



Chester County Law Reporter

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(USPS 102-900)

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[73 Ches. Co. Rep. **Fini vs. Park Place of E. Bradford Comm. Assoc.**

Fini vs. Park Place of E. Bradford Comm. Assoc.

Attorneys' fees

1. The standards in determining whether attorneys' fees are reasonable include, but are not limited to, the amount of work, the difficulty of the problems, the importance of the litigation, the amount of money in question, the degree of responsibility, professional skills and standing of the attorneys, and the results.
2. It takes the same amount of legal work and cost to collect \$1,000.00 or \$50,000.00.
3. The instant Petition for Counsel Fees and Costs arises from a dispute between Plaintiffs/Respondents and their prior homeowners' association involved Plaintiffs parking of their vehicles and related fines and attorney's fees charged to Plaintiffs. Plaintiffs' actions necessitated the great majority of legal fees expended by Defendant in enforcing its rights pursuant to the Declaration and the law. The Court awarded Defendant/Petitioner \$55,000.00 in legal fees.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action No. 2020-03741- MJ; Joseph Fini and Tina Fini, h/w vs. Park Place of East Bradford Community Association

Lindsay Dunn for Plaintiffs

Holly L. Seltzer, Patrick J. Healy and Cathleen Kelly Rebar for Defendant
Binder, J., May 8, 2025:-

JOSEPH FINI and TINA FINI, h/w Plaintiffs vs. PARK PLACE OF EAST BRADFORD COMMUNITY ASSOCIATION Defendant	IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA No. 2020-03741-MJ CIVIL ACTION – LAW
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ORDER and MEMORANDUM

AND NOW, this 8th day of May, 2025, after a hearing held March 4, 2025 on Defendant’s Petition for Counsel Fees and Costs¹ filed October 26, 2022, Plaintiffs/Respondents having failed to file a post-hearing brief as required by this court’s Order entered March 5, 2025, it is hereby **ORDERED** that this court finds in favor of Defendant/Petitioner and awards attorneys’ fees in the amount of \$55,000.00.

BY THE COURT:

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

¹ The full title of the Petition is Petition for Counsel Fees and Costs Pursuant to the Court’s Order and Memorandum of September 26, 2022 and 68 Pa.C.S. Section 5315(g).

MEMORANDUM

The instant Petition for Counsel Fees and Costs arises from a dispute between Plaintiffs/Respondents Joseph and Tina Fini and their prior homeowners' association, Defendant/Petitioner Park Place of East Bradford Community Association. The underlying dispute involved Plaintiffs' parking of their vehicles and related fines and attorney's fees charged to Plaintiffs.

On September 26, 2022, this court found, after a bench trial, in favor of Defendant and against Plaintiffs and awarded \$1,144.45 to Defendant and further ordered Defendant to file a petition for attorney's fees pursuant to 68 Pa.C.S. § 5315(g). See Order and Memorandum filed 9/26/2022. On December 5, 2022, this court denied Plaintiffs' Motion for Reconsideration and Post-Trial Motion. On January 3, 2023, Plaintiffs filed a Notice of Appeal upon which the parties agreed that a hearing on Defendant's Petition for Counsel Fees and Costs should be postponed until Plaintiffs' appeal is resolved. See Order and Memorandum filed 1/5/2023 (noting concerns for efficiency and jurisdiction). Ultimately, this court's September 26, 2022 Order was affirmed by the Commonwealth Court on February 13, 2024. Fini v. Park Place of East Bradford Community Association, 310 A.3d 849 (Pa.Cmwlt. 2024). The Commonwealth Court recognized the pendency of a decision on legal fees beyond the \$1,144.45 originally filed as a lien against the unit pre-dating the lengthy litigation in this matter was deferred pending resolution of that appeal. Id. at 856, n. 8. Accordingly, after the Commonwealth Court's ruling, a hearing on the Petition for Counsel Fees and Costs was ultimately held on March 4, 2025.

At the hearing, Petitioner/Defendant presented the expert testimony of Scott Reidenbach, Esquire. Mr. Reidenbach reviewed the invoices submitted to this court totaling \$89,553.24 (assuming that as Mr. Reidenbach testified he would be owed an additional \$4,000.00 for his time in court testifying). Those fees were inclusive of bills from: (a) Landis & Setzler, P.C., totaling \$4,807.25, Exhibit P-3; (b) Rebar Kelly law firm totaling \$15,367.07, Exhibits P-4, P-8; (c) Gawthrop Greenwood, PC, totaling \$58,298.50, Exhibits P-5, P-6, P-7; and (d) Scott Reidenbach, totaling \$7,060.00, Exhibits P-9, P-10.²

In the seminal case of In re LaRocca's Trust Estate, 246 A.2d 337, 340 (Pa. 1968), the Pennsylvania Supreme Court laid out the standards in determining whether attorneys' fees are reasonable. Those standards include but are not limited to: the amount of work, the difficulty of the problems, the importance of the litigation, the amount of money in question, the degree of responsibility, professional skills and standing of the attorney(s), and the results. Id. Moreover, the issue of excess legal fees related to a small fine or fee from a homeowners' association has been litigated previously. See The Arches Condominium Association v. Lawrence Robinson, 131 A.3d 122 (Pa.Cmwlt. 2017). In Arches, the Commonwealth Court reviewed the decision of the trial court to award \$26,206.68 in legal fees to collect \$1,143.00. Id.

² This leaves a shortfall totaling \$20.42 that was not explained by the testimony and the exhibits provided but which is *de minimis*.

at 126. The Court noted with approval the comment of the trial court that it takes the same amount of legal work and cost to collect \$1,000.00 or \$50,000.00. Id. at 136. The Court analyzed pursuant to LaRocca, supra and found the fees to be reasonable. See also Mountainview Condominium Ass'n v. Bomersbach, 734 A.2d 468 (Pa.Cmwlt. 1999) (finding that \$46,548.64 in legal fees were reasonable due to the homeowner's refusal to pay a delinquent assessment of \$3,831.49 and forcing the association to expend money seeking to recover its legal fees including costs incurred in collecting its legal fees).

Presently, the court notes that Plaintiffs acted unreasonably at various points during this dispute and drove up Defendant's costs. Plaintiffs forced the Association to hire counsel before litigation officially commenced, filed an Emergency Petition seeking injunctive relief, fought throughout the process, filed a motion for reconsideration, filed an appeal, and continued to fight Defendant's request for legal fees. Plaintiffs' actions necessitated the great majority of fees expended by Defendant in enforcing its rights pursuant to the Declaration and the law. Ultimately, this court reviewed the testimony and invoices. There is some duplication of work, including two law firms appearing at oral argument on appeal to the Commonwealth Court. Given the amounts at stake in this matter and the relative simplicity of the legal issues involved at that point, this court finds that such charges are not reasonable.

