill L. Stetz by Deed dated July 9, 2013 and recorded July 16, 2013 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 8767, Page 2159 granted and conveyed unto Joseph L. Lewis, Jr. and Jill L. Stetz in fee.

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL #2510 00030200

PLAINTIFF: U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-AB3

VS

DEFENDANT: **Jill L. Stetz and Joseph L. Lewis, Jr.**

SALE ADDRESS: 2651 South Chester Springs Road, Chester Springs, PA 19425

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

SALE NO. 24-4-106

Writ of Execution No. 2017-09494

DEBT \$192,649.32

All that certain lot or piece of ground, hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, according to a Plan prepared by George E. Register, Jr. & Sons. In c. dated 9/18/1986 and last revised 12/8/1986, as taken from Drawing No. M-475. being Lot No. 1, as follows:

BEGINNING at a point set in the title line of public road T-378, known "Barons Hill Road" said road leading in a northwesterly direction to Honeybrook Township and in a southeasterly direction to Hibernia Road, said point of beginning marking a southwesterly corner of this about to be described tract and a corner of lands of Robert M. Hooper; thence leaving said point of beginning and leaving said Barons Hill Road and along lands of Robert M. Hooper, the following two (2) courses and distances, to wit: (1) North 13 degrees 44 minutes 58 seconds West 46.50 feet to an iron pin, and (2) North 8 degrees 9 minutes 58 seconds West 660 feet to an iron pin marking a corner of this and being set in line of lands of Sun Oil Company and said point marking a corner of lands of Robert M. Hooper; thence along lands of Sun Oil Company, the following two (2) courses and distances, to wit: (1) South 65 degrees 39 minutes 59 seconds East 283.24 feet to an old iron pin and (2) South 66 degrees 33 minutes 36 seconds East 27.74 feet to a point marking a northeasterly corner of this and being set in line of lands of Sun Oil Company and marking a corner of Lot No. 2 on said Plan; thence along same, South 0 degrees 28 minutes 49 seconds East 637.23 feet to a point set in the title line of Barons Hill Road, aforementioned, said point marking a southeasterly corner of this and a corner of Lot No. 2 on Plan; thence along the title line in said Barons

Hill Road, North 70 degrees 8 minutes 33 seconds West 195.70 feet to the first mentioned point and place of beginning.

Tax Parcel # 29-3-9

PLAINTIFF: Truist Bank fka Branch Banking and Trust Company

VS

DEFENDANT: **Raymond E Hopper and The United States of America c/o the United States Attorney for the Eastern District of PA**

SALE ADDRESS: 159 Barons Hill Road A/K/A 159 Baron Hill Road, Honey Brook, PA 19344-1269

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

SALE NO. 24-4-107
Writ of Execution No. 2022-07904
DEBT \$57,967.23

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS, IMPROVEMENTS, HEREDITAMENTS AND APPURTENANCES, THEREON ERECTED SITUATE IN THE TOWNSHIP OF SCHUYLKILL, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF LOTS OF "FORGEVILLE CORPORATION", MADE BY EARL R. EWING, REGISTERED SURVEYOR, PHOENIXVILLE, PENNSYLVANIA, DATED FEBRUARY 19, 1958 AND LAST REVISED AUGUST 1, 1958, AS FOLLOWS, TO WIT:

BLR#: 27-06G-0076

PLAINTIFF: TRUIST BANK, F/K/A BRANCH BANKING AND TRUST COMPANY

VS

DEFENDANT: **NANCY J C DAVIS-SANDERS; STEPHEN SANDERS**

SALE ADDRESS: 5 South Spring Lane, Phoenixville, PA 19460

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

SALE NO. 24-4-108
Writ of Execution No. 2023-04334
DEBT \$147,530.57

PROPERTY SITUATE IN HIGHLAND TOWNSHIP

TAX PARCEL #45-01-0005

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FLAGSTAR BANK, N.A.

VS

DEFENDANT: **GIEDRIUS VIRKETIS**

SALE ADDRESS: 14 Boroline Road, Parkesburg, PA 19365

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

SALE NO. 24-4-109
Writ of Execution No. 2022-06205
DEBT \$383,247.54

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of West Whiteland Chester County, Pennsylvania, bounded and described according to a Plan of Property of Earl Fiter made by Vernon Keech, R.S. dated 2/23/1965 as follows, to wit:

BEGINNING at a spike in the title line of the bed of a public road leading in a North-erly direction to Whitford and in a South-erly direction to Grove a corner of lands of McAllister Edwards; thence leaving said road and crossing the Westerly side thereof and extending along said lands of

McAllister Edwards South 87 degrees 47 minutes West 223.6 feet to a point in line of lands of Grove Gardens; thence extending along said lands North 17 degrees 49 minutes west 591.13 feet to an iron pin in line of lands of Kersey Cunningham; thence extending along said lands North 61 degrees 29 minutes 40 seconds East, 135.1 feet to a limestone in line of lands of George Thomas, III, Estate; thence extending along said lands, South 24 degrees 46 minutes 50 seconds East recrossing the Westerly side of said public road 681.33 feet to the first mentioned point and place of beginning.

