



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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

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Crawford's Auto Center, Inc. vs. Hamilton

Post-trial relief – Harmless error – Prejudice - Burden of proof of damages – Accord and satisfaction

1. Grounds asserted for post-trial relief must be specified in the motion and the motion must state how those specified grounds were asserted in pre-trial proceedings or at trial if then available. Further, those specified grounds must have been previously asserted by appropriate method.
2. There is a two-step process that a trial court must follow when responding to a request for new trial. First, the trial court must decide whether one or more mistakes occurred at trial. These mistakes might involve factual, legal, or discretionary matters. Second, if the trial court concludes that a mistake or mistakes occurred, it must determine whether the mistake was a sufficient basis for granting a new trial.
3. The harmless error doctrine underlies every decision to grant or deny a new trial. A new trial is not warranted merely because some irregularity occurred during the trial or another trial judge would have ruled differently; the moving party must demonstrate to the trial court that he or she has suffered prejudice from the mistake.
4. Plaintiff bears the burden of proof as to damages.
5. In this case, the Plaintiff must prove its labor rates reasonable and, if done, then Defendant would need to show some unreasonableness in Plaintiff's rate by more than proof that another lesser rate was also reasonable.
6. An injured party may find any mechanic/repair shop so long as its rates are reasonable.
7. Defendant's post-trial argument of "accord and satisfaction" failed as no evidence was presented at trial that Defendant offered payment while notifying Plaintiff that the payment regarded a disputed debt and constituted a clear and unequivocal offer of payment in full.
8. The Court *Held* Defendant's Motion for Post-Trial Relief was denied.

R.E.M.

C.C.P., Chester County, Pennsylvania Civil Action No. 2020-09159; Crawford's Auto Center, Inc. vs. Billy Ray Hamilton

Andrew C. Eckert for Plaintiff

Joseph D. Branca for Defendant

Binder, J., January 30, 2023:-

[Editor's note: This case corrects a misstatement in the Court's Memorandum which appeared in 71 Ches. Co. Rep. 37 (2023).]

CRAWFORD'S AUTO CENTER, INC.
Plaintiff

vs.

BILLY RAY HAMILTON
Defendant

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2020-09159-CV

CIVIL ACTION – LAW

ORDER AND MEMORANDUM

AND NOW, this 30th day of January, 2023, after consideration of Defendant's Motion for Post-Trial Relief filed October 31, 2022, Plaintiff's response thereto, and oral argument on this day, it is hereby **ORDERED** that the Motion is **DENIED** for the reasons: (1) stated on the record this day; (2) set forth in this Court's Order and Memorandum filed October 21, 2022; and (3) set forth in the attached Memorandum.

BY THE COURT:

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

MEMORANDUM

This case originates out of an auto accident on June 1, 2020, resulting in damages to the 2013 Subaru Forester (the "Vehicle") owned by Karl Schreiter, Jr., when Defendant Billy Ray Hamilton rear-ended the Vehicle. Liability for the accident is not at dispute. Rather, at dispute are two issues: (1) whether Crawford's Auto Center, Inc. ("Crawford's" or "Plaintiff") is a proper party to the suit due to an assignment, written or oral; and, if so, (2) the appropriate amount of damages for the time spent and materials used in repairing the Vehicle. After a bench trial, by Order and Memorandum filed October 21, 2022, this court found that Plaintiff had standing and found damages in the full amount requested (\$13,462.56 less a prior payment of \$7,182.77). Defendant filed the post-trial motion at issue presently asking this court to reconsider its findings and judgment.

In deciding Defendant's Motion for Post-Trial Relief, this court was mindful of the controlling Rules of Civil Procedure. Grounds asserted for post-trial relief must be specified in the motion. Pa.R.Civ.P. 227.1(b)(2). The motion must state how those specified grounds were asserted in pre-trial proceedings or at trial if then available. Pa.R.Civ.P. 227.1(b)(2). Those specified grounds must have been previously asserted by appropriate method. Pa.R.Civ.P. 227.1(b)(1).

In deciding Defendant's Motion for Post-Trial Relief, and his request for a new trial, this court was also mindful of the directions given by the Pennsylvania Supreme Court in Harman ex rel. Harman v. Borah, 756 A.2d 1116 (Pa. 2000), which were as follows:

There is a two-step process that a trial court must follow when responding to a request for new trial. First, the trial court must decide whether one or more mistakes occurred at trial. These mistakes might involve factual, legal, or discretionary matters. Second, if the trial court concludes that a mistake (or mistakes) occurred, it must determine whether the mistake was a sufficient basis for granting a new trial. The harmless error doctrine underlies every decision to grant or deny a new trial. A new trial is not warranted merely because some irregularity occurred during the trial or another trial judge would have ruled differently; the moving party must demonstrate to the trial court that he or she has suffered prejudice from the mistake.

Harman, 756 A.2d at 1122 (citations omitted) (parentheses in original). *See also* Hall v. Jackson, 788 A.2d 390, 397-98 (Pa.Super. 2001); Whittington v. Episcopal Hosp., 768 A.2d 1144, 1154-55 (Pa.Super. 2001).

Defendant argues for a new trial, to mold the judgment, and/or for a remittitur of damages due to: (1) the admission of Exhibit P-6, a labor market survey; (2) the unreasonableness of Plaintiff's rates compared to what Defendant's insurance company frequently pays; (3) accord and satisfaction; (4) lack of standing of Plaintiff; and (5) weight of the evidence. This court fully addressed Defendant's arguments while

making its rulings or in this court's October 21, 2022 Order and Memorandum, except for accord and satisfaction.

However, as further explanation, this court will note that Defendant is correct in his observation that this court's October 21, 2022 Order and Memorandum stated, "To prevail, Defendant would need to show that the damage repaired by Plaintiff was billed at an unreasonable rate, not merely that Plaintiff's rate is more than another reasonable rate." 10/21/2022 Order, p.7. This court misspoke. This court's language was incomplete or misleading in its reflection of the thought process of the court. While this court misstated that the initial burden was on *Defendant*, this court actually applied the rule by which the *Plaintiff* must prove its rates reasonable and, if done, then Defendant would need to show some unreasonableness in Plaintiff's rate by more than proof that another lesser rate was also reasonable.¹

Plaintiff did, in fact, show that its rates were reasonable based on the testimony of its principal. The analysis and basis for this court's determination of the reasonableness is fully described in the October 21, 2022 Order and Memorandum in the analysis following that poorly-crafted statement by the court. The October 21, 2022 Order and Memorandum merely addressed Defendant's legal and substantive arguments first and thus created a perception of burden shifting without the analysis of Plaintiff's evidence first.

Ultimately, to be clear, this court found that Plaintiff proved its rates to be reasonable and Defendant did not show Plaintiff's rates to be unreasonable after Plaintiff proved them to be reasonable and reflective of what the market will bear. This failure to contradict the reasonable rates Plaintiff proved includes consideration of the fact that Defendant proved that lesser rates may have also been reasonable. Moreover, Defendant did not show that the underlying injured party has an obligation to find the cheapest reasonable rate in Chester County; rather, an injured party may find any mechanic/repair shop so long as its rates are reasonable.

Defendant additionally argues that this court erroneously relied on Exhibit P-6, a labor survey. This court did not initially admit that exhibit but Defendant opened the door by cross-examining Plaintiff's principal about its contents. However, although properly admitted, this court did not rely on that evidence nor did the determination of reasonableness of rates hinge upon that document. Rather, although properly admitted upon Defense counsel's actions, it was additional evidence of the reasonableness of Plaintiff's rates, the reasonableness of which was sufficiently established through the other testimony and evidence of Plaintiff.²

¹ Defendant properly cites *Penn Electric Supply Co. v. Billows Electric Supply Co.*, 528 A.2d 643 (Pa. Super. 1987) for the proposition that Plaintiff bears the burden of proof as to damages.

² On page 8 of this court's October 21, 2022 Order and Memorandum this court explicitly ruled:

Ultimately, the most relevant information regarding the reasonableness of the price charged by Plaintiff lies in the fact that it has operated for 75 years and charges this rate to all of its customers consistent with Mr. Behrendt's knowledge of rates in the industry and region. Plaintiff introduced Exhibit P-7, which had four repair bills between 2019 and 2020 paid by private individuals and insurance companies with rates between \$75 and \$95 per hour. Mr. Behrendt testified that there are many more customers that have paid the same rates but that he brought the four invoices and checks as representative samples.

