



Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

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Bailer v. Bailer

Appeal – Waiver – COVID vaccine for children – Religious freedom – Best interest of child

1. Pa.R.A.P. 1925(b)(4)(ii) requires an appellant to concisely identify each ruling or error that the appellant intends to challenge with sufficient detail to identify all pertinent issues for the judge.
2. Pa.R.A.P. 1925(b)(4)(vii) provides that issues not included by appellant in his statement and/or not raised in accordance with the Rule are waived.
3. A statement so lacking in specificity as to deny the trial court an opportunity for meaningful review results in waiver of the issue on appeal.
4. Issues not raised in the trial court are waived and cannot be raised for the first time on appeal.
5. The right to practice religion freely does not include liberty to expose the community or the child to communicable disease or the latter to ill health or death.
6. A parent's claim of a constitutional right regarding his child must yield to the best interest of that child.
7. Appellant filed a children's fast track appeal to the Superior Court following a decision granting Appellee's Petition for Special Relief to vaccinate the parties' children.
8. Appellant contends that the trial court erred and abused its discretion in "ordering the six and eight year old children ... be vaccinated against COVID-19 over the legitimate objection of their Father to that preventative medical treatment, without considering the best interests of these specific children." The trial court determined appellant waived any issue that may fall under such a broad statement as it fails to provide any explanation as to how the trial court erred or abused its discretion. Even if the issue were not deemed waived, the trial court found the record does not contain sufficient credible evidence that the proposed vaccination of the parties' children is unsafe or otherwise poses a risk to them that is greater than that which may result from initial or subsequent infection by the COVID-19 virus.
9. Appellant also contends that the trial court abused its discretion in rendering its decision "in disregard of Appellant's federal and state constitutionally protected parental rights." At no time during the presentation of Appellant's case or during argument did appellant raise any state or federal constitutional issues with regard to his parental rights. Accordingly, any claim of constitutional deprivation is waived for purposes of appeal. Further, Appellant's claim that the trial court disregarded his state and federal constitutional rights is so vague that it does not allow the trial court to ascertain the nature of the alleged legal error or engage in a meaningful review.
10. Appellant acquiesced to his children receiving multiple preventative vaccinations

against various diseases, including flu, without arguing they violated his religious beliefs, etc. The trial court concludes any objection Appellant may raise to his children receiving the COVID-19 vaccine based on his religious beliefs, conscience or some other right, is not credible. Even if Appellant had articulated a credible claim based on religious belief, etc., the trial court finds that permitting Mother to vaccinate the children to protect them against COVID-19, does not violate Father's constitutional rights.

11. The trial court believes that the present appeal should be denied.

R.E.M.

C.C.P., Chester County, Pennsylvania Civil Action No. 2019-09332-CU; Purdy R. Tran Bailer v. Joshua R. Bailer