CONTAINING 2.515 acres more or less.

BEING the same premises which Henry C. Herrmann and Karen J. Herrmann, his wife, by Deed dated August 13, 1997, and recorded August 19, 1987, in Book 872, Page 241, granted and conveyed unto Henry C. Herrmann and Karen J. Herrman, his wife, in fee.

AND THE SAID Henry C. Herrmann departed this life on or about March 17, 2020 thereby vesting title unto Karen J. Herrmann by operation of law.

Parcel No: 41-5-228

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Karen J. Herrmann**

SALE ADDRESS: 1460 Whitford Road, West Chester, PA 19380

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

SALE NO. 24-4-110

Writ of Execution No. 2022-03518

DEBT \$217,631.97

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN

THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

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

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

PARCEL NO.: 47-4-493

PLAINTIFF: U.S. Bank National Association

VS

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

SALE ADDRESS: 103 Crossing Boulevard, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MANLEY DEASKOCHALSKILLC 614-220-5611**

SALE NO. 24-4-111
Writ of Execution No. 2016-00782
DEBT \$437,447.05

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

All that certain message and two adjoining tracts of land, situate in the Township of Tredyffrin, County of Chester and the Commonwealth of Pennsylvania, bounded and described, as follows:

Lot No. 1: Beginning at an iron pin in the middle of Central Avenue at a distance of one hundred forty feet Eastwardly from a stone set at the intersection of the center line of Summit Avenue with the center line of Central Avenue; thence along the center line of Central Avenue, South eighty-four degrees, forty-one minutes East, sixty feet to an iron pin, a corner of land formerly of Jacob Garrett; thence by the same and Lot No. 2, North eighty-four degrees, forty-one minutes West, sixty feet to another iron pin, another corner of Lot No. 2; thence by the same, South five degrees, nineteen minutes West, two hundred feet to the place of beginning.

Lot No. 2; Beginning at an iron pin in the center line of Central Avenue at a distance of one hundred thirty feet Eastwardly from a stone set at the intersection of the center line of Summit Avenue with the center line of Central Avenue; thence by land formerly of Jacob Garrett, North five degrees, nineteen minutes East, two hundred fifty feet to an iron pin; thence by the same, South eighty-four degrees, forty-one minutes East, eighty-five feet to a point; thence by the same, South five degrees, nineteen minutes West, one hundred sixty-three feet to a point; thence by the same, South twenty-seven degrees, twentyone minutes West, forty feet to a point in line of Lot No.

1; thence by Lot No. 1, North five degrees, nineteen minutes East, one hundred fifty feet to an iron pin; thence by the same, North eighty-four degrees, forty-one minutes West, sixty feet to an iron pin; thence by the same, South five degrees, nineteen minutes West, two hundred feet to an iron pin in the center line of Central Avenue aforesaid; thence along the center line of said Central Avenue, North eighty-four degrees, forty-one minutes West, ten feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO HARVEY K. BROWN, A SINGLE MAN, AND MABEL C. BROWN, A WIDOW WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM HARVEY K. BROWN, A SINGLE MAN, AND MABEL C. BROWN, A WIDOW, DATED JULY 6, 2000, RECORDED JULY 11, 2000, AT BOOK 4782, PAGE 1812, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 43-9L-30

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6

VS

DEFENDANT: **Harvey K. Brown, Individually and as Believed Heir and/or Administrator of the Estate of Mabel C. Brown; Mabel C. Brown (deceased); Unknown Heirs and/or Administrators of the Estate of Mabel C. Brown; James Brown, Jr., as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Fred Allen Brown, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Beverly J. Brown, AKA Beverly Joyce Hunter, as believed Heir and/or Administrator of the Estate of Mabel C. Brown (deceased); Cecilia J. Jarrett, as believed Heir and/or Administrator of the Estate of Mabel C.**

Brown; Catherine D. Brown, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Mark Brown, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Unknown Heirs, and/or Administrators of the Estate of Beverly J. Brown, AKA Beverly Joyce Hunter, as Believed Heir and/or Administrator of the Estate of Mabel C. Brown

SALE ADDRESS: 71-73 W. Central Avenue, Paoli, PA 19301

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

SALE NO. 24-4-113

Writ of Execution No. 2023-04703

DEBT \$137,580.55

PROPERTY SITUATE IN TOWNSHIP OF EAST BRANDYWINE

TAX PARCEL # 30-2J-101

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **ROBERT L. COATES**

SALE ADDRESS: 38 Lakeview Court, Downingtown, PA 19335

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

SALE NO. 24-4-114

Writ of Execution No. 2023-05971

DEBT \$198,064.96

All that certain piece or parcel or Tract of land situate in the Township of West Caln, Chester County, Pennsylvania, and being known as 103 Lentz Way, Honey Brook, Pennsylvania 19344.