[71 Ches. Co. Rep. **Crawford’s Auto Center, Inc. vs. Hamilton**

Defendant also raised an “accord and satisfaction” argument at oral argument and in its post-trial memorandum.³ This argument was not addressed in the October 21, 2022 Order and Memorandum; however, no evidence was presented at trial that Defendant offered payment while notifying Plaintiff that the payment regarded a disputed debt and constituted a clear and unequivocal offer of payment in full. Law. v. Mackie, 95 A.2d 656 (Pa. 1953). Rather, Defense counsel argues that because the payment matched the estimate previously provided by Defendant (with whom Plaintiff was not in privity of contract nor for whom Plaintiff was performing the work) and because Defendant is experienced in the industry, Plaintiff “should have known” it constituted an offer of payment in full. This court declines to adopt that argument or impose an unspoken condition of acceptance of payment as payment in full of an unknown disputed amount (the work was not yet completed at the time) from a third party to which it had no obligation to perform work or comply with that third party’s estimate of the value of such work.

Accordingly, for the reasons set forth above this court will enter an order denying Defendant’s Motion for Post-Trial Relief filed October 31, 2022.

³ Accord and satisfaction was not raised in the post-trial motion; however, this court will address the issue despite it being arguably waived.

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Chester County Court of Common Pleas
Orphans' Court Division
CALL OF THE AUDIT LIST
THE HONORABLE JOHN L. HALL COURTROOM 1
WEDNESDAY, MARCH 01, 2023 09:00 AM

CORRINE E. WHITE
CALL OF THE AUDIT LIST

1519-0529

SEAMUS M. LAVIN
484-887-0779

PAUL R. WHITE, PETITIONER

SUZANNE MARIE KELLY
CALL OF THE AUDIT LIST

1520-2103

DONALD B. LYNN, JR.
610-444-3737

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

CIVIL ACTION**LAW NO. 2023-00274-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Eric Joseph March II was filed in the above-named court and will be heard on Monday, April 17, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, January 13, 2023
Name to be changed from: Eric Joseph March II to: Beck Iris March

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. 2022-07914-NC**

NOTICE IS HEREBY GIVEN that the name change petition of James Edwin Groce was filed in the above-named court and will be heard on Monday, March 6, 2023 at 2:00 PM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, October 7, 2022
Name to be changed from: James Edwin Groce to: James Edwin Grace

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. 2022-07914-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Mikayla Kristen Masteller was filed in the above-named court and will be heard on Monday, March 6, 2023 at 2:00 PM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, October 7, 2022
Name to be changed from: Mikayla Kristen Masteller to: Mikayla Kristen Grace

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

CORPORATION NOTICE

Notice is hereby given that on 2/13/2023, Articles of Incorporation were filed with the Department of State for 713 Haywood GP, Inc., a corporation organized under the PA Business Corporation Law of 1988. FOX ROTHSCCHILD, 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 Dr. Frederick A. Kelner, P.C., a PA professional corporation, with a principal place of business at 10 Fox Run Ln., Newtown Square, PA 19073, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the PA Business Corporation Law of 1988, as amended. APRIL L. CHARLESTON, Solicitor, THE CHARLESTON FIRM, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380

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

ANDERSON, Helen Brennan, a/k/a Helen B. Anderson, late of Birmingham Township. Dan R. Anderson, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

BEDI, Elizabeth R., late of North Coventry Township. Gerald C. Buckwalter, Jr., 43 Freigh Ln., Pottstown, PA 19465, Executor. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

CARDOZA, Richard Paul, a/k/a Richard P. Cardoza, late of Valley Township. Donie A Carter, 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.

CUMENS, Priscilla Luise, late of Downingtown. Amy Carroll, 426 Jefferson Ave, Downingtown, PA 19335, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Office, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

DAWSON, Walter Richard, late of West Vincent Township. James D. Gooding, 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.

DILLINGER, Nancy J., late of Upper Uwchlan Township. Lora E. Dillinger, 5313 Sentinel Ridge, Norristown, PA 19403, Executrix. DAVID S. KAPLAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

DuBARRY, Martha, a/k/a Martha S. DuBarry, late of Kennett Township. Mary Hall Rodman, 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.

EBERLY, Philip Weik, late of Pennsbury Township. Bryan Eberly, 131 Decatur Rd., Havertown, PA 19083, Executor.

FIDELUS-GORT, Rosanne, a/k/a Rosanne K. Fidelus Gort, late of Tredyffrin Township. Jeffrey Dean Johnson, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

GESNAKER, Phyllis C., a/k/a Phillipine Gesnaker, late of Oxford. Brea Brazuk, care of JAMES M. SCHILDT, Esquire, 1007 W. Broad Street, Quakertown, PA 18951, Executor. JAMES M. SCHILDT, Esquire, Williams and Schildt, P.C., 1007 W. Broad Street, Quakertown, PA 18951, atty.

GILPIN, Paul B., late of Elverson Borough. Karen L. Frieze, 295 Canterbury Drive, West Chester, PA 19380, Executrix. KENNETH E. PICARDI, Esquire, Yergey Daylor Allebach Scheffey Picardi, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, atty.

HUDSON, Robert Joseph, late of Tredyffrin Township. MARGARET P HUDSON, care of G. ELIAS GANIM, Esquire, P.O. Box 494, Paoli, PA 19301, Administrator. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., P.O. Box 494, Paoli, PA 19301, atty.

KESTER, Ella Z., late of West Chester Borough. Barbara K. Saadeh, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

LOOMIS, Shirley May, a/k/a Shirley L. Loomis, late of Honey Brook Township. Anne E. Hilder, care of JOHN C. HOOK, Esquire, 2005 Market St., Ste. 2600, Philadelphia, PA 19103-7018, Administratrix C.T.A. JOHN C. HOOK, Esquire, Stradley Ronon Stevens & Young, LLP, 2005 Market St., Ste. 2600, Philadelphia, PA 19103-7018, atty.

MEYER, Philip Mark, late of Tredyffrin. Steven H. Meyer, Esq., 213 Yale Road, Wayne, PA 19087, Administrator.

MILLER, James J., late of West Chester. Sharon Miller, 1556 Carpenters Point Road, Perryville, MD 21903, Executor.

MOUNT, Jennie G., a/k/a Jennie F. Mount, late of Kennett Township. David N. Mount, ca 107 Glennann Dr., Landenberg, PA 19350, Executor. ANITA

M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

MURRAY, Marie Eileen, a/k/a Eileen S. Murray, late of Chadds Ford Township. Patricia A. Murray, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

PARRY, Elizabeth S., a/k/a Elizabeth Shindel Parry, late of West Chester Borough. Jeanne E. Parry and Barbara P. Moore, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrices. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

PECKO, Josephine T., late of Westtown Township. Dianna P. Trainor and Janice A. Berry, care of KARYN L. SEACE, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Co-Executrices. KARYN L. SEACE, CELA, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

PILALLIS, Joan S., late of Malvern. George C. Pilallis, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

RAINER, Ruth J., late of East Goshen Township. Douglas Holland Rainer, Nancy A. Rainer-Wallace and Janice Marie Coughlin, care of JENNIFER L. ZEGEL, Esquire, Three Logan Square, 1717 Arch St., 5th Fl., Philadelphia, PA 19103, Executors. JENNIFER L. ZEGEL, Esquire, Kleinbard LLC, Three Logan Square, 1717 Arch St., 5th Fl., Philadelphia, PA 19103, atty.

ROCK, Diane, late of North Coventry Township. Sherry Rock, 1456 S Hanover St., Pottstown, PA 19465 & David G. March, PO Box 88, Birchrunville, PA 19421, Executors. JEFFREY C. KARVER, Esquire, Boyd & Karver PC, 7 E Phila Ave - Ste 1, Boyertown, PA 19512, atty.

RUSSELL, III, Roderick A., late of Easttown Township. Kathy J. Russell, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

SAGLIANO, JR., Nicholas, late of Caln Township. Jayne DePaulis, care of DANIELLA A. HORN, Esquire, 2202 Delancey Place, Philadelphia, PA 19103, Administratrix. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103, atty.

SIMANGO, Richard, a/k/a Richard Samingo, late of East Fallowfield Township. Lydia Shoriwa, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

STEIDLER, Alice, late of Coatesville. Joanne McCoy, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. KEVIN J. RYAN, Esquire, RMI Law, 220 West Gay Street, West Chester, PA 19380, atty.