Moreover, although Plaintiffs/Respondents caused Defendant to pursue them for fees and, at every turn, avoided the possibility of resolving this matter and ending the need for further litigation, this court finds that some of the time spent was unreasonable in light of the amounts being sought and complexity of the issues at various points (for example, excessive time was charged in responding to the Motion for Reconsideration given the low likelihood of success of Plaintiffs' Motion). See LaRocca, supra, 246 A.2d at 340 (addressing the trial court's reduction from the requested attorney's fees and stating, "while the services of the attorneys consumed a tremendous amount of time and produced a very beneficial result for their client ... the small amount of money must be taken into consideration in fixing their fee; and, we repeat, we find no clear or palpable error in [the] award."). Moreover, although an excellent and thorough expert report was provided by Mr. Reidenbach, there was no need to hire an expert to prove the reasonableness of the fees as it could have been established through the property manager of the association or other witnesses (and possibly through judicial notice pursuant to Pa.R.E. 201). See Arches, supra, 131 A.2d at 133 (noting that the association did not need to use an expert to establish the reasonableness of attorney's fees and rejecting appellant's claims that such an expert was necessary).

Accordingly, for the reasons stated above, this court awards \$55,000.00.

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

LAW NO. 2025-04917-NC

NOTICE IS HEREBY GIVEN that the name change petition of Zachary Forrest Christman and Lauren Claire Christman was filed in the above-named court and will be heard on Tuesday, October 7, 2025 at 3:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, June 4, 2025
Name to be changed from: Zachary Forrest Christman and Lauren Claire Christman to: Zachary Forrest Keim and Lauren Claire Keim
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
REBECCA L. BELL, Attorney for Petitioners
1095 Ben Franklin Hwy E
Douglassville, PA 19518

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

LAW NO. 2025-05677-NC

NOTICE IS HEREBY GIVEN that the name change petition of Ignatius Joseph Grasso a/k/a Joseph Grasso was filed in the above-named court and will be heard on Tuesday, October 28, 2025 at 3:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester,

Pennsylvania.
Date of filing the Petition: Friday, June 27, 2025
Name to be changed from: Ignatius Joseph Grasso a/k/a Joseph Grasso to: Joseph Ignatius Grasso
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. 2025-05696-NC

NOTICE IS HEREBY GIVEN that the name change petition of Richard Andrew Heverly was filed in the above-named court and will be heard on Tuesday, November 18, 2025 at 3:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, June 27, 2025
Name to be changed from: Richard Andrew Heverly to: Richard Ivo Bergonzoni
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

DISSOLUTION NOTICE

Notice is hereby given to all creditors and claimants of Jane Chalfant Inc., a Pennsylvania business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of articles of dissolution with the Pennsylvania Corporation Bureau pursuant to the Pennsylvania Business Corporation Law of 1988, as amended.

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

BEAUREGARD, Keith S., late of West Whiteland Township. Karyn L. Seace, CELA, 105 East Evans

Street, Evans Building, Suite A, West Chester, PA, 19380, Executrix.

BEST, Bonnie Lou, late of West Chester. Constance B. Hughes, 109 Skyline Drive, Landenburg, PA 19359, care of MATTHEW BORGER, Esquire, 32 South Church St., West Chester, PA 19382, Personal Representative. MATTHEW BORGER, Esquire, Noone and Borger, LLC, 32 South Church St., West Chester, PA 19382, atty.

CAIRNS, Patricia A., late of Atglen. Mark McWilliams and Paul McWilliams, care of DANIEL R. FALLON, Esquire, 1100 Bondsville Road, Downingtown, PA 19335, Co-Executors. DANIEL R. FALLON, Esquire, 1100 Bondsville Road, Downingtown, PA 19335, atty.

CARAPPELLUCCI, Karen Jan, late of Penn Township. Joseph D. Carapellucci, 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.

CARNS, Helen Michele, a/k/a Helen M. Carns, late of Spring City Borough. Brandon R. Carns, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executor. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

CUSHMAN, Stephen E., late of Coatesville. Amanda Cushman Holm, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA, 19341, Executrix. RYAN J. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA, 19341, atty.

DIVIRGILIO, Nancy A., late of London Grove Township. Bruce W. Laverty, Esquire, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA, 19382, Executor. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA, 19382, atty.

DRISCOLL, Eleanor Anderson, a/k/a Eleanor A. Driscoll, late of Willistown Township. Bernard E. Driscoll, II, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Administrator. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

DROLET, Graciela, late of Phoenixville. Maureen E. Waxler, 615 S Bethlehem Pike, Ambler, PA 19002, care of JOHN J. COLL, JR., Esquire, 28 Rich-

ard Lee Lane, Phoenixville, PA 19460, Executrix. JOHN J. COLL, JR, Esquire, 28 Richard Lee Lane, Phoenixville, PA 19460, atty.

HOLLEY, Blanche M, late of East Goshen Township. Harry Lee Holley, Jr., care of VINCENT CAROSELLA, JR, Esquire, 882 S. Matlack St, Ste 101, West Chester, PA 19382, Administrator. VINCENT CAROSELLA, JR, Esquire, 882 S. Matlack St, Ste 101, West Chester, PA 19382, atty.

JAN, Chao Hsiang David, late of West Whiteland. Kuei Yin Caroline Lo, 111 Pendula Court, West Chester, PA 19380, care of JENNIFER H. WALKER, Esquire, 31 S. High St, Suite 200, West Chester, PA 19382, Administratrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, LLC., 31 S. High St, Suite 200, West Chester, PA 19382, atty.

JONES, JR., William W, late of Kennett Square. Stephanie Ingram, care of MICHAEL T. IMMS, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. MICHAEL T. IMMS, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

KAUFFMAN, Sharon L., late of Glenmoore. George C. Kugler, 21 Buck Drive, Glenmoore, PA 19343, care of STEPHEN SIANA, Esquire, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, Executor. STEPHEN SIANA, Esquire, Siana Law, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

KOSLOWSKY, SR., Thomas E., late of Caln Township. Debra Luongo, 215 Scott Dr., Exton, PA 19341, care of GARTH G. HOYT, Esquire, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, Administratrix. CTA. GARTH G. HOYT, Esquire, McNees Wallace & Nurick, LLC, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, atty.

LAFFERTY, Marjorie H., late of Toughkenamon. Philip A. Lafferty, Jr., care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA, 19348, Executor. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, Kennett Square, PA, 19348, atty.

LEWIS, SR., John P., late of City of Landenberg. Robert C. Lewis, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA, 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLC, P.O. Box 384, Kennett Square, PA, 19348, atty.