Parcel # 28-5-27.9

PLAINTIFF: Allied First Bank, sb dba Servbank

VS

DEFENDANT: **Tammy L. Heaps**

SALE ADDRESS: 103 Lentz Way, Honey Brook, PA 19344

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

SALE NO. 24-4-115

Writ of Execution No. 2023-01658

DEBT \$267,297.28

PROPERTY SITUATE IN BOROUGH OF SOUTH COATESVILLE

TAX PARCEL #09-10-0166

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **MELISSA L. CAMPBELL Individually and as Administratrix of the Estate of JON CAMPBELL, Deceased**

SALE ADDRESS: 2200 Upper Gap Road AKA 2206 Upper Gap Road, Coatesville, PA 19320

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

SALE NO. 24-4-116

Writ of Execution No. 2023-03054

DEBT \$523,581.92

ALL THAT CERTAIN TRACT OR LOT OF LAND TOGETHER WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, KNOWS AS #11 ON PLAN OF PROPERTY OF WIL-

LIAM H. DOYLE, ET UX, SITUATE IN THE TOWNSHIP OF EASTTOWN, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT IN THE MIDDLE OF WOODSIDE AVENUE AT THE DISTANCE OF SEVEN HUNDRED FIFTY THREE FEET AND TWENTY TWO ONEHUNDREDTHS FEET MEASURED ALONG THE MIDDLE OF WOODSIDE AVENUE, SOUTH SIXTY ONE DEGREES, FIFTY SEVEN MINUTES WEST, FROM THE TITLE LINE OF LAKESIDE AVENUE; THENCE LEAVING WOODSIDE AVENUE BY LOT #12, BEING LAND NOW OR LATE OF JAMES G. BOYLE, SOUTH TWENTY EIGHT DEGREES, THREE MINUTES EAST, NINETY NINE FEET AND NINETY SIX ONEHUNDREDTHS FEET TO A POINT IN LINE OF LAND NOW OR LATE OF WILLIAM M. COATES; THENCE BY SAME, SOUTH FIFTY FOUR DEGREES SEVEN MINUTES WEST NINETY FEET TO A CORNER OF SAID COATES LAND AND OTHER LAND NOW OR LATE OF WILLIAM H. DOYLE KNOWN AS LOT# 10; THENCE BY SAME, NORTH NINE DEGREE FORTY TWO MINUTES WEST, ONE HUNDRED TWENTY SIX FEET AND SIXTY SEVEN ONE-HUNDREDTHS FEET TO A POINT IN THE MIDDLE OF WOODSIDE AVENUE AFORESAID; THENCE ALONG THE MIDDLE OF THE SAME ON A LINE CURVING TO THE LEFT WITH A RADIUS OF ONE HUNDRED FIFTY SIX FEET AND SIXTY THREE ONE-HUNDREDTHS FEET, THE ARC DISTANCE OF FIFTY FEET AND SIXTEEN ONE-HUNDREDTHS FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH GRANTORS A. DANA BURNETT AND ANNE E. BURNETT, HIS WIFE, BY DEED DATED DECEMBER 19, 1973

AND RECORDED DECEMBER 20, 1973 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF CHESTER, PENNSYLVANIA IN DEED BOOK O42, PAGE 74 GRANTED AND CONVEYED UNTO DOUGLAS H. BURNETT AND DARLENE A. BURNETT, HIS WIFE, AS TENANTS BY ENTIRETIES.

TAX PARCEL # 55-2M-52

PLAINTIFF: Carrington Mortgage Services LLC

VS

DEFENDANT: **Douglas H. Burnett and Darlene A. Burnett**

SALE ADDRESS: 528 Woodside Avenue, Berwyn, PA 19312

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

SALE NO. 24-4-117

Writ of Execution No. 2023-06346

DEBT \$142,172.09

THE FOLLOWING PROPERTY SITUATED IN THE TOWNSHIP OF SADBURY IN THE COUNTY OF CHESTER, STATE OF PENNSYLVANIA, AND DESCRIBED AS FOLLOWS:

BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF 'SADBURY FARMS' MADE BY EDGAR LAUB, REGISTERED SURVEYOR, COCHRANVILLE, PA DATED FEBRUARY 5, 1979 RECORDED MARCH 29, 1974 IN PLAN BOOK PAGE 11, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF ANDREW DRIVE (FIFTY FEET WIDE) WHICH POINT IS MEASURED THE 2 FOLLOWING COURSES AND DISTANCES FROM A POINT OF CURVE ON THE NORTHWESTER SIDE OF FREDER-