VOGT, William Bates, late of Elverson. Theodore J. Vogt III, 724 Duckworth Dr., Pottstown, PA 19464, Executor.

2nd Publication

BAUGHMAN, Jane B., late of East Nottingham Township. Jennifer Lucas, care of MICHAEL S. GRAB, Esquire, 327 Locust Street, Columbia, PA 17512, Executor. MICHAEL S. GRAB, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512, atty.

BENNING, William T., a/k/a William Thomas Benning, Tom Benning, late of Cochranville. Rebecca Taylor, 724 Ewing Rd., Cochranville, PA 19330, Executrix.

BILODEAU, Ida M., a/k/a Ida Mary Bilodeau, late of East Pikeland Township. Mark J. Bilodeau & Monique Hedegard, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Co-Executors. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

CAMPBELL, Linzy Leon, a/k/a L. Leon Campbell, late of Penn Township. Janet Colliton, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

CARAMANICO, Nicholas Anthony, a/k/a Nicholas Caramanico, Nicholas A. Caramanico, late of Tredyffrin Township. Barbara Munkel, 1042 Kensington Avenue, Astoria, OR 97103, Executrix. DAVID R. BEANE, Esquire, Beane LLC, P.O. Box 1339, Reading, PA 19603, atty.

CARLINO, Louis J., a/k/a Louis Carlino and Louis Carlino, Jr., late of West Whiteland Township. Diane Carlino-Moore, care of ELIZABETH D. LUBKER, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executrix. ELIZABETH D. LUBKER, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

CONNELL, Barbara M., late of Penn Township. Kevin J. Connell, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DiCESARE, Barbara B., a/k/a Barbara Audrey DiCesare, Barbara Audrey Beckwith DiCesare and Barbara A. DiCesare, late of Tredyffrin Township. Patricia Rolfes, care of JOSEPH N. FRABIZZIO, Esquire, 2200 Renaissance Blvd., Ste. 270, King of Prussia, PA 19406, Executrix. JOSEPH N. FRABIZZIO, Esquire, Frabizzio Law LLC, 2200 Renaissance Blvd., Ste. 270, King of Prussia, PA 19406, atty.

DUNCAN, John T., late of Kennett Township. Deborah Harkins, 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.

EDWARDS, Gary L., late of Caln Township. Megan Edwards, 5 Sherwood Dr., Fallsington, PA 19054, Administratrix. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

FAGLEY, SR., Richard L., late of Spring City Borough. Mae Fagley, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Administratrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

FREEMAN, Matthew S., a/k/a Matt Freeman, late of Kennett Square. Dorcie F. Headly, 504 Keystone Alley, West Chester, PA 19382, Administratrix. JEFFREY W. SODERBERG, Esquire, Mandracchia Law, LLC, 272 Ruth Rd., Herleysville, PA 19438, atty.

FRIDY, Sally Grymes, late of Easttown Township. John H. Fridy, William R. McKenna and Andrew S. McKenna, care of JILL R. FOWLER, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executors. JILL R. FOWLER, Esquire, Heckscher, Teillon Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

GUIE, Louise Rebecca, a/k/a Louise R. Guie, late of West Caln Township. Deborah M. Laurento, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executrix. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

HERB, William Daniel, late of East Coventry. Donna Yurick, 1140 Wendler Cr., Pottstown, PA 19465, Executor. SCOTT F. B. REIDENBACH, Esquire, 2158 Sunnyside Ave., Pottstown, PA 19464, atty.

HEUMANN, Stephen M., late of Easttown Township. Jane E. Heumann, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

HOOPES, Diana C., late of New Garden Township. C. Barclay Hoopes, Jr., care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Address, atty.

KIKER, Howard A., a/k/a Howard Allen Kiker, late of Honey Brook Township. Gordon W. Good, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

KUTZ, S. Albert, a/k/a Samuel Albert Kutz, Samuel A. Kutz, late of South Coventry Township. Vicki L. Yerk & Wynn S. Kutz, care of DAVID L. ALLEBACH, JR., Esquire, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, Executors. DAVID L. ALLEBACH, JR., Esquire, Yergey.Daylor.Allebach.Scheffey.Picardi, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, atty.

LATHAM, Edna E., late of East Whiteland Township. Terry L. Olimpi, care of JANE E. McNERNEY, Esquire, 332 N. Providence Rd., Wallingford, PA 19086, Executor. JANE E. McNERNEY, Esquire, 332 N. Providence Rd., Wallingford, PA 19086, atty.

LEWIS, Lucille Ann, late of Honey Brook. Edward J. Lewis, Sr., care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

MANIERI, Joanne R., late of Willistown Township. Richard M. Manieri, Jr. and Evamarie Manieri,

care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, PC, 300 W. State St., Ste. 300, Media, PA 19063, atty.

MCHUGH, M. Eileen, a/k/a Mary Eileen Farrell McHugh, late of East Goshen Township. Linda Anne Sinisi, Kathleen McHugh, and Patricia McHugh Giordano, care of RYAN J. GRIFFIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executors. RYAN J. GRIFFIN, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

MYCIO, Mary, a/k/a Maria Mycio, late of West Chester Borough. David E. Cristina, care of CAROLINA R. HEINLE, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

PESCE, Antoinette M., late of Kennett Township. Victor J. Pesce, 325 Sherer Dr., Lincoln University, PA 19352 and Steven L. Pesce, 533 Hawthorne Lane, Kennett Square, PA 19348, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executors. ANITA M. D'AMICO, Esquire, D'Amico Law, 65 S. Third St., Oxford, PA 19363, atty.

PLANK, Allen Leslie, a/k/a Allen L. Plank, Allen Plank, late of West Chester Borough. Carol L. Baker, care of BRUCE A. HERALD, Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, Executor. BRUCE A. HERALD, Esquire, Bruce Alan Herald, A Professional Company, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

POLLICK, Cheryl Rae, late of North Coventry Township. Michael Pollick, 1188 Foxview Rd., Pottstown, PA 19465, Executor. RICHARD D. LINDERMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19465, atty.

POTTS, JR., John A., late of West Pikeland Township. Constance M. Potts, 1456 Conestoga Road, Chester Springs, PA 19425, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

PRIZER, Phyllis H., late of South Coventry Township. Linda A. Raifsnider, 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.

RAMSAY, III, William Chester, a/k/a W. Chester Ramsay, III, late of East Fallowfield Township. Di-

anne Caldwell, 811 Bellvue Avenue, Gap, PA 17527, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

RUGGIERO, Joseph A., late of East Goshen Township. Patricia L. Ruggiero, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

SCOTT, David Hall, late of West Grove. Matthew Scott, 120 S. California Drive, Coal Center, PA 15423 & Andrew Scott, 283 Rimbey Avenue, Columbus, OH 43230, Executors. PAUL O'BRIEN, Esquire, Law Office of Kevin O'Brien, 3801 Kennett Pike, C204, Wilmington, DE 19807, atty.

SEVERANCE, William A. N., late of Penn Township. Carol C. Severance, 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.

SHAFFER, Sally, late of Phoenixville. Timothy Shaffer, Denis Santiago, & Christine Fry, 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.

SMALLACOMBE, Theresa F., a/k/a Theresa Fitzpatrick Smallacombe, late of Kennett Square Borough. Melissa Jane Smallacombe, care of BRIAN R. KEYES, Esquire, P.O. Box 727, 31 N. Sugan Rd., New Hope, PA 18938-0727, Executrix. BRIAN R. KEYES, Esquire, P.O. Box 727, 31 N. Sugan Rd., New Hope, PA 18938-0727, atty.

STEMMLER, Edward J., late of Kennett Township. Catherine J. Stemmler and Edward C. Stemmler, care of KEVIN P. GILBOY, Esquire, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, Executors. KEVIN P. GILBOY, Esquire, Gilboy & Gilboy LLP, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, atty.

THAISRIVONGS, Emily Jane, late of Exton. Vincenzo Patone, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

YORK, Robert C., late of East Nottingham Township. Robert A. York, care of MICHAEL S. GRAB, Esquire, 327 Locust Street, Columbia, PA 17512,

Executor. MICHAEL S. GRAB, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512, atty.

3rd Publication

ADAMS, Janice E., late of East Goshen Township. Stephen Adams, 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.

AHERN, Barbara Olise, a/k/a Barbara O. Ahern, late of West Nantmeal Township. Brett James Ahern, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, Executor. Brett James Ahern, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, atty.

ARMENTROUT, JR., Wilson Eugene, late of Valley Township. Betty Jane Grainger, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkersburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkersburg, PA 19365, atty.