LUCCI, Marjorie R., late of West Chester. Hollie McDonald, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Ave, Brookhaven, PA, 19015, Admin-

istrator. DANA M. BRESLIN, Esquire, 3305 Edgmont Ave, Brookhaven, PA, 19015, atty.

LUKACH, Shirley S., late of Exton/West Whiteland Township. Donna Golden, 950 Dietz Road, York, PA, 17402, care of DANIEL F. MONAHAN, Esquire, 535 N Church Street, Suite 170, West Chester, PA, 19380, Executrix. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church Street, Suite 170, West Chester, PA, 19380, atty.

MALLOY, Eunice Ann, late of Coatesville. Roxann Malloy Fuchs, 12 Northfield Dr, Downingtown, PA 19335, Executrix.

McCUTCHEON, John Hamilton, late of Oxford. Dorothy Simpson, 3701 Homeville Road, Cochranville, PA 19330 and William McCutcheon, 728 Tobacco Run Drive, Bel Air, MD 21015, Executors.

MURDAUGH, Michelle P., late of Borough of Downingtown. Gary S. Plank, care of WHITNEY P. O'REILLY, Esquire, 1600 Market Street, Fl 32, Philadelphia, PA 19103, Executor. WHITNEY P. O'REILLY, Esquire, Cohen Seglias Pallas Greenhall & Furman, PC, 1600 Market Street, Fl 32, Philadelphia, PA 19103, atty.

PALSKI, Virginia, late of Malvern. Michael Palski, 290 Paisley Dr, Colorado Springs, CO 80906, Personal Representative.

PARTRIDGE, Maryann, late of East Bradford Township. George R. Partridge, Jr., care of JOHN A. WETZEL, Esquire, 122 S. Church St., West Chester, PA 19382, Administrator. JOHN A. WETZEL, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

PITTS, Carol Kistler, late of Phoenixville. Barbara Schredensheck, 532 Daventry Road, Berwyn, PA 19312, Personal Representative.

REPICE, John J., late of Honey Brook Township. Ronald M. Repice, care of GREGORY J. SPADEA, Esquire, 1300 MacDade Blvd., Ste. 1, Folsom, PA 19033, Executor. GREGORY J. SPADEA, Esquire, Spadea & Associates, LLC, 1300 MacDade Blvd., Ste. 1, Folsom, PA 19033, atty.

SBARBARO, Catherine Grace, a/k/a Catherine Sbarbaro, late of West Vincent Township. Jessica Bakey, 1430 S. Beaver Hill Rd., Chester Springs, PA 19425 and John Sbarbaro, IV, 106 Lewisville Ct., Phoenixville, PA 19460, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executors. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

STACKHOUSE, Joan, late of Malvern. Brian Stackhouse, 405 Chesterfield Drive, Downingtown, PA 19335 and Bob Stackhouse, 303 East Broad Street, Malvern, PA 19335, Executors.

TAYLOR, Margot S., a/k/a Margot Shaw Taylor, late of Kennett Square. Carol S. Taylor, 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.

TENTOR, Kathleen S., late of Lower Oxford Township. Beth Ann Morris, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA, 19348, Executrix. EMILY T. ABELS, Esquire, Larimore Scarlett, LLC, P.O. Box 384, Kennett Square, PA, 19348, atty.

TOWNSEND, Charlotte Jane, late of Coatesville City. Jennifer D. Lewis, care of JOHN J. DEL CASALE, Esquire, 300 W. State St., St. 207, Media, PA 19063, Administrator. JOHN J. DEL CASALE, Esquire, M. Mark Mendel, LTD., 300 W. State St., St. 207, Media, PA 19063, atty.

URBINE, JR., Lawrence Raymond, late of Borough of Downingtown. Mary S. Urbine, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA, 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA, 19341, atty.

WAGNER, David L., late of West Pikeland Township. Patricia A. Thornton, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

WATSON, John W., late of Spring City. Andrea Watson, 42 Lee Ridge Lane, Chester Gap, VA, 22623, care of SCOTT F. BREIDENBACH, Esquire, 2158 Sunnyside Ave., Pottstown, PA, 19464, Administrator. SCOTT F. BREIDENBACH, Esquire, 2158 Sunnyside Ave., Pottstown, PA, 19464, atty.

WHITELOCK, Hildegard Anna, late of East Whiteland Township. John Whitelock, care of ELIZABETH R. HOWARD, Esquire, 301 Gay St., PO Box 507, Phoenixville, PA, 19460, Administrator. ELIZABETH R. HOWARD, Esquire, 301 Gay St., PO Box 507, Phoenixville, PA, 19460, atty.

WHITEMAN, Donna Michele, a/k/a Donna M. Whiteman, late of East Bradford. Samuel A. Strouth, 310 Blue Rock Road, West Chester, PA, 19382-2031, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA, 19372, Executor. WIL-

LIAM T. KEEN, Esquire, Keen Keen & Good, LLC, Address, atty.

WILLIAM-HUFNAGEL, Monico, a/k/a Minico Hufnagel and Minico Williams Hufnagel, late of Coatesville. Nicolo Stewart, care of ANITA FULWILER O'MEARA, Esquire, 50 South First Avenue, Coatesville, PA 19320, Executor. ANITA FULWILER O'MEARA, Esquire, The O'Meara Law Firm, PC, 50 South First Avenue, Coatesville, PA 19320, atty.

WOLFSON, Aino Marjatta, a/k/a Aino Wolfson, late of West Chester Borough. Paul Robert Wolfson, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

2nd Publication

BERRY, Helen L., late of East Vincent Township. James A. Berry, 167 Valley Rd., Birdsboro, PA 19508, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

BRADLEY, Thomas R., a/k/a Thomas Richard Bradley, late of East Whiteland Township. James T. Bradley, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administrator. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

CANNATA, Frances, a/k/a Fran Stimmler and Frances Cannata Stimmler, late of Willistown Township. Frank J. Seaman-Baldaro, care of LEIGH A. SEGAL, Esquire, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, Executor. LEIGH A. SEGAL, Esquire, Wisler Pearlstone, LLP, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, atty.

COLBERT, Kiesha, late of Downingtown. Madeson Payge Colbert, 256 Church Street, Downingtown, PA, 19335, Executrix.

DeHART, Patricia A., late of Tredyffrin Township. Charlene Rafine, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

HAZZARD, Sandra M., late of East Marlborough Township. Valerie Murray, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HUGGLER, II, George William, a/k/a George W. Huggler, 2nd, George William Huggler and George William Huggler, Jr., late of Charlestown Township. Linda W. Huggler, care of RICHARD C. PARKER, Esquire, 175 Strafford Ave., Ste. 230, Wayne, PA 19087, Executrix. RICHARD C. PARKER, Esquire, Miles & Parker, LLP, 175 Strafford Ave., Ste. 230, Wayne, PA 19087, atty.