ICK ROAD (FIFTY FEET WIDE) (AS SHOWN ON SAID PLAN), (1) EXTENDING FROM SAID POINT OF CURVE ON A LINE CURVING TO THE RIGHT HAVING A RADIUS OF SIXTY FEET THE ARC DISTANCE OF ONE HUNDRED FIVE AND SIX ONE-HUNDREDTHS FEET TO A POINT OF TANGENT, AND (2) NORTH THIRTY TWO DEGREES, FORTY TWO MINUTES, THIRTY SECONDS WEST, TWO HUNDRED TWENTY TWO AND EIGHT ONE-HUNDREDTHS FEET TO THE POINT AND PLACE OF BEGINNING; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG THE NORTHEASTERLY SIDE OF ANDREW DRIVE NORTH THIRTY TWO DEGREES, FORTY TWO MINUTES, THIRTY SECONDS WEST, ONE HUNDRED TWENTY THREE FEET TO A POINT; THENCE EXTENDING NORTH FIFTY ONE DEGREES, FOURTEEN MINUTES, FORTY SECONDS EAST, TWO HUNDRED FORTY FOUR AND FIFTY THREE ONE-HUNDREDTHS FEET TO A POINT IN LINE OF LAND NOW OR LATE OF JOSEPH SOKSO; THENCE EXTENDING ALONG THE SAME SOUTH THIRTY TWO DEGREES EIGHT MINUTES, THIRTY SECONDS EAST, ONE HUNDRED THIRTY FIVE FEET TO A POINT; THENCE EXTENDING SOUTH FIFTY SECONDS EAST, ONE HUNDRED THIRTY FIVE FEET TO A POINT; THENCE EXTENDING SOUTH FIFTY THREE DEGREES, THIRTY THREE MINUTES, FORTY SECONDS WEST, TWO HUNDRED FORTY TWO AND THIRTY FOUR ONE-HUNDREDTHS FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 7 AS SHOWN ON SAID PLAN

BEING THE SAME PREMISES which GRANTORS Federal Home Loan Mortgage Corporation by Daniel A. Mc-

Govern by Power of Attorney recorded on 06/17/2008 BK 7457 PG 1235 INST#10853359, by Deed dated October 25, 2013 and recorded November 20, 2013 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 8848, Page 1937, Instrument No. 11318376 granted and conveyed unto Melanie A. Richmond in fee.

TAX PARCEL # 3702 00290800

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

VS

DEFENDANT: **Melanie A. Richmond**

SALE ADDRESS: 17 Andrew Drive, Coatesville, PA 19320

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

SALE NO. 24-4-118

Writ of Execution No. 2023-00812

DEBT \$551,605.28

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA

BEING PARCEL NUMBER: 53-4L-127

PLAINTIFF: AMERIHOME MORTGAGE COMPANY, LLC

VS

DEFENDANT: **CAROLE H. QUADAGNO; PETER J. QUADAGNO**

SALE ADDRESS: 1626 Herron Lane, West Chester, PA 19380

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

SALE NO. 24-4-119
Writ of Execution No. 2023-01941
DEBT \$100,669.00

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

BLR# 16-10-0055

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

VS

DEFENDANT: **ANTHONY SPENCER**

SALE ADDRESS: 137 South 3rd Avenue, Coatesville, PA 19320

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

SALE NO. 24-4-120
Writ of Execution No. 2021-05616
DEBT \$171,754.22

ALL THAT CERTAIN LOT OR PARCEL OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST GOSHEN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION OF FRESH MEADOWS FOR RAYMOND POMPEII, MADE BY CHESTER VALLEY ENGINEERS, INC., PAOLI, PA., DATED 1/24/1984, LAST REVISED 4/10/1985, RECORDED 6/27/1985 IN PLAN FILE #6640, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD (NORTH LEG) (60 FEET WIDE) A CORNER OF LOT #35; THENCE EXTENDING FROM SAID BEGINNING

POINT ALONG LOT #35, SOUTH 50 DEGREES 53 MINUTES 07 SECONDS EAST, 179.34 FEET TO A POINT IN LINE OF LOT #41; THENCE EXTENDING PARTLY ALONG THE SAME AND ALSO ALONG LOT #42 AND PARTLY ALONG LOT #43, SOUTH 47 DEGREES 52 MINUTES 28 SECONDS WEST, 120.55 FEET TO A POINT A CORNER OF LOT #33; THENCE EXTENDING ALONG THE SAME, NORTH 42 DEGREES 07 MINUTES 35 SECONDS EAST, 173.45 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD, AFORESAID; THENCE EXTENDING ALONG THE SAME THE 2 FOLLOWING COURSES AND DISTANCES: (1) NORTH 47 DEGREES 52 MINUTES 25 SECONDS EAST, 43.75 FEET TO A POINT OF CURVE AND (2) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 325.00 FEET THE ARC DISTANCE OF 48.66 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #34 AS SHOWN ON SAID PLAN. CONTAINING 18,658 SQUARE FEET, MORE OR LESS.