BASS, Theresa R., late of Kennett Square Borough. LaToya Myers, 323 E. Linden St., Kennett Square, PA 19348, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BENTZEL, Patricia J., late of East Bradford Township. Marianna T. Wolfmeyer, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BEVINGTON, Daniel E., late of New Garden 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 Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BRAXTON, JR., James H., late of Valley Township. Charlotte B. Braxton-Ahmed, 56 Hershey Lane, Parkersburg, PA 19365, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BROHM, Adam Michael, late of East Fallowfield Township. Amanda Maria Brady, care of KEVIN D. BIRKHEAD, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, East Fallow-

field Township. KEVIN D. BIRKHEAD, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

BUSACCA, Charlotte L., late of Treddyffrin Township. Lisa Busacca Furey, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

CLEMENS, Francis J., a/k/a Francis Aloysius Clemens, Francis John Clemens, late of Pennsbury Township. Lisa McKeown, 60 Remington Way, West Grove, PA 19390, Administratrix. MICHAELANGELO L. DIPPOLITO, Esquire, Peoples Law Firm, LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

CREECH, Donald Ray, a/k/a Don Creech, late of East Pikeland. Katrina Creech, 11 Verdant Dr., Phoenixville, PA 19460, Administrator.

DEIST, Shirley A., late of West Whiteland Township. Robert P. Deist, Jr., care of KARYN L. SEACE, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

DOUGLASS, III, James H., late of East Goshen Township. Candace H. Douglass, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

DWORZAK, David A., a/k/a David Anthony Dworzak, late of East Goshen Township. John Flannery Dworzak, 5052 Vallecito Ave., Westminster, CA 92683, Executor. DANTE W. RENZULLI, JR., Esquire, 120 Robert Thomas Drive, Exton, PA 19341, atty.

FAHEY, Edward James, late of Penn Township. Susan E. Calio, 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.

FARROW, JR., David Robert, a/k/a D. Robert Farrow, Jr. and D. R. Farrow, Jr., late of Willistown Township. Richard A. Farrow, 24 Pugh Rd., Wayne, PA 19087, Administrator. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, atty.

FLOQUET, Joanne M., late of Pottstown. Manon E. Floquet, care of Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101, Executrix. Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101, atty.

FRIES, Marie I., late of East Goshen Township. Kathleen F. Bernstein, care of TRISHA W. HALL, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executrix. TRISHA W. HALL, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

GAMBLE, Paul E., late of West Grove. Richard Roop, 155 Roop Street, Rising Sun, MD 21911, Executor. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

GARRIS, Ralph Thomas, late of Parkersburg. Joseph Garris, 2055 Virginia Avenue, Parkersburg, PA 19365, Administrator. MIKE NOONE, Esquire, Noone & Borger, LLC, 32 South Church Street, West Chester, PA 19382, atty.

GENTRY, Joanne T., late of Valley Township. Barbara Gentry, 6 Cavanaugh Court, West Chester, PA 19382, Administrator. CHRISTINA ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

HARRELL, Louise E., a/k/a Georgia Louise Etheridge, Georgia Louis Etheridge Pugh, Louise Etheridge Harrell and Georgia Louise Etheridge Harrell, late of East Goshen Township. Susan Lynnette Cashman, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

HAYES, Rita M., late of Valley Township. Tom Mohr, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

HENNESSEY, David Robert, late of Westtown Township. Rita L Hennessey, 918 Shiloh Rd, West Chester, PA 19382, Administratrix.

HUGUET, Gail A., late of Willistown Township. Maryanne Huha Finigan, 58 S. Pennock Ave., Upper Darby, PA 19082, Administratrix CTA. MARYANNE HUHA FINIGAN, Esquire, 58 S. Pennock Ave., Upper Darby, PA 19082, atty.

LAWSON, Robert Warren, late of East Pikeland Township. Doris Lawson, care of MICHAEL C. Mc-

BRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

LUKACS, Pamela Hall, late of Exton. Jane Hall Shuman, 1412 Sweetbrier Road, Charleston, WV 25314, Administratrix.

LYNCH, Audree F., a/k/a Audree Fern Lynch, late of West Goshen Township. Fern C. Lynch, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

MANNIX, V, Daniel P., late of West Vincent Township. Sandra G. Mannix, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

MASCIANTONIO, Domenica M., late of Kennett Square Borough. Filomena M. Elliot and Mario A. Masciantonio, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

McLAUGHLAN, Elizabeth Rita, late of Coatesville. James F. Ciliberto, 846 Conner Road, West Chester, PA 19380, Executor.

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

NEBLETT, Anna Marie, a/k/a Anne M. Neblett, Anne Marie Neblett, late of Kennett Township. Kimberly A. Busch, 4101 Bugle Lane, Upper Chichester, PA 19061, Executrix. JOHN JAY WILLS, Esquire, Law Office of John Jay Wills, 4124 Chichester Avenue, Upper Chichester, PA 19061, atty.

PIERCE, David J., late of New Garden 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 Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PLANK, Allen Leslie, a/k/a Allen L. Plank, Allen Plank, late of West Chester Borough. Carol L. Bak-

er, care of BRUCE A. HERALD, Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, Executor. BRUCE A. HERALD, Esquire, Bruce Alan Herald, A Professional Corporation, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

ROTHFUSS, Craig, late of West Chester. Karen Mulvey, 1236 Princeton Lane, West Chester, PA 19380, Executrix.

SPELLMAN, Mary Ann, late of Chester Springs. Gary Spellman, 2447 Chester Springs Rd., Chester Springs, PA 19425, Executor. SCOTT D. BLOOM, Esquire, Law Office of Scott D. Bloom, 1033A Mill Creek Dr., Feasterville, PA 19053, atty.

SPENCER, Marie H., late of West Grove. Judith Hoopes, care of IRA D. BINDER, Esquire, 227 Cullen Rd., Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd., Oxford, PA 19363, atty.

STONE, Carolyn Y., late of Kennett Township. Cynthia E. Wright, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

STREET, SR., Raymond Franklin, late of West Goshen Township. Sharon Grove, 372 Timber Ridge Rd., Morgantown, PA 19543, Administrator.

VALENTI, Doris E., late of West Brandywine. Richard B. Carr, 100 Kathleen Drive, Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

VIETRI, Joyce A., late of New Garden Township. Anthony A. Vietri, 8820 Gap Newport Pike, Avondale, PA 19311, Executor. CHRISTINA ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

VINNACOMBE, Matthew J., late of Downingtown Borough. Kim E. Vinnacombe, 63 Norwood House Rd., Downingtown, PA 19335, Administratrix CTA. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

WILLIAMS, Dorothy M., late of Malvern Borough. Patricia A. Tunnell, care of PHILIP G. CURTIN, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312-1244, Executrix. PHILIP G. CURTIN, Esquire, Philips, Curtin & DiGiacomo, 1231 Lancaster Ave., Berwyn, PA 19312-1244, atty.

WILSON, Alice E., late of Pocopson Township. Glenn P. Wilson, 325 W. Barnard Street, West Ches-

ter, PA 19382, Executor. MICHAEL P. ROWAN, Esquire, Michael P. Rowan Attorney at Law, 101 East Gay Street, Unit 3073, West Chester, PA 19380, atty.

WILSON, James R., late of Phoenixville Borough. Patrick James Wilson, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WOOLF, Evan C., a/k/a Evan Carey Woolf, late of West Fallowfield Township. Caren S. Woolf and Leslie J. Woolf, care of STEVEN H. ABEL, Esquire, 1235 Westlakes Dr., Ste. 295, Berwyn, PA 19312, Administrators. STEVEN H. ABEL, Esquire, James J. Laman, LLC, 1235 Westlakes Dr., Ste. 295, Berwyn, PA 19312, atty.

2nd Publication of 2

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PA
DOCKET NO. 2023-00541-MJ
NOTICE OF HEARING
ON THE PETITION OF THE OWEN J. ROBERTS SCHOOL DISTRICT
FOR THE APPOINTMENT OF A SCHOOL POLICE OFFICER
NOTICE IS HEREBY GIVEN that upon the Petition of the Owen J. Roberts School District for the Appointment of a School Police Officer (the "Petition") and pursuant to Court Order, a hearing on the Petition will be held at 11:00 a.m. on Thursday, March 9, 2023, in Courtroom No. 4 of the Chester County Justice Center, 201 W. Market Street, West Chester, PA 19380. For further information, you may contact:
FOX ROTHSCHILD LLP
Brian E. Subers, Esquire
980 Jolly Road, Suite 110, P.O. Box 3001, Blue Bell, PA 19422
(610) 397-6500

NOTICE OF SUSPENSION

Notice is hereby given that on February 7, 2023, the Supreme Court of Pennsylvania ordered that Chester County attorney David Addison Grant Murray (#330036) be placed on Temporary Suspension pursuant to Pa.R.D.E. 208, to be effective March 9, 2023.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania

LEGAL NOTICE

JP MORGAN CHASE BANK, N.A.