KREMPA, Florence M., late of Birmingham Township. Allison K. O'Brien and Kimberly K. Schneider, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrices. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

MAYO, Gregory Lee, late of West Chester. Brian Dean Mayo, 659 Rice Boulevard, Apt 522, Exton, PA 19341, care of DEIRDRE A. AGNEW, Esquire, 1450 East Boot Road, Building 400A, West Chester, PA 19380, Administrator. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

McGARRIGLE, Joan Ann, late of West Chester Borough. William McGarrigle, care of JEAN WHITE E. JONES, Esquire, 130 W. Lancaster Ave., Wayne, PA 19087, Executor. JEAN WHITE E. JONES, Esquire, Butera, Jones & Peterson, LLC, 130 W. Lancaster Ave., Wayne, PA 19087, atty.

MORRISON, Olive R., late of Kennett Township. Kevin S. Morrison, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

MYERS, Anna W., late of Kennett Township. Mark B. Myers, 36 Crosslands Dr., Kennett Square, PA 19348, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

O'DONNELL, Virginia Sefton, a/k/a Virginia S. O'Donnell, late of Tredyffrin Township. Erinn

O'Donnell, care of LESLEY M. MEHALICK, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Administratrix. LESLEY M. MEHALICK, Esquire, McAndrews, Mehalick, Connolly, Hulse & Ryan, P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

PERKINS, Nanci C, a/k/a Nanci Carol Perkins and Nanci C. Alvarez, late of Sadsbury Twp. Pamala A. Rhoads, 213 E State St, Kennett Square, PA 19348 care of CLARE MILLINER, Esquire, 213 E State St, Kennett Square, PA 19348, Executrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

RANDAZZO, Kathleen M., late of Downingtown. Scott C. McIntosh, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, care of SCOTT C. McINTOSH, Esquire, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, Executor. SCOTT C. McINTOSH, Esquire, Lewis + McIntosh, LLC, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, atty.

RILEY, Barbara Livingston, late of Tredyffrin Township. Katherine Oram, 1532 Sugartown Rd., Paoli, PA 19301, care of GREGORY A. BARONI, Esquire, 13 E. Central Ave., Paoli, PA 19301, Executrix. GREGORY A. BARONI, Esquire, 13 E. Central Ave., Paoli, PA 19301, atty.

SCHLOSSER, Emilie L., late of East Marlborough Township. Nicole Schlosser, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SKADELAND, Elizabeth M., a/k/a Elizabeth Margit Myhre Skadeland and Elizabeth Margit Skadeland, late of Willistown Township. Margit Skadeland Julicher, 132 Bellwood Ct, Phoenixville, PA 19460, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Ave., Berwyn, PA 19312, Administrator C.T.A.. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Ave., Berwyn, PA 19312, atty.

SPAULDING, Carlyle, a/k/a Carl Paul Spaulding and Carlyle Paul Spaulding, late of West Goshen Township. Andrew Spaulding, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executor. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

SULLIVAN, Joan Ruth Moore, late of West Chester Borough. Richard F. Moore, care of LISA

COMBER HALL, Esquire, 27 S Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S Darlington Street, West Chester, PA 19382, atty.

SULLIVAN, JR., Joseph F., a/k/a Joseph Francis Sullivan, Jr., late of Elverson Borough. Faye Anne C. Sullivan, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

3rd Publication

BEHREND, Herman, late of West Brandywine Township. Richard Behrend, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

BURNS, Robert J., late of Penn Township. Alison Guzzio, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Administratrix CTA. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

COOPER, Nancy E, late of Valley Twp.. Linda K. Cooper, 213 E State St., Kennett Square PA 19348, care of EDWARD M FOLEY, Esquire, 213 E State St., Kennett Square PA 19348, Executrix. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St., Kennett Square PA 19348, atty.

DAVIS, Elizabeth Woodville, late of West Goshen Twp.. Richard T. Davis, 859 Brandywine Rd., Downingtown, PA 19335, care of JEFFREY W. SODERBERG, Esquire, P.O. Box 1229, Skippack, PA 19474, Administrator. JEFFREY W. SODERBERG, Esquire, Mandracchia Law, LLC, P.O. Box 1229, Skippack, PA 19474, atty.

DeSANCTIS, Vincent J., a/k/a Vincent DeSanctis and Vincent Joseph DeSanctis, late of Willistown Township. Denise M. Babcock, care of MICHAEL J. MATTSON, Esquire, 21 W. Third St., Media, PA 19063, Executrix. MICHAEL J. MATTSON, Esquire, Musi, Mattson, Daubenberger & Clark, LLP, 21 W. Third St., Media, PA 19063, atty.

FAUST, Margaret Joan, late of Uwchlan Twp.. David J. Faust, 2834 Wimbledon Lane, Lancaster, PA 17601, care of HOLLY S. FILIUS, Esquire, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601,

Executor. HOLLY S. FILIUS, Esquire, RKG Law, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601, atty.

HUTTON, Frances Sue, late of West Chester Borough. Kenneth Robert Hutton, 412 Pierre Dr., Kennett Square, PA 19348, care of STEPHEN M. PORTER, Esquire, 125 Strafford Ave., Ste. 112, Wayne, PA 19087, Executor. STEPHEN M. PORTER, Esquire, Brett Senior & Associates, P.C., 125 Strafford Ave., Ste. 112, Wayne, PA 19087, atty.

IRWIN, Joan M., late of West Brandywine Township. Karen Irwin Hite, 25 Benner Rd., Royersford, PA 19468 and James E. Johnson, 117 Beverly Drive, Kennett Square, PA 19348, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executors. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

IRWIN, JR., George Middleton, a/k/a Dr. George M. Irwin, late of West Brandywine Township. Karen Irwin Hite, 25 Benner Rd., Royersford, PA 19468 and James E. Johnson, 117 Beverly Drive, Kennett Square, PA 19348, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executors. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

JOHNSON, Jeanette Smith, a/k/a Jeanette S Johnson and Jeanette Ethel Smith Johnson, late of East Whiteland. Jeffrey Brooks Johnson, 850 Avenida Salvador, San Clemente, CA 92672, Executor.

LAMB, Richard F., late of Kennett Township. Brian Andrew Lamb, care of DONALD B. LYNN JR., Esquire, P.O. Box 384, Kennett Square, PA, 19348, Executor. DONALD B. LYNN JR., Esquire, Larimore Scarlett LLP, P.O. Box 384, Kennett Square, PA, 19348, atty.

LAMMER, Robert William, a/k/a Robert W. Lammer, late of Tredyffrin Township. Dorothy L. Lammer, 518 Wyncotte Circle, Berwyn, PA 19312, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

LATTANZE, Michael David, a/k/a Michael D. Lattanze, late of North Coventry Township. Jennifer Kirkpatrick, 923 Hickory Grove Dr., Royersford, PA 19468, 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.