Fee Simple Title Vested in ROBERT J. VAUGHN, JR. AND KRISTINE A. PELOSI-VAUGHN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, by deed from WILLIAM N. CAPRONI AND COLLEEN J. CAPRONI, HUSBAND AND WIFE, dated 02/01/1994, recorded 03/16/1994, in the Chester County Clerk's Office in Deed Book 3723, Page 2060, as Instrument No. 6447658.

PARCEL#:52-03Q-0291-0000

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Kristine A. Pelosi**

si-Vaughn and Robert J. Vaughn, Jr.

SALE ADDRESS: 206 Oxford Road,
West Chester, PA 19380

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

**SALE NO. 24-4-121
Writ of Execution No. 2022-03983
DEBT \$179,735.20**

ALL THAT CERTAIN lot or piece of
ground situate in City of Coatesville,
County of Chester and Commonwealth of
Pennsylvania,

UPI: 16-6-92

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: PENNYMAC LOAN SER-
VICES, LLC

VS

DEFENDANT: **TYRAL MASON, CLIF-
TON MASON**

SALE ADDRESS: 523 E Chestnut Street,
Coatesville, PA 19320

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

**SALE NO. 24-4-122
Writ of Execution No. 2022-02211
DEBT \$496,256.81**

ALL THOSE CERTAIN LOTS OR PIEC-
ES OF GROUND SITUATE IN THE
TOWNSHIP OF EAST COVENTRY,
CHESTER COUNTY, PENNSYLVANIA

PARCEL NUMBER: 18-04-0135

IMPROVEMENTS thereon: a residential
property

PLAINTIFF: AMERIHOME MORT-
GAGE COMPANY, LLC

VS

DEFENDANT: **DOMINIC ANTHONY
D’ACCIARO, SR. A/K/A DOMINIC A.
D’ACCIARO, SR.**

SALE ADDRESS: 32 Meadow Lane,
Pottstown, PA 19465

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

**SALE NO. 24-4-123
Writ of Execution No. 2023-01188
DEBT \$69,880.90**

PROPERTY SITUATE IN THE TOWN-
SHIP OF HONEY BROOK

TAX PARCEL #2204 003 000 00

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: ROCKET MORTGAGE,
LLC F/K/A QUICKEN LOANS, LLC
F/K/A QUICKEN LOANS INC.

VS

DEFENDANT: **A K A MINOR Solely
in His/Her Capacity as Heir of Rob-
ert Howard Kaps, Deceased DUSTIN
KAPS Solely in His Capacity as Heir of
Robert Howard Kaps, Deceased MON-
ICA KAPS Solely in Her Capacity as
Heir of Robert Howard Kaps, Deceased
The Unknown Heirs of Robert Howard
Kaps Deceased**

SALE ADDRESS: 454 Quarry Road,
Honey Brook, PA 19344

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

**SALE NO. 24-4-124
Writ of Execution No. 2023-04628
DEBT \$204,221.82**

ALL THAT CERTAIN lot or piece of
ground with the buildings and improve-
ments thereon erected, Hereditaments and

Appurtenances, SITUATE in Caln Township, County of Chester Pennsylvania, known and designated as Lots No. 27, 28 and 29 Block I on a tract called Price Lawn, a map or plan of which is recorded in the Office of the recording of Deeds, in and for the County of Chester, State of Pennsylvania, in Plan Book No. 1 page 111.

Tax Parcel # 39-4L-5

PLAINTIFF: THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWMS INC., CHL MORTGAGE PASS-THROUGH TRUST 2006-HYB2, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HYB2

VS

DEFENDANT: **THOMAS P. MAZZA and CYNTHIA L. MAZZA**

SALE ADDRESS: 3159 Hazelwood Avenue, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **PINCUS LAW GROUP 484-575-2201**

**SALE NO. 24-4-125
Writ of Execution No. 2023-07669
DEBT \$29,867.07**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a title plan for complex VII and VIII Willistown Woods made by Henry S. Conrey, Inc., dated January 26, 1983 in Chester County as Plan 4262 as follows, to wit:

Tax Parcel # 54-8E-27

PLAINTIFF: Specialized Loan Servicing, LLC

VS

DEFENDANT: **Larisa Tamamyian and Gagik Amyan**

SALE ADDRESS: 802 Andover Court, West Chester, PA 19382

PLAINTIFF ATTORNEY: **JACQUELINE F. MCNALLY, ESQ. 850-422-2520**

**SALE NO. 24-4-126
Writ of Execution No. 2022-02218
DEBT \$312,113.87**

ALL THAT CERTAIN LOT OF LAND, SITUATE TN THE TOWNSHIPS OF EAST BRANDYWINE AND CALN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA:

Parcel Number: 30-5-150

PLAINTIFF: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

VS

DEFENDANT: **TYLER JOHNSON, IN HIS CAPACITY AS HEIR OF JANE LUCKENBACH F/K/A JANE L. CROSBY F/K/A JANE L. JOHNSON; CHASE JOHNSON, IN HIS CAPACITY AS HEIR OF JANE LUCKENBACH F/K/A JANE L. CROSBY F/K/A JANE L. JOHNSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JANE LUCKENBACH F/K/A JANE L. CROSBY F/K/A JANE L. JOHNSON**

SALE ADDRESS: 3709 E Fisherville Road, Downingtown, PA 19335

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

SALE NO. 24-4-127

Writ of Execution No. 2023-05905

DEBT \$237,225.79

All that certain piece or parcel or Tract of land situate in the Township of West Goshen, Chester County,

Pennsylvania, and being known as 1006 E Boot Road, West Chester, Pennsylvania 19380.