3415 Vision Dr
Columbus , OH 43219
Plaintiff,
v.

MICHAEL S. JACKSON

119 Adler Court
Manchester, PA 17345
and

MARY A. JACKSON

119 Adler Court
Manchester, PA 17345

ANESTHESIA ASSOCIATES OF YORK

110 Pine Grove Commons
York, PA 17403

**FOOT AND ANKLE SURGICAL
CENTER, LLC**

1224 S Queen Street, York, PA 17403

MRC RECEIVABLES CORP.

1060 Andrew Drive, Suite 170, West Chester, PA
19380

ASSET ACCEPTANCE LLC

CAPITAL 1 BANK

1060 Andrew Drive, Suite 170, West Chester, PA
19380

COURT OF COMMON PLEAS

YORK COUNTY

CIVIL ACTION

DOCKET NO. 2022-SU-002130

Real Property at Issue:

**119 Adler Court
Manchester, PA 17345**

Parcel No. 76-000-04-0127.Q0-00000

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

within twenty days of this Notice. 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 FORTFI 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.

Lawyer Referral Service
York County Bar Association
137 E. Market Street
York, PA 17401
(717) 854-8755
<http://www.yorkbar.com>

IN THE COURT OF COMMON PLEAS
Chester COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE
Term No. 2022-01644-RC
NOTICE OF ACTION IN MORTGAGE FORECLOSURE
BANK OF AMERICA, N.A.
Plaintiff
vs.
GLENN C. PHILLIPS
Mortgagor and Real Owner
Defendant

TO GLENN C. PHILLIPS, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 184 Good Hope Road Landenberg, PA 19350.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff BANK OF AMERICA, N.A., has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Chester County, Pennsylvania, docketed to No. 2022-01644-RC wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 184 Good Hope Road Landenberg, PA 19350 whereupon your property will be sold by the Sheriff of Chester.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 claim 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, 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.

LAWYER REFERRAL AND INFORMATION SERVICE
Chester County Bar Association
15 West Gay Street
West Chester, PA 19380
610-429-1500

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, March 16th, 2023 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, April 17th, 2023.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

1st Publication of 3

SALE NO. 23-3-66

Writ of Execution No. 2016-02165

DEBT \$2,886.44

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 67-4C-180

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Guy V. Kilgore and Sandra M. Kilgore**

SALE ADDRESS: 1592 S. Coventry Road, Westtown, PA 19382

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

SALE NO. 23-3-67

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 Johnson 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 L. Simmons**

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

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

SALE NO. 23-3-68

Writ of Execution No. 2019-10153

DEBT \$1,785.99

ALL THAT CERTAIN lot or piece of ground situate in the Township of Caln, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 39-3Q-49

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Keith Cooper**

SALE ADDRESS: 1413 Olive Street, Caln Township, PA 19320

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

SALE NO. 23-3-69

**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 he 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 LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 23-3-70

**Writ of Execution No. 2020-05658
DEBT \$4,295.32**

ALL THAT CERTAIN triangular lot of land situate on the north side of a public road leading from Wagontown to Martins Corner in the Township of West Caln, Chester County, Pennsylvania.

TAX PARCEL NO. 28-3-37

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Eric M. Phillips**

SALE ADDRESS: 1502 Birdell Road, West Caln Township, PA 19320

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

SALE NO. 23-3-72

**Writ of Execution No. 2017-09413
DEBT \$1,761.17**

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, SITUATE in the township of Caln, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 39-5A-230

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Susan Troupe Nelson**

SALE ADDRESS: 218 Carlyn Court, Caln Township, PA 19335

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

SALE NO. 23-3-73

**Writ of Execution No. 2019-06105
DEBT \$4,309.59**

ALL THAT CERTAIN Northern end of a double frame house and lot of land in the Fourth Ward in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania thence North 72 degrees 30 minutes East, 100 feet more or less to the place of beginning.

TAX PARCEL NO. 15-5-470

PLAINTIFF: Borough of Phoenixville

VS

DEFENDANT: **Carlo Petrillo**

SALE ADDRESS: 134 Dayton Court, Phoenixville, PA 19460

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

SALE NO. 23-3-75

Writ of Execution No. 2020-00752

DEBT \$124,224.69

PREMISES “A”

ALL THAT CERTAIN LOT OR TRACT OF LAND DESIGNATED A LOT NO. 86 ON A PLAN OF BUILDING LOTS CALLED “LINCOLN HEIGHTS” ON THE LINCOLN HIGHWAY, IN THE TOWNSHIP OF VALLEY, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, DEVELOPED BY HARRY A. NICHOLS AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE ON THE SOUTH LINE OF MAIN STREET, A CORNER OF LOT NO. 85 OWNED BY CLARA EDWARDS; THENCE BY THE SAID SOUTH LINE OF MAIN STREET, NORTH SEVENTY DEGREES SEVEN MINUTES EAST, FIFTY FEET TO A STAKE, A CORNER OF LOT NO. 87; THENCE BY LOT NO. 87, SOUTH NINETEEN DEGREES FIFTY-THREE MINUTES EAST ONE HUNDRED FIFTY FIVE FEET TO A STAKE IN THE NORTH LINE OF MIFFLIN STREET; THENCE BY THE SAID NORTH LINE OF MIFFLIN STREET, SOUTH SEVENTY DEGREES SEVEN MINUTES WEST, FIFTY FEET TO A STAKE, A CORNER OF LOT NO. 85; THENCE BY LOT NO. 85, NORTH NINETEEN DEGREES FIFTY-THREE MINUTES WEST, ONE HUNDRED AND FIFTY FEET TO THE PLACE OF BEGINNING.

EXCEPTING AND RESERVING THEREFROM, ALL THAT CERTAIN LOT OF LAND ON WHICH IS LOCATED A SINGLE FRAME HOUSE SITUATED ON THE SOUTH SIDE OF MAIN STREET, R.D. #2 (HAYTI), COATESVILLE, CHESTER COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF MAIN STREET A CORNER OF REMAINING LAND OF THE GRANTOR; THENCE SOUTHERLY ALONG THE EASTERN SIDE OF A STUCCOED BLOCK OF ONE STORY STONE WALL IN LINE WITH THEREWITH EIGHTYTWO FEET TO A NEW POINT; THENCE EASTWARDLY AND AT RIGHT ANGLES THERETO THIRTY-ONE FEET FOUR INCHES TO ANOTHER NEW POINT; THENCE NORTHWARDLY AND PARALLEL TO THE WESTERLY BOUNDARY HERETO FIFTY-NINE FEET TO ANOTHER NEW POINT; THENCE WESTWARDLY PARALLEL TO THE SOUTHERLY BOUNDARY LINE TWO FEET SIX INCHES TO ANOTHER NEW POINT; THENCE NORTHWARDLY AND PARALLEL TO THE WESTERLY BOUNDARY LINE HERETO TWENTY-THREE FEET TO THE SOUTHERLY LINE OF MAIN STREET; THENCE WESTWARDLY ALONG THE SOUTH LINE OF MAIN STREET TWENTYEIGHT FEET TEN INCHES TO THE PLACE OF BEGINNING.