McADOO, Nancy T., late of West Brandywine

Twp. Earl E. Metzler, 3rd, care of RYAN J. GRIF-FIN, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, Esquire, James B. Griffin, PC, 623 N. Pottstown Pike, Exton, PA 19341, atty.

MONK, Dolores Imogene, late of Paoli. Laura M Ruzzini, 913 Dolphin Drive, Malvern PA 19355, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Executrix. MICHAELANGELO L. DIPPOLITO, Esquire, Peoples Law Firm, LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

NOBLE, Barbara A., a/k/a Barbara Ann Noble, late of West Chester Borough. Janeen Connell, care of ROBERT W. HERSHMAN, JR., Esquire, 6 East Hinckley Avenue, 1st Floor, Ridley Park, PA, 19078, Administratrix. ROBERT W. HERSHMAN, JR., Esquire, 6 East Hinckley Avenue, 1st Floor, Ridley Park, PA, 19078, atty.

SANDERS, Catherine H, late of New Garden Township. Michael L. Sanders, care of GREGORY J. WEINIG, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executor. GREGORY J. WEINIG, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

SHEETY, Alia, late of Tredyffrin Township. Ebrihal Shity, care of MATTHEW J. McCONNELL, Esquire, Two Bala Plaza, Ste. 300, Bala Cynwyd, PA 19004, Executrix. MATTHEW J. McCONNELL, Esquire, Two Bala Plaza, Ste. 300, Bala Cynwyd, PA 19004, atty.

SIDDONS, Christine M., a/k/a Christine Siddons, late of West Whiteland Township. Kimberly Khouzam, care of PETER E. BORT, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, Executrix. PETER E. BORT, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, atty.

SIMCOX, Anna Ruth, a/k/a Anna R. Simcox, late of West Whiteland Township. Walter W. Simcox, Jr., 1190 Romansville Rd., Coatesville, PA 19320, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

TANZILLI, Richard A., a/k/a Richard A. Tanzilli, Sr., late of Malvern, Willistown Township. Lia A. Gorman and Richard A. Tanzilli, II, care of MICHAEL G. DEEGAN, Esquire, 134 W. King Street, Malvern, PA 19355, Executors. MICHAEL G. DEEGAN, Esquire, 134 W. King Street, Malvern, PA

19355, atty.

WALSH, David Gerard, late of East Whiteland Township. Meghan C. Walsh and David Gerard Walsh, Jr. care of JAMES F. CROTTY, Esquire, 390 Colwin Court, Blue Bell, PA 19422, Administratrix. JAMES F. CROTTY, Esquire, 390 Colwin Court, Blue Bell, PA 19422, atty.

WENCLEWICZ, SR., Stephen Stanley, a/k/a Stephen Stanley Wenclewicz, late of Valley Township. Janine Marie Ireland, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 23, 2025, for **Barbed Wire Farm** with a principal place of business located at 218 Roneys Corner Rd., Oxford, PA 19363 in Chester County. The individuals interested in this business are Natalia Aubry and Dakota Aubry, also located at 218 Roneys Corner Rd., Oxford, PA 19363. This is filed in compliance with 54 Pa.C.S. 311.

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 7, 2025, for **The Change Equation** with a principal place of business located at 1916 General Alexander Dr, Malvern, PA 19355 in Chester County. The individual interested in this business is Shereen El Mallah, also located at 1916 General Alexander Dr, Malvern, PA 19355. This is filed in compliance with 54 Pa.C.S. 311.

FICTITIOUS NAME

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

fictitious name, style or designation of

Frank The Fixer, LLC, with its principal place of business at 3 Pelham Dr., Landenberg, PA 19350. The application has been (or will be) filed on: Wednesday, June 25, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Francis P Gavin, 3 Pelham Dr., Landenberg, PA 19350.

FICTITIOUS NAME

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

Holla Tyson, with its principal place of business at 911 Merrybell Lane, Kennett Square, PA 19348. The application has been (or will be) filed on: Friday, February 28, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Holly N. Tyson, 911 Merrybell Lane, Kennett Square, PA 19348.

1st Publication of 3

TRUST NOTICE

THE DONALD C. KUPERSMITH REVOCABLE LIVING TRUST DATED 11/30/2016 AS AMENDED AND RESTATED 7/9/2024 DONALD C. KUPERSMITH, Deceased Late of Easttown Township, Chester County, PA This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to RICHARD T. KUPERSMITH, TRUSTEE, c/o Jonathan H. Ellis, Esq., One Tower Bridge, 100 Front St., Ste 100, Conshohocken, PA 19428, Or to his Attorney: JONATHAN H. ELLIS FLASTER GREENBERG PC

One Tower Bridge
100 Front St., Ste 100
Conshohocken, PA 19428

2nd Publication of 3

TRUST NOTICE

ELIZABETH V. GORDON LIVING TRUST dtd
FEBRUARY 1, 2002, AS AMENDED
ELIZABETH V. GORDON, Deceased
Late of East Caln Township, Chester County, PA
This Trust is in existence and all persons having
claims or demands against said Trust or decedent are
requested to make known the same and all persons
indebted to the decedent to make payment without
delay to DOUGLAS L. GORDON, TRUSTEE, c/o
Marilyn Seide Mitchell, Esq., 200 Eagle Rd., Ste.
106, Wayne, PA 19087,
Or to his Attorney:
MARILYN SEIDE MITCHELL
HERR POTTS & POTTS LLC
200 Eagle Rd., Ste. 106
Wayne, PA 19087

3rd Publication of 3

TRUST NOTICE

Notice is hereby given of the administration of the
Trust set forth below. All persons having claims
or demands against the decedent are requested to
make known the same and all persons indebted to
said decedent are required to make payment without
delay to the trustees or attorneys named at below:
Suzanne C. Naylor Trust Under Agreement Dated
5/26/1993, as Amended & Restated 5/22/2024.
Suzanne C. Naylor, deceased, late of Malvern
Borough, Chester County, Pennsylvania.
Successor Trustee: Robert Tomilson, 2001 Market
St., Ste. 2620, Philadelphia, PA 19103.
Attorney: Daniel Gibbon, Clark Hill PLC, 2001
Market St., Suite 2620, Philadelphia, PA 19103

NOTICE

Court of Common Pleas - Chester County, PA - Civil
Action - Law - No. 2024-04977-RC - Mortgage
Foreclosure - Citizens Bank, N.A. s/b/m to Citizens
Bank of Pennsylvania, Plaintiff vs. Robert Jara,
Defendant - NOTICE - TO: Robert Jara, Defendant,
20 Hunter Dr., Glenmoore, PA 19343 - NOTICE
OF SHERIFF'S SALE OF REAL PROPERTY -