Tax Parcel # 52-1P-40

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **John R. Bayne, Jr.**

SALE ADDRESS: 1006 E. Boot Road, West Chester, PA 19380

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

SALE NO. 24-4-128

Writ of Execution No. 2022-06509

DEBT \$155,556.65

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

BLR# 16-6-446.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: GUARANTEED RATE, INC.

VS

DEFENDANT: **OLABODE ODUSOGA**

SALE ADDRESS: 33 S 5th Avenue, Coatesville, PA 19320

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

SALE NO. 24-4-129

Writ of Execution No. 2023-06782

DEBT \$60,367.42

All that certain piece or parcel or Tract of land situate in the Township of Willistown, Chester County, Pennsylvania, and being known as 11 Harvey Lane, Malvern, Pennsylvania 19355.

TAX PARCEL NUMBER: 54-3-22.26

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

VS

DEFENDANT: **Michael B. Bem and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 11 Harvey Lane, Malvern, PA 19355

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

SALE NO. 24-4-130

Writ of Execution No. 2022-03519

DEBT \$317,023.21

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

Parcel Number: 47-04-0063.090

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

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust

VS

DEFENDANT: **Michael Brownback, Donna Brownback**

SALE ADDRESS: 70 Horizon Drive, East Fallowfield, PA 19320

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

April 5, 1971 and revised June 4, 1971 as follows, to wit:

**SALE NO. 24-4-131
Writ of Execution No. 2023-08354
DEBT \$401,394.26**

PROPERTY SITUATE IN TOWNSHIP OF CALN

TAX PARCEL #39-04B-0041

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC

VS

DEFENDANT: **NANCY DINGMAN, ANGELIQUE JONES, CHRISTOPHER JONES**

SALE ADDRESS: 2726 North Barley Sheaf Road, Coatesville (Caln Township), PA 19320

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

**SALE NO. 24-4-133
Writ of Execution No. 2023-00769
DEBT \$34,910.58**

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

All that certain lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Wallace, County of Chester and State of Pennsylvania, bounded and described according to a Preliminary and Final Plan, Subdivision of land of Carolyn and Albert Quartucci, made By K. R. Comstock, Jr., Registered Land Surveyor, Glen Moore, PA., dated

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

Being Lots Nos. 1 and 2 as shown on said Plan.

Containing 1.616 acres of land be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO KAREN S. TUEL WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CHARLES K. TUEL AND KAREN S. TUEL, HIS WIFE, DATED MARCH 9, 1977, RECORDED MARCH 9, 1977, AT DOCUMENT ID 16014, AND RECORDED IN BOOK P50, PAGE 328, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 31-04-0131

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

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

SALE ADDRESS: 680 Marshall Road, Glenmoore, PA 19343

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

SALE NO. 24-4-134
Writ of Execution No. 2023-00997
DEBT \$170,596.60

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, act of July 3, 1963, P.L. 196, by recording in the Office for the Recording of Deeds, in and for the County of Chester, Pennsylvania of the Declaration, dated 6-27-1972 and recorded 6-28-1972 in Miscellaneous Deed Book 198 page 272, a First Amendment thereto dated 7-7-1972 and recorded 7-7-1972 in Misc. Deed Book 198 page 472, a Second Amendment thereto dated 7-16-1973 and recorded 7-16-1973 in Misc. Deed Book 206 page 852, and a Third Amendment thereto dated 5-31-1974 and recorded 05-31-1974 in Misc. Deed Book 236 page 202, and a Fourth Amendment thereto dated 12-19-1974 and recorded 12-19-1974 in Misc. Deed Book 265 page 68, a Fifth Amendment thereto dated 1-12-76 and recorded 1-12-1976 in Misc. Deed Book 314 page 102, a Sixth Amendment thereto dated 8-12-1976 and recorded 8-17-1976 in Misc. Deed Book 341 page 114, and a Seventh Amendment