PREMISES “B”

ALL THAT CERTAIN S.S. MAIN STREET, LOT TOWNSHIP OF VALLEY BEING THE SAME PROPERTY CONVEYED FROM JOSEPH AKINGS, JR. AND VERNA W. AKINGS, WIFE, HIS AS TENANTS BY ENTIRETIES, THE GRANTEE(S), BY DEED DATED 08/13/1991, AND RECORDED 08/15/1991, AS BOOK: 2547 PAGE: 577

TAX PARCELS # 38-2Q-182 & # 38-2Q-181

IMPROVEMENTS thereon: a residential dwelling & lot

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: **Estate of Verna W. Akings, et al.**

SALE ADDRESS: 781 West Main Street a/k/a 779 West Main Street a/k/a 781 Mifflin Street, Coatesville, PA 19320

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

SALE NO. 23-3-76

Writ of Execution No. 2022-04940

DEBT \$20,116.78

Township of East Pikeland, Chester County, Pennsylvania

Tax Parcel # 26-03-0465

PLAINTIFF: Kimberton Knoll Homeowners Association

VS

DEFENDANT: **Mary Mulvihill**

SALE ADDRESS: 1313 Bradford Court, Phoenixville, PA 19422

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

SALE NO. 23-3-77

Writ of Execution No. 2021-06731

DEBT \$950,153.16

Property situated in Willistown Township

Tax Parcel # 54-8-28, and 54-8-28.2

IMPROVEMENTS thereon: one condominium unit and one partially constructed unit

PLAINTIFF: Centric Bank

VS

DEFENDANT: **JDT Construction LLC**

SALE ADDRESS: 101 and 103 Worington Drive, Willistown Township, PA 19382

PLAINTIFF ATTORNEY: **LACHALL COHEN & SAGNOR LLP 610-436-9300**

SALE NO. 23-3-78

Writ of Execution No. 2021-05518

DEBT \$407,299.28

ALL THAT CERTAIN lot or parcel of land with the hereditaments and appurtenances, Situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania, being Lot Number 17 on a Plan of Lots in accordance with a Plan thereof made the 29th day of May, A.D. 1957 by Howard H. Ranck, Registered Surveyor, together with the improvements thereon erected as follows to wit:

BEGINNING at a point on the title line in the bed of a public road leading from Lyndell to Reeseville a distance of 965 feet measured in a bearing of North 89 degrees West along said title line in the bed of the aforementioned public road from its point of intersection with the Horseshoe Pike (Route #322) thence extending from the point and place of beginning along Lot Number 18 now or late of Frank B. Thraikill North 1 degree 0 minutes East the distance of 500 feet to a point being a corner of Lot Number 18 in line of land of Arthur J. Summers; thence along lands of the said Arthur J. Summers North 89 degrees West the distance 100 feet; thence along Lot Number 16 South 1 degrees West the distance of 300 feet to a point on the title line in the bed of the said public road; thence along the title line in the bed of the said public road South 89 degrees East the distance of 100 feet to the point and place of beginning.

CONTAINING 30,000 square feet of land be the same more or less.

BEING THE SAME PREMISES which Robert E. Lee and Julie A. Lee by Deed dated August 20, 1984 and recorded August 24, 1984 in the Office of the Recorder of Deeds in and for the County of Chester,

Pennsylvania in Book B64, Page 306 granted and conveyed unto Stanley R. Pitner and Gizella H. Pitner in fee.

TAX PARCEL # 29-04-0178.010

PLAINTIFF: U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

VS

DEFENDANT: **Gizella H. Pitner and Stanley R. Pitner**

SALE ADDRESS: 127 Culbertson Run Road, Downingtown, PA 19335

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

SALE NO. 23-3-79

Writ of Execution No. 2022-03638

DEBT \$109,542.51

ALL THAT CERTAIN lot or parcel of ground, with the hereditaments and appurtenances thereon, Situate in West Bradford Township, Chester County, PA, being shown as Lot No. 207 on plan of Section VII, Crestmont Farms, made for Lee N. Manley by J. Walter Cozzens, and Associates, latest revised on 8/10/1962 as follows, to wit:

BEGINNING at a point in the Westerly side of Waimea Drive (50 feet wide) said point being located by measured along the said side of Waimea Drive the following nine courses and distances form a point of curve for a curve connecting the Southerly side of Thorndale-Marshallton Road (60 feet wide) and Westerly side of Waimea Drive; (1) along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 37.50 feet to a point of tangency; (2) thence South 6 degrees 6 minutes 30 seconds West, the distance of 77.85 feet to a point of curvature; (3) thence along the arc of a circle curving to the right having a radius of 100

feet the distance of 156.96 feet to a point of tangency; (4) thence North 83 degrees 53 minutes 30 seconds West, the distance of 146.22 feet to a point of curvature; (5) thence along the arc of a circle curving to the left having a radius of 247.68 feet the distance of 209.08 feet to a point of tangency; (6) thence South 47 degrees 44 minutes 10 seconds West the distance of 503.13 feet to a point of curvature; (7) thence along the arc of a circle curving to the left having a radius of 259.24 feet the distance of 295.13 feet to a point of tangency; (8) thence South 17 degrees 32 minutes 20 seconds East the distance of 1,079.65 feet to a point of curvature; (9) thence along the arc of a circle curving to the right having a radius of 1,581.72 feet the distance of 1,084.42 feet to an iron pin on the said Westerly side of Waimea Drive said point being the point and place of beginning; thence continuing along the said side of Waimea Drive along the said arc of a circle curving to the right having a radius of 1,581.72 feet the distance of 110.09 feet (said arc having a chord of South 9 degrees 1 minute 20 seconds East, the distance of 110 feet) to a point of tangency, thence still along the said side of Waimea Drive South 6 degrees 52 minutes 20 seconds East, the distance of 49.46 feet to an iron pin; thence leaving the said side of Waimea Drive along the Northerly side of Lot No. 206 South 75 degrees 27 minutes 36 seconds West, the distance of 430.33 feet to an iron pin; thence North 14 degrees 11 minutes 55 seconds West, the distance of 73.82 feet to an iron pin; thence North 49 degrees 35 minutes 48 seconds East, the distance of 188.34 feet to an iron pin; thence North 16 degrees 14 minutes 45 seconds West, the distance of 20 feet to an iron pin; thence along the Southerly side of Lot No. 208 North 79 degrees 3 minutes 12 seconds East, the distance of 278.73 feet to an iron pin on the said Westerly side of Waimea Drive said point being the aforesaid point of beginning.

CONTAINING 1.516 acres of land, be the

same more or less.

BEING THE SAME PREMISES which Andrew R. Arcaro and Linda M. Arcaro, husband and wife, by Deed dated July 25, 2000 and recorded July 31, 2000 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 4793, Page 65, Instrument No. 0048584 granted and conveyed unto Paul Keller and Kim Keller, as tenants by the entireties, in fee.

AND THE SAID Paul Keller departed this life on or about January 5, 2005 thereby vesting title unto Kim Keller by operation of law.

BEING Parcel No. 50-05-0048.070

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Kim Keller**

SALE ADDRESS: 1527 Waimea Drive, Downingtown a/k/a West Bradford Township, PA 19335

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

SALE NO. 23-3-80

Writ of Execution No. 2022-03751

DEBT \$183,252.95

The land hereinafter referred to is situated in the Township of West Caln, County of Chester, State of PA, and is described as follows:

All that certain lot or piece of ground, situate in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan for Randall F. Rosen made by Kent Surveyors, dated 31/1996, revised 9/12/1996, recorded in Chester County as Plan No. 13610, as follows, to wit:

Beginning at a point in the title line of the

bed of Lilly Road, a corner of Lot #2 as shown on said plan, thence from said point of beginning along the title line of Lilly Road, South 85 degrees 8 minutes 54 seconds West, 352.87 feet to a point in the title line of Lammey Road, thence along the bed of Lammey Road, North 24 degrees 01 minutes 44 seconds West, 221.98 feet to a point; thence leaving the bed of Lammey Road and along lands of Randall F. and Charlotte E. Rosen, North 84 degrees 44 minutes 02 seconds East, 420.20 feet to a point a corner of Lot #2; thence along Lot #2 South 06 degrees 20 minutes 12 seconds East, 215.85 feet to a point in the bed of Lilly Road, said point being the first mentioned point and place of beginning.

Being Lot #1 on said plan.

Being the same property conveyed from Stephen J. McHenry and Laurie R. Rettew to Stephen J. McHenry, as sole owner, his heirs and assigns by deed dated June 2, 2004 and recorded June 29, 2004 in Instrument No. 10429672 in Book 6203, Page 1529 of Official Records.