TAKE NOTICE that the real estate located at 20
Hunter Dr., Glenmoore, PA 19343, is scheduled to
be sold at Sheriff's Sale on 8/21/25 at 11:00 A.M.,
at www.bid4assets.com/chestercopasheriffsales to
enforce the court judgment of \$36,044.05, obtained
by Plaintiff (the mortgagee). Property Description:
Prop. sit in the Twp. of West Brandywine, Chester
County, PA, Containing 20,000 sq. ft. of land, more
or less. BEING prem. 20 Hunter Dr., Glenmoore,
PA. Tax Parcel #29-4-364. Improvements consist of
residential property. Sold as the property of Robert
Jara. TAKE NOTICE that a Schedule of Distribu-
tion will be filed by the Sheriff on a date specified
by the Sheriff not later than thirty (30) days after
sale. Distribution will be made in accordance with
the schedule unless exceptions are filed thereto
within 10 days after the filing of the schedule. LAW
OFFICES OF GREGORY JAVARDIAN, LLC, Atty.
for Plaintiff, 1310 Industrial Blvd., 1st Fl., Ste. 101
Southampton, PA 18966, 215.942.9690

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, July 17th, 2025 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, August 18th, 2025.** 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. 25-7-182

Writ of Execution No. 2023-03907

DEBT \$452,253.13

All that certain piece or parcel or Tract of land situate in the Township of Honey Brook, Chester County, Pennsylvania, and being known as 246 Icedale Road, Honey Brook, Pennsylvania 19344

UPI # 22-11-60.6A & 22-11-40.5A

PLAINTIFF: Navy Federal Credit Union
VS

DEFENDANT: **Eleanor D. Fineran**

SALEADDRESS: 246 Icedale Road, Hon-

ey Brook, PA 19344

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

SALE NO. 25-7-183

Writ of Execution No. 2017-11225

DEBT \$2,546.42

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plat of Planned Community entitled "Valley View, a Planned Community", prepared by Carroll Engineering Corporation, Warrington, PA, for Orleans Corporation, dated 3/22/99, last revised 9/27/2000, as follows, to wit:

BEGINNING at a point being in the Northwest corner of Lot 92, said point being located the following courses and distances as measured from a common point of the existing Old Pottstown Pike right of way, the outbound property line for "Valley View, a Planned Community" and the center line of Mountain View Drive, thence (A) along the center line of Mountain View Drive North 30 degrees 16 minutes 12 seconds East the distance of 84.64 feet to a point; thence (B) along the same on a curve to the right with a radius of 210.00 feet an arc distance of 181.32 feet to a point of tangent; thence (C) along the same North 79 degrees 44 minutes 29 seconds East the distance of 113.72 feet to a point; thence (D) along the same on a curve to the left with a radius of 200.00 feet an arc distance of 73.88 feet to a point of tangent; thence (E) along the same North 58 degrees 34 minutes 39 seconds East the distance of 296.18 feet to a point of tangent; thence (F) along the same on a curve to the right with a radius of 250.00 feet an arc distance

of 141.77 feet to a point of tangent; thence (G) along the same South 88 degrees 55 minutes 53 seconds the distance of 254.28 feet to a point of tangent; thence (H) along the same on a curve to the left with a radius of 200.00 feet an arc distance of 88.17 feet to a point; thence (I) continuing along the center line of Mountain View Drive North 65 degrees 48 minutes 39 seconds East the distance of 263.02 feet to a point; thence (I) along the same on a curve to the right with a radius of 170.00 feet an arc distance of 283.25 feet to a point of intersection of the center lines of Mountain View Drive and Tall Pines Drive (formerly High View Drive); thence (J) along the center line of Tall Pines Drive North 71 degrees 16 minutes 30 seconds East the distance of 34.03 feet to a point; thence (K) leaving the center line of Tall Pines Drive South 18 degrees 43 minutes 29 seconds East the distance of 42.78 feet to the Northwest corner of Lot 94; thence (L) along the common property line of Lots 94 and 93 of "Valley View, a Planned Community" the distance of 48.00 feet to the Northwest corner of Lot 92, the POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING the four following courses and distances: (1) along the party wall on line between Lots 93 and 92, South 18 degrees 51 minutes 17 seconds East the distance of 80.00 feet to a point; thence (2) North 71 degrees 08 minutes 43 seconds East the distance of 24.00 feet to a point; thence (3) along the party wall on line between Lots 91 and 92 North 18 degrees 51 minutes 17 seconds West the distance of 80.00 feet to a point; thence (4) South 71 degrees 08 minutes 43 seconds West the distance of 24.00 feet to the POINT OF BEGINNING.

BEING PART OF UP! It41-5-156 BEING commonly known as: 204 Tall Pines Drive.

BEING part of the same premises which Orleans Corporation, a Pennsylvania corporation by Deed dated April 10, 2002 and recorded in the Chester County Recorder

of Deeds Office on April 16, 2002 at Instrument No. 10073284, granted and conveyed unto George T. Smith, in fee.

UPI # 41-5-156

PLAINTIFF: Valley View Community Association, a/k/a Courts At Valley View

VS

DEFENDANT : **George T. Smith**

SALE ADDRESS: 204 Tall Pines Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **GAWTHROP GREENWOOD, PC 610-889-0700**

SALE NO. 25-7-185

Writ of Execution No. 2024-09440

DEBT \$875,712.61

Property to be sold is situated in the township of West Goshen, County of Chester and State of Pennsylvania.

Tax Parcel # 5206 00120000

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

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of MFA 2021-NQM1 Trust

VS

DEFENDANT : **Mark Sulek**

SALE ADDRESS: 301 Westtown Way, West Chester, PA 19382

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

SALE NO. 25-7-187

Writ of Execution No. 2022-07291

DEBT \$6,582.66

ALL THA T CERTAIN tract or piece of ground, with the hereditaments and appurtenances, thereon erected, SITUATE in the

Township of Caln, County of Chester, and State of Pennsylvania.

Tax Parcel # 39-4-37

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT : **Stacy L. Tukloff**

SALE ADDRESS: 606 W. Bondsville Road, Caln Township, PA 19335

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

SALE NO. 25-7-188

Writ of Execution No. 2025-00577

DEBT \$445,719.65

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania, and described according to a plan thereof made by Meagher Construction Company, Inc., by Reeder and Magarity Professional Engineers, Upper Darby, PA., on June 27, 1960, as follows, to wit:

BEGINNING at a point in the center line of Nathan Hale Road (50 feet wide) which point is measured North 21 degrees 24 minutes 52 seconds West, 639.848 feet along the same from its intersection with the center line of Ferragut Road (50 feet wide) (as shown on said plan); thence extending from said beginning point, South 68 degrees 35 minutes 8 seconds West, 229.087 feet to a point; thence extending North 22 degrees West, 318.225 feet to a point in the bed of Nathan Hale Road, aforesaid thence extending through the bed of Nathan Hale Road, aforesaid; thence extending along the center line of Nathan Hale Road, the two following courses and distances: (1) South 67 degrees 7 minutes East 157.323 feet to appoint of curve; and

(2) on a line curving to the right having a radius of 300 feet the arc distance of 2398.30 feet to the first mentioned point and place of beginning.