thereto dated 12-21-1976 and recorded 12-23-1976 in Misc. Deed Book 359 page 202, an Eighth Amendment thereto dated 1-30-1979 and recorded 1-31-1979 in Misc. Deed Book 432 page 364 a Declaration Plan dated October of 1971 executed and acknowledged 6-27-1972 and recorded 06-28-1972 in Plan Book 43 page 24, a First Amendment thereto dated July of 1973 and recorded in Plan Book 51 page 1, and a Second Amendment dated May of 1974 and recorded 5-31-1974 in Plan Book 57 page 24, a Third Amendment thereto dated January of 1976 and recorded 1- 12-1976 in Plan No. 236 and a Fourth Amendment thereto dated August of 1976 and recorded 8-17-1976 in Plan File No. 544 and a Fifth Amendment thereto dated December of 1976 and recorded 12-23-1976 in Plan File No. 767 and Code of Regulations dated 6-27- 1972 and recorded 6-28-1972 in Misc. Deed Book 198 Page 306, a First Amendment thereto dated 5-31-1974 and recorded 5-31-1974 in Miscellaneous Deed Book 236 Page 210, and a Second Amendment thereto dated 8-4-1978 and recorded 8-4-1978 in Misc. Deed Book 414 page 248, a Third Amendment thereto dated 1-30-1979 and recorded 1-31-1979 in Misc. Deed Book 432 page 366 a Fourth Amendment thereto dated 11-12-1977 and recorded 11- 13-1979 in Misc. Deed Book 460 page 417, and a Fifth Amendment thereto dated 10-10- 1980 and recorded 12-8-1980 in Misc. Deed Book 500 page 144, a Sixth Amendment thereto dated 11-8-1982 and recorded 11-9-1982 in Misc. Deed Book 572 page 398; being and designated on such Declaration Plan as Unit 474 as more fully described in such Declaration Plan and Declaration, as the same have been or shall, time to time, hereafter be amended together with an initial proportionate undivided interest in the Common Elements (as defined in such Declaration) as .2348%

BEING THE SAME PREMISES which Matt McCaslin, by Deed dated December 21, 2005 and recorded January 9, 2006 in

the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 6733 Page 1856 Instrument No. 10613175 granted and conveyed unto Javier Camacho in fee.

Tax Parcel 53-6-1524.74A

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Javier Camacho**

SALE ADDRESS: 474 Summit House, West Chester, PA 19382

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

SALE NO. 24-4-135

Writ of Execution No. 2023-06151

DEBT \$61,861.25

All that certain piece or parcel or Tract of land situate in the Township of East Bradford, Chester County, Pennsylvania, and being known as 217 Shropshire Drive, West Chester, Pennsylvania 19382.

Tax Parcel #51-7D-66

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

VS

DEFENDANT: **Kimberly Cox a/k/a Kimberly M. Cox**

SALE ADDRESS: 217 Shropshire Drive, West Chester, PA 19382

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

SALE NO. 24-4-136

Writ of Execution No. 2023-06407

DEBT \$234,214.69

ALL THAT CERTAIN tract of land, known as Tract No. 2 on a Plan of Lots of

William McClimon and Robert McClimon along the North side of Ridge Road, with hereditaments and appurtenances thereon, situate in East Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner thereof, a point in the middle of Ridge Road, located a distance of 1,060 feet Eastward from Bethel Road; thence extending by Lot No. 3 North 38° East, 662.10 feet to an iron pin; thence by land now or late of Emma P. Eggeling and Robert McClimon South 49° 32' East, 179.60 feet to an iron pin; thence by a 50 feet wide tract (the second tract hereinafter described) South 35° 48' West, 657.30 feet to a point in Ridge Road; thence along in Ridge Road North 54° West, 206 feet to the place of BEGINNING.

ALSO, ALL THAT CERTAIN tract of land 50 feet wide, situate along the North side of Ridge Road aforesaid, bounded and described as follows:

BEGINNING at the Southwest corner thereof; a point in Ridge Road also known as State Highway Route No. 23, located a distance of 1,266 feet more or less Eastward from Bethel Road; thence extending by Tract No. 2 first above described North 35° 48' East, 657.30 feet to an iron pin; said pin located 57.65 feet Eastward from a corner of other land of Robert McClimon; thence by said land South 49° 32' East, 50 feet to an iron pin; thence by land now or late of William McClimon South 35° 48' West, 653.40 feet to a point in the aforesaid Ridge Road; thence along in Ridge Road North 34° West, 50 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Stephanie M. Hubert, Executrix of the Estate of Robert M. Mosera, Deceased and Stephanie M. Schmoyer a/k/a Stephanie M. Murray a/k/a Stephanie M. Hubert, by Deed dated December 16, 2020 and recorded December 28, 2020 in the Office of

the Recorder of Deeds in and for Chester County in Deed Book 10389, Page 1954, granted and conveyed unto Pamela Iva Sheeter.

PARCEL NO.: 18-6-68-IG

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A.