APN: 2801 001 10000

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **Stephen J. McHenry**

SALE ADDRESS: 179 Lilly Road, Honey Brook, PA 19344

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

SALE NO. 23-3-81

Writ of Execution No. 2022-01733

DEBT \$90,929.24

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of West Bradford, County of Chester, Com-

monwealth of Pennsylvania, bounded and described according to a Lot Line Change Plan for Lots 94, 95, 96, 97 and 97 of Delaware Lane at Brandywine Greene, made by Chester Valley Engineers, Inc., Paoli, PA dated 10/6/1986, last revised 12/4/1986 recorded 12/22/1986 in Plan File #6816, as follows,

BEGINNING at a point on the Southwesterly side of Delaware Lane (West Leg) said point also being a corner of Lot #94; thence extending from said beginning point and along Lot #94, South 48 degrees 11 minutes 53 seconds West, 138.82 feet to a point in line of a Non-Dedicated Open Space; thence extending along the same the 2 following courses and distances; (1) North 39 degrees 13 minutes 03 seconds West, 51.18 feet to a point and (2) North 38 degrees 11 minutes 48 seconds West, 13.62 feet to a point a corner of Lot #96; thence extending along same, North 58 degrees 06 minutes 00 seconds East, 141.24 (N.R.) to a point on the Southwesterly side of Delaware Lane (West Leg); thence extending along same on the arc of a circle curving to the left having a radius of 236 feet the arc distance of 40.63 feet to the first mentioned point and place of beginning.

CONTAINING 7330 square feet of land, more or less.

BEING THE SAME PREMISES which Kevin Joseph Larkins by Deed dated December 30, 1997 and recorded December 31, 1997 at Instrument 79510 in Book 4282, Page 0557 in the Office of the Recorder of Deeds in and for the County of Chester Pennsylvania granted and conveyed unto Doug Wilfert in fee.

PARCEL ID # 5005D00510000

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Doug Wilfert**

SALE ADDRESS: 1222 Delaware Lane, Downingtown, PA 19335

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

SALE NO. 23-3-82

Writ of Execution No. 2021-09893

DEBT \$138,652.89

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in Caln Township, Chester County, Pennsylvania and described according to a Final Subdivision Plan of Wedgewood Estates Phase II, made by Yerkes Associates, Inc., West Chester, PA dated 5-22-1978 and last revised 2-7-1980 and recorded in the Recorder of Deeds Office for Chester County on 5-23-1980 as Plan No. 3026 as follows, to wit:

BEGINNING at an interior point, a corner of Lot 262 on said Plan, thence extending North 83 degrees 13 minutes 23 seconds East 20 feet to a point, thence extending South 06 degrees 46 minutes 37 seconds East along line of lot 261 on said Plan, 100.00 feet to a point; thence extending South 83 degrees 13 minutes 23 seconds West, 20.00 feet to a point; thence extending North 06 degrees 46 minutes 37 seconds West along line of Lot 262 on said plan, 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 261 on said Plan.

CONTAINING 1,800.00 square feet of land, more or less.

BEING THE SAME PREMISES which Peter John Gentile granted and conveyed to Sara F. Jones by deed dated March 31, 1999 and recorded April 22, 1999 as book 4549 and page 674 in the office of the recorder of deeds for Chester County, Pennsylvania.

AND ALSO THE SAME PREMISES which Sara I. Jones who erroneously acquired title as Sara F. Jones, single granted and conveyed to Sara I Jones single by deed

dated April 20, 2017, and recorded May 05, 2017 as instrument number 11541642 in the office of the recorder of deeds for Chester County, Pennsylvania.

Parcel ID: 39-5E-158

PLAINTIFF: Reverse Mortgage Funding LLC

VS

DEFENDANT: **Sara L. Jones**

SALE ADDRESS: 8 Ashley Court, Downingtown, PA 19335

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

SALE NO. 23-3-83

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 0000200

PLAINTIFF: U.S. Bank National Association, as Trustee for Speciality 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. 23-3-85

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 IN 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 FOR 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 16,658 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-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. 23-3-86

Writ of Execution No. 2022-04452

DEBT \$67,491.08

All that certain tract of land situate in the Borough of South Coatesville, County of Chester and Commonwealth of Pennsylvania, together with the dwelling house thereon erected and known as No. 14 Birch Street, bounded and described as follows: Beginning at a point on the easterly line of Birch Street, a 40 foot wide street, as laid out and opened by and ordinance enacted by the Council of the Borough of South Coatesville on 6/2/1924, said point being distant 250 feet northwardly along the said

easterly line of Birch Street form its intersection with the northerly line of Wood Street, also a 40 foot wide street laid out and opened by said ordinance; thence in an easterly direction by a line at right angles to the said easterly line of Birch Street, a distance of 100 feet to an iron pin; thence in a northwardly direction by a line at right angles to the last described course and passing through and iron pin, a local distance of 24.91 feet to a point 21.01 feet beyond said iron pin; thence in a westwardly direction by a line at right angles to the last described course, passing through the center line of the middle dividing partition wall of a double title dwelling house, the southerly half of which is on land herein conveyed, a distance of 100 feet to a point in the said easterly line of Birch Street; thence in a southerly direction along the said easterly line of Birch Street and at right angles to the last described course, a distance of 24.91 feet to the point of beginning.

Fee Simple Title Vested in KHADER MOHAMMED, by deed from Crystal Thomas, dated 02/12/2008, recorded in the Chester County Clerk's Office in Deed Book 7417, Page 2251.

Tax Parcel No. 9-10-116

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank National Association

VS

DEFENDANT: **Khader Mohammed and Sailka S. Siddiqui**

SALE ADDRESS: 14 Birch Street, Coatesville, PA 19320

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

SALE NO. 23-3-87

Writ of Execution No. 2022-06507

DEBT \$327,940.35

Property situate in the WEST BRANDY-WINE TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 29-7-147.2

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: ALLIANT CREDIT UNION
VS

DEFENDANT: **DOREEN P. SUNDELIN, INDIVIDUALLY AND AS TRUSTEE OF THE STEN A. SUNDELIN AND DOREEN P. SUNDELIN REVOCABLE LIVING TRUST DATED NOVEMBER 20, 2003; STEN A. SUNDELIN, INDIVIDUALLY AND AS TRUSTEE OF THE STEN A. SUNDELIN AND DOREEN P. SUNDELIN REVOCABLE LIVING TRUST DATED NOVEMBER 20, 2003**

SALE ADDRESS: 3 Adalyn Drive, Coatesville, PA A/K/A 107 Baker Road, West Brandywine, PA 19320

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

SALE NO. 23-3-88

Writ of Execution No. 2022-01517

DEBT \$179,625.10

ALL THAT CERTAIN message and two tracts of land, situate in North Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

TRACT #1

BEGINNING at a point in the intersection of the Southwest property lines of Elm Avenue, and Schuylkill Road; thence South 76 degrees 40 minutes West, 27.64 feet to a point on the South property line of aforesaid

road; thence along the middle of a brick partition wall of a double brick dwelling and extending thereto South 23 degrees 20 minutes East, 140.00 feet to the Northerly property line of a 12.00 feet wide alley; thence along the said property line of Clay Alley North 76 degrees 40 minutes East, 27.64 feet to the intersection of the said alley line with the Easterly property line of Elm Avenue (33 feet wide); thence along the Easterly property line of Elm Avenue North 23 degrees 20 minutes West, 140.00 feet to the place of beginning.

TRACT #2

BEGINNING at a point on the North side of a public road leading from Pottstown to Cedarville known as Schuylkill Avenue; thence North 27 degrees 32 minutes West, 43.00 feet 6 inches to a low watermark in the Schuylkill River; thence South 76 degrees 40 minutes West, 27.64 feet to a point; thence by other lands of the now or late Andora Lord South 27 degrees 32 minutes East, 43 feet 6 inches to the North line of Schuylkill Avenue, aforesaid; thence North 76 degrees 40 minutes East, 27.64 feet to the point and place of beginning.

BEING THE SAME PREMISES which Petronella W. Savage and Arnold L. Savage, by Deed dated 9/25/2019 and recorded in the Office of the Recorder of Deeds of Chester County on 9/26/2019 in Deed Book Volume 10008, Page 1390, granted and conveyed unto Stephen Michael Fulmer.