BEING Lot No. 108 as shown on said Plan.

BEING PART OF the same premises which Michael T. Osborne and Laura L. Osborne, husband and wife, by Deed dated August 30, 2002, and recorded September 17, 2002 in Chester County in Record Book 5389, Page 1486, Document No. 10128097 conveyed unto Joseph E. Kravitz, in fee.

UPI # 55-4-129.64

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for MFRA Trust 2015-1

VS

DEFENDANT : **Joseph E. Kravitz**

SALE ADDRESS: 810 Nathan Hale Road, Berwyn, PA 19312

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

SALE NO. 25-7-189

Writ of Execution No. 2022-10140

DEBT \$309,922.63

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

Tax Parcel # 38-02-0129.400

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

VS

DEFENDANT : **JAMES JACKSON**

SALE ADDRESS: 841 Franklin Street, Coatesville, PA 19320

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

County in Record Book 10995, Page 1772,
Document No. 11960156 conveyed unto
Davis road Holdings LLC, in fee.

UPI # 54-2-51

PLAINTIFF: Sun East Federal Credit
Union

VS

**DEFENDANT : Davis Road Holdings
LLC**

SALE ADDRESS: 804 Forest Lane, Mal-
vern, PA 19355

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

SALE NO. 25-7-191

Writ of Execution No. 2024-08863

DEBT \$756,525.39

ALL THAT CERTAIN lot or piece of
ground situate in the Township of Willis-
town, County of Chester and Common-
wealth of Pennsylvania, bounded and de-
scribed according to a Subdivision Map
of Property of J. Frank Thompson, made
by Alva L. Rogers, Civil Engineer and
Surveyor, Ardmore, PA, 5/12/1951, as fol-
lows, to wit:

BEGINNING at a point in the middle of
Forrest Lane at the distance of 416.23
feet measured Southwestwardly along the
middle line of said Forrest Lane from its
intersection with the middle line of Sugar-
town Road; thence extending along the
middle line of said Forrest Lane, South 70
degrees 00 minutes West 166.45 feet to a
point; thence extending along land to be
conveyed to Robert C. Kurash the four fol-
lowing courses and distances:

1. North 15 degrees 41 minutes West 78.50
feet to a point;
2. North 19 degrees 18 minutes West 85
feet to a point;
3. North 15 degrees 14 minutes West 79
feet to a point, and
4. North 17 degrees 24 minutes West 31.99
feet to a point;

thence extending North 70 degrees 00
minutes East 151.48 feet to a point; thence
extending South 20 degrees 00 minutes
East 273.95 feet to the first mentioned
point and place of Beginning.

BEING PART OF the same premises
which Kelus Group Holdings LLC, by
Deed dated December 16, 2022, and re-
corded December 27, 2022 in Chester

ALL THAT CERTAIN lot or piece of
ground, situate in the Township of Willis-
town, County of Chester, Commonwealth
of Pennsylvania, described according to a
Plan of Property for E. Adrian Teaf, said
Plan made by Howard W. Dora, Reg-
istered Surveyor, dated 5/17/1967, last
revised 8/9/1967, and recorded at West
Chester, Pennsylvania in and for the Coun-
ty of Chester in Plan Book 27, page 22 on
11/6/1967, as follows, to wit:

BEGINNING at a point on the title line in
the bed of Garrett Mill Road (60 feet wide),
a corner of Parcel No. 1, said point being
measured by the four following courses
and distances along the title line through
the bed of Garrett Mill Road from its point
of intersection with the title line in the bed
of West Chester Pike, (1) North 19° 45'
West the distance of 997.65 feet to a point,
(2) North 23° 52' 40" West the distance of
253.01 feet to a point; (3) North 82° 50'
West the distance of 54.64 feet to the point
of beginning; thence extending from said
point of beginning and along Parcel No. 1
the three following courses and distances
(1) North 83° 23' West crossing the South-

westerly side of Garrett Mill Road the distance of 605.49 feet to a point, a corner; (2) North 6° 37' East the distance of 25 feet to a point, a corner; and (3) North 83° 23' West the distance of 578.43 feet to a pipe, a corner of land now or late of Ashton Estate; thence extending along the last mentioned land North 7° East the distance of 295.49 feet to a set I.P., a corner of Parcel No. 4; thence extending along Parcel No. 4 North 86° 36' 5" East the distance of 567.13 feet to a point, a corner of Parcel No. 3-A; thence extending along Parcel No. 3-A the two following courses and distances (1) South 1° East the distance of 397.46 feet to a point, a corner, and (2) South 83° 23' East re-crossing the Southwesterly side of Garrett Mill Road the distance of 565.55 feet to a point on the title line in the bed thereof; thence extending along the title line in the bed of Garrett Mill Road South 4° 34' East the distance of 25.48 feet to the first mentioned point and place of BEGINNING.

TOGETHER with and subject to that certain Easement for Driveway dated 7/27/2005 and recorded 5/22/2007 in Chester County, PA as Document ID 10756239, Book 7166, Page 991.

BEING THE SAME PREMISES which Mary Ann M. Bianco and James L Bianco, by Deed dated 12/11/2012 and recorded 1/4/2013 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8604, Page 452, granted and conveyed unto Thaddeus Bartkowski a/k/a Thaddeus J. Bartkowski, III and Crystal Anne Crawford.

Tax Parcel # 54-8-12.1

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Citizens Bank, N.A.

VS

DEFENDANT : **Thaddeus Bartkowski a/k/a Thaddeus J. Bartkowski, III & Crystal Anne Crawford**

SALE ADDRESS: 1004 Garrett Mill Road, Newtown Square, PA 19073

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

SALE NO. 25-7-192

Writ of Execution No. 2025-00108

DEBT \$245,122.98

ALL THAT CERTAIN lot or parcel of land situated in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated June 15, 2006 and recorded in the Office of the Chester County Recorder of Deeds on June 26, 2006, in Deed Book Volume 6879 at Page 1695, as Instrument No. 200610662050.