VS

DEFENDANT: **Pamela Iva Sheeter**

SALE ADDRESS: 469 Ridge Road, Spring City, PA 19475

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

SALE NO. 24-4-137

Writ of Execution No. 2022-10259

DEBT \$217,466.11

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF WEST GOSHEN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, AND DESCRIBED ACCORDING TO A PLAN OF LOTS CALLED "GLEN ACRES" SAID PLAN MADE BY T.G. COLESWORTHY, COUNTY SURVEYOR, DATED OCTOBER 30, 1959.

TAX PARCEL #52-6E-60

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust

VS

DEFENDANT: **Shawn Springer**

SALE ADDRESS: 204 Glen Avenue, West Chester, PA 19382

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

SALE NO. 24-4-138

Writ of Execution No. 2019-05804

DEBT \$52,042.61

ALL THOSE TWO CERTAIN lots of land designated as Lots No. 78 & 79 on a tract of land called "Meadowbrook Addition No. 1" of Chester County, Pennsylvania, in Plan Book No. 2, page 73, situated in Valley Township, Chester County, Pennsylvania, and more particularly bounded and described as follows:

BEGINNING at a point on the south line of Chestnut Street, said point being distant one hundred fiftyfour and four tenths (154.4) feet eastwardly along the said north line of Chestnut Street from its point of intersection with the east line of First Avenue, said point also being at the northeast corner of Lot #77; thence along the south curb line of Chestnut Street North eighty-eight degrees fifty-two minutes East fifty feet; thence along the west line of Lot #80 South one degree eight minutes East one hundred fifty feet to the north line of Star Alley; thence along the same South eighty-eight degrees fifty-two minutes West fifty feet; thence along Lot #77 North one degree eight minutes West one hundred feet to the point and place of beginning.

CONTAINING seventy-five hundred square feet of land, be the same more or less.

AND AS TO PREMISES "B" ALL THAT CERTAIN lot of land designated as Lot# 80 on a tract of land called "Meadowbrook Addition Number 1", plan of which is recorded in the office of the recorder of Deeds of Chester County, Pennsylvania, in plan book no 2, page 73 situated in Valley Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the south line of Chestnut Street said point being distant 204.4 feet eastwardly from the intersection of the south line of Chestnut Street with the East line of First Avenue; thence along the south line of Chestnut Street 88 degrees, 52 minutes east 25 feet to a point at the northwest corner of lot no. 81; thence along the west line of lot no. 81 South 1 degree 8 minutes east 150 feet to a point in the north line of Star Alley; thence along the same south 88 degrees 52 minutes west 150 feet to the place of beginning.

CONTAINING 3750 square feet of land be the same more or less.

Title to said Premises vested in Shaun L. Rutherford by Deed from James C. Rutherford et al dated September, 28 2010 and recorded February 4, 2013 in the Chester County Recorder of Deeds in Book 8633, Page 1828 as Instrument Number 11246645.

Tax Parcel # 38-2Q-27

PLAINTIFF: MCLP ASSET COMPANY, INC.

VS

DEFENDANT: **James C. Rutherford, Shaun L. Rutherford and the United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 974 West Chestnut Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ALBERTELLI LAW 856-724-1888**

SALE NO. 24-4-139

Writ of Execution No. 2023-07357

DEBT \$919,608.02

WILLISTOWN TOWNSHIP, CHESTER COUNTY

DEED: BOOK NO. 10895, PAGE NO. 206

TAX PARCEL NO. 54-03-175

IMPROVEMENTS thereon: a residential dwelling, containing 2.1 acres and an in-ground swimming pool

PLAINTIFF: TVC Funding IV, LLC

VS

DEFENDANT: **Laurel Property Holdings, LLC**

SALE ADDRESS: 58 Laurel Circle, Malvern, PA 19355

PLAINTIFF ATTORNEY: **LEOPOLD & ASSOCIATES 914-219-5787**

SALE NO. 24-4-141

Writ of Execution No. 2023-08515

DEBT \$50,046.38

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF OWNERS OF, IN AND TO ALL THE FOLLOWING DESCRIBED REAL ESTATE:

ALL THAT CERTAIN UNIT, SITUATE IN TOWNSHIP OF CHARLESTOWN, CHESTER COUNTY, PENNSYLVANIA, BEING UNIT NO. 3502 IN THE CHARLESTOWN HUNT CONDOMINIUM, AS SHOWN ON A PLAN RECORDED WITH THE DECLARATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF CHESTER, PENNSYLVANIA. HAVING ERECTED THEREON A CONDO KNOWN AND NUMBERED AS 158 LEWISVILLE COURT, PHOENIXVILLE, PA 19460, BOOK 8595, PAGE 789, INSTRUMENT NO. 11233366

PARCEL NUMBER 35-2-451

PLAINTIFF: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION

VS

DEFENDANT: **FRANCIS N CANTWELL AND MARIE D CANTWELL**

SALE ADDRESS: 158 Lewisville Court,

Phoenixville, PA 19460

**PLAINTIFF ATTORNEY: WELTMAN
WEINBERG & REIS CO., L.P.A. 216-
739-5629**