PARCEL # 17-03C-0103 AND 17-03C-92

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Stephen Michael Fulmer a/k/a Stephen Fulmer**

SALE ADDRESS: 206 River Road, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **POWERS**

KIRN, LLC 215-942-2090

SALE NO. 23-3-89

Writ of Execution No. 2022-03984

DEBT \$192,174.71

All that certain lot or piece of ground situate in West Goshen Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Green Hill Manor, No. 2 survey for Howard Shoemaker, by Thomas G. Colesworthy, County Surveyor, in May 1953, as follows, to wit:

Beginning at a point in the Southwest side of Howard Avenue (40 feet wide) at the distance of 120, South 01 degrees 22 minutes East, from a point of intersection of the Southwest corner of Howard Road and Howard Avenue, which said last mentioned point is 893.01 feet South 72 degrees 52 minutes 20 seconds West along Southeast side of Howard Road from the Southwest side of Greenhill Avenue; thence from the last mentioned point of beginning along the Southwest side of Howard Avenue, South 01 degrees 22 minutes East 120 feet to a point a corner of Lot 11; thence leaving said Howard Avenue along Lot 11 South 88 degrees 38 minutes West 100 feet to a point in land now or late of Walter J. Few; thence along the same North 01 degree 22 minutes West 120 feet to a point a corner of Lot 12; thence along Lot 12, the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Zachery A Pichard erroneously stated as Zachery A. Pickard on prior deed, by Deed dated 7/2/2021 and recorded in the Office of the Recorder of Deeds of Chester County on 07/2/2021 in Deed Book Volume 10595, Page 1282, at Instrument No. 11847545 granted and conveyed unto Zachery A. Pickard and Amanda L. Brandt.

PARCEL # 5203E001160000

IMPROVEMENTS thereon: a residential

property

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: Zachery A. Pickard and Amanda L. Brandt

SALE ADDRESS: 119 Howard Road, West Chester, PA 19380

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

SALE NO. 23-3-90

Writ of Execution No. 2022-04095

DEBT \$269,303.41

ALL THAT CERTAIN lot or piece of land designated as Lot 15 on the Plan of lots of The Oxford Land and Improvement recorded in the Office of the Recorder of Deeds, in and for Chester County, in Deed Book X-10 Volume 245, at page 269, situate in the Borough of Oxford, County of Chester and State of Pennsylvania, on the West side of Fifth Street, between South Street and Garfield Street, bounded and described as follow, to wit:

BOUNDED on the North by Lot 14 now owned by John S. Benson, on the East by the West line of Fifth Street, on the South by Lot 16 now owned by Norman M. Stewart and on the West by the East line of a 14 feet wide alley, having a front of 50.3 feet on the West line of Fifth Street and extending back to the East line of the alley aforesaid and having a width of 50 feet on said alley, the south line beginning in eh West line of Fifth Street, 100.6 feet Northwardly from the intersection of the North line of Garfield Street and being 170.5 feet in length.

BEING THE SAME PREMISES which Robert M. Stewart, Jr., Executor of the Estate of Robert M. Stewart, Sr., deceased, by Deed dated October 31, 2016 and recorded November 17, 2016 in the Office of the Re-

cordor of Deeds in and for the County of Chester, Pennsylvania in Book 9436, Page 1335, Document ID # 11510416 granted and conveyed unto Kevin James Bell in fee.

PARCEL # 6-9-134

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: Kevin James Bell

SALE ADDRESS: 322 South 5th Street, Oxford, PA 19363

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

SALE NO. 23-3-91

Writ of Execution No. 2022-04221

DEBT \$196,990.27

ALL THAT CERTAIN, MESSAGE LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF EAST BRADFORD, 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, situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Harmony Glenn West, made by Yerkes Associates, Inc. of West Chester, PA dated 11/22/1977 and last-revised 6/26/1978 as follows, to wit:

Beginning at a point of curve on the Northerly side of an unnamed road, 50 feet wide said point being measured on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 28.71 feet to a point of curve on the Northwesterly side of Briar Wood Circle, 50 feet wide, thence from said beginning point and along said unnamed road the 2 following courses and distances (1) on the arc of a circle curving

to the left having a radius of 561.61 feet the arc distance of 111.35 feet to a point of tangent; (2) South 62 degrees 19 minutes 06 seconds West 32.94 feet to a point in line of land now or late of Earl A. Creamer; thence along the same, North 27 degrees 40 minutes 54 seconds West 139.03 feet to a point a corner of lands now or late of Children's Country Week Association, thence along the same the 2 following courses and distances (1) North 06 degrees 06 minutes 09 seconds East 95.70 feet to a point (2) North 31 degrees 36 minutes 06 seconds East 149.91 feet to a point a corner of Lot #5 on said plan; thence along the same South 45 degrees 39 minutes 25 seconds East 243.34 feet to a point of curve on the Northwest-erly side of said Briar Wood Circle; thence along the same on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 111.40 feet to a point of reverse curve; thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 28.71 feet to the first mentioned point and place of beginning.

Containing 1.223 acres be the same more or less.

Being Lot #4 as shown on said plan.

BEING THE SAME PROPERTY CONVEYED TO GREGORY J. LEE WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM GREGORY J. LEE AND JUDITH G. LEE, DATED OCTOBER 5, 1998, RECORDED JANUARY 7, 1999, AT DEED BOOK 4486, PAGE 2017, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 51-2-111.10

PLAINTIFF: Wells Fargo Bank, NA, S/B/M Wachovia Bank, National Association

VS

DEFENDANT: **Gregory J. Lee**

SALE ADDRESS: 919 Briarwood Circle, West Chester, PA 19380

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

SALE NO. 23-3-92

Writ of Execution No. 2022-06084

DEBT \$254,494.07

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF NEW LONDON, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BEING KNOWN AS LOT NO.2 ACCORDING TO A PLAN OF PROPERTY OF DAVID F. HOLT, MADE BY GEORGE E. REGESTER, JR. & SONS, INC., LAND SURVEYORS, DATED FEBRUARY 24, 1976 AND RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR CHESTER COUNTY, PENNSYLVANIA IN PLAN BOOK NO. 288, AS FOLLOWS:

BEGINNING AT A POINT IN THE TITLE LINE IN THE BED OF MOUNT HOPE ROAD, SAID POINT BEING SOUTH 11 DEGREES 14 MINUTES 34 SECONDS EAST, 175.00 FEET FROM A POINT AT THE INTERSECTION OF SAID MOUNT HOPE ROAD WITH OXFORD ROAD; THENCE FROM SAID BEGINNING POINT AND LEAVING THE BED OF MOUNT HOPE ROAD AND EXTENDING ALONG LOT NO. 1, NORTH 78 DEGREES 45 MINUTES 26 SECONDS EAST, 392.81 FEET TO A POINT IN LINE OF LANDS NOW OR LATE EDWARD P. CHESLOCK; THENCE ALONG THE SAME, SOUTH 09 DEGREES 59 MINUTES 00 SECONDS EAST, 150.03 FEET TO A POINT A CORNER OF LOT NO. 3; THENCE ALONG THE SAME, SOUTH 78 DEGREES 45 MINUTES 26 SECONDS WEST, 389.52 FEET TO A POINT IN THE TITLE LINE OF SAID MOUNT HOPE ROAD; THENCE ALONG THE SAME, NORTH 11 DEGREES 14 MINUTES 34

SECONDS WEST, 150.00 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES which Derek Stine, by Deed dated 3/31/2016 and recorded in the Office of the Recorder of Deeds of Chester County on 4/4/2016 in Deed Book Volume 9286, Page 2398, granted and conveyed unto Jesus L. Juarez, Jr.

PARCEL # 71-01-0027.040

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Jesus L. Juarez Jr.**

SALE ADDRESS: 592 Mount Hope Road, Lincoln University, PA 19352

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

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC 215-886-8790**

**SALE NO. 23-3-97
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, County 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 LAW ASSOCIATES, LTD. 484-690-9300**

SALE NO. 23-3-96

Writ of Execution No. 2022-03988

DEBT \$126,516.96

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF Phoenixville, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL # 15-7-239

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of CSMC 2019-RPL11 Trust

VS

DEFENDANT: **Nancy L. Cotter a/k/a Nancy Lyn Cotter, Administratrix of the Estate of Lorraine Cohen, deceased**

SALE ADDRESS: 415 Westridge Drive aka 415 Westridge Drive, Unit T-170, Phoenixville, PA 19460

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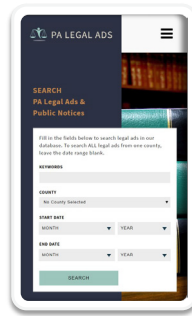
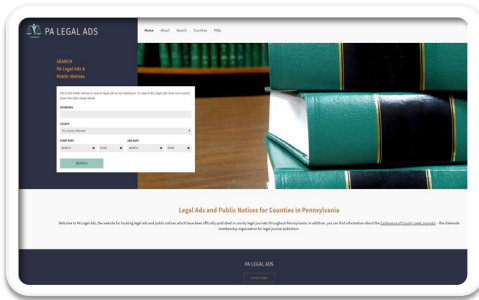
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