Tax Parcel # 39-5-71

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

VS

DEFENDANT : **Angela E. Montgomery-Budd and Timothy F. Budd**

SALE ADDRESS: 21 Paul Nelms Drive, Downingtown, PA 19335

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

SALE NO. 25-7-196

Writ of Execution No. 2019-05952

DEBT \$1,880.83

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

Tax Parcel # 1-6-55

PLAINTIFF: Borough of West Chester

VS

DEFENDANT : **Cynthia J. Dennis**SALE ADDRESS: 127 S. Worthington
Street, West Chester, PA 19382PLAINTIFF ATTORNEY: **PORTNOFF
LAWASSOCIATES, LTD. 484-690-9300****SALE NO. 25-7-200****Writ of Execution No. 2025-00430****DEBT \$522,661.98**

ALL THAT CERTAIN lot or parcel of land situated in the Township of Kennett, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated September 17, 2018 and recorded in the Office of the Chester County Recorder of Deeds on November 20, 2018, in Deed Book Volume 9846 at Page 1372, as Instrument No. 201811640239.

Tax Parcel # 62-6-40.15

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

VS

DEFENDANT : **Edward C. Wuchter**

SALE ADDRESS: 208 Gregg Lane, Avondale, PA 19311

PLAINTIFF ATTORNEY: **HLADIK,
ONORATO & FEDERMAN, LLP 215-
855-9521****SALE NO. 25-7-201****Writ of Execution No. 2018-07076****DEBT \$236,562.91**PROPERTY SITUATE IN TOWNSHIP
OF WEST CALN

Tax Parcel # 280502020000

IMPROVEMENTS thereon: a residential

dwelling

PLAINTIFF: M&T Bank A/K/A Manufacturers and Traders Trust Company

VS

DEFENDANT : **Joan B. Mitros & Stephen S. Mitros, Jr.**SALE ADDRESS: 1072 Kings Highway
West, Wagontown, PA 19320PLAINTIFF ATTORNEY: **KML LAW
GROUP, P.C. 215-627-1322****SALE NO. 25-7-202****Writ of Execution No. 2024-09044****DEBT \$623,138.20**

MUNICIPALITY: UWCHLAN TOWNSHIP, CHESTER COUNTY

DEED: BOOK NO. 6602, PAGE NO. 2343

Tax Parcel # 33-7A-98

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust Company, NA as Indenture Trustee

VS

DEFENDANT : **John P. Canterino and Patricia A. Canterino**

SALE ADDRESS: 407 Santillo Way, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROBERT P. WENDT, ESQ. 914-219-5787 EXT 490****SALE NO. 25-7-203****Writ of Execution No. 2024-04229****DEBT \$294,722.71**

Property situate in the LOWER OXFORD TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 56-9-25.16

IMPROVEMENTS thereon: a residential

dwelling

PLAINTIFF: Citibank, N.A., Not In Its Individual Capacity But Solely as Owner Trustee of Bravo Residential Funding Trust 2023-NQM7

VS

DEFENDANT : **Jill A Dawson**

SALE ADDRESS: 200 College Circle, Lincoln University, PA 19352

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

SALE NO. 25-7-204

Writ of Execution No. 2024-03711

DEBT \$305,635.80

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Plan made by G.D. Houtman and Son, Media, Pennsylvania, dated November 3, 1960, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Gary Terrace (50 feet wide) which point is measured the six following courses and distances along the Southerly, Easterly, Northeasterly and Southwesterly sides of Gary Terrace from a point of curve on the Northeasterly side of Ship Road; extending from said point curve on a line curving to the right having a radius of 25 feet, the arc distance of 40.50 feet to a point of tangent; (2) North 48 degrees 43 minutes East 426.37 feet to a point of curve; (3) on a line curving to the left having a radius of 175 feet the arc distance of 237.73 feet to a point of tangent; (4) North 29 degrees 07 minutes West 319.81 feet to a point of curve; (5) on a line curving to the right having a radius of 125 feet, the arc distance of 214.89 feet to a point of tangent; and (6) North 69 degrees 23 minutes East 46.51 feet to the point and place of beginning; thence extending from said

beginning point along the said of Gary Terrace North 69 degrees 23 minutes East, 111.55 feet to a point; thence extending South 20 degrees 37 minutes East, 186.01 feet to a point; thence extending South 74 degrees 38 minutes West, 86.93 feet to an iron pin; thence extending North 89 degrees 53 minutes 30 seconds West, 26.71 feet to a point; thence extending North 20 degrees 37 minutes West, 168.61 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 as shown on said Plan.

BEING the same premises which Paul N. Alexander and Deborah G. Alexander, now known as Deborah Gail Bird, by deed dated November 17, 2016 and recorded November 28, 2016 in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Record Book 9442 page 1745, granted and conveyed unto Paul N. Alexander, in fee.

UPI # 41-6J-105

PLAINTIFF: First National Bank of America

VS

DEFENDANT : **Paul Alexander**

SALE ADDRESS: 1433 Gary Terrace, West Chester, PA 19380

PLAINTIFF ATTORNEY: **THE KANCHER LAW FIRM, LLC 856-795-2440**

SALE NO. 25-7-205

Writ of Execution No. 2024-01228

DEBT \$133,502.50

PROPERTY SIUTATE IN CALN TOWNSHIP

Tax Parcel # 39-05A-0011

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT : **John J. Marshall**

SALE ADDRESS: 305 Astor Court AKA
305 Astor Court, Unit 109, Downingtown,
PA 19335

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

SALE NO. 25-7-206

Writ of Execution No. 2021-01715

DEBT \$3,562,635.73

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

Tax Parcel # 43-11H-0001.010 and
4311H00020000

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

PLAINTIFF: Mill City Mortgage Loan

Trust 2019-1, Wilmington Savings Fund Society, FSB, as Trustee

VS

DEFENDANT : **Bruce Irrgang**

SALE ADDRESS: 655 N Wayne Avenue,
Wayne, PA 19087

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

SALE NO. 25-7-207

Writ of Execution No. 2024-07320

DEBT \$268,731.74

ALL THAT CERTAIN piece or parcel of land together with the building and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being:

Unit Number: 44 in Book Crossing, a

Planned Community as established by the filing of Declaration of Covenants, Restricts, 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 premises which Alex Chau and Thuy Chau by Deed dated June 26, 2006 and recorded in the Office of Recorder of Deeds of Chester County on June 30, 2006 at Book 6884, Page2245 Instrument#10663935 granted and conveyed unto Oscar C. Hendry, Jr. and Katrina M. Hendry.

Tax Parcel # 47-4-595

PLAINTIFF: HBSC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates

VS

DEFENDANT: **Katrina M. Hendry and Oscar C. Hendry, Jr. and The United States of America**

SALE ADDRESS: 101 Osprey Lane,
A/K/A 101 Osprey Way, Coatesville, PA
19320

PLAINTIFF ATTORNEY: **STERN &
EISENBERG, P.C 215-572-8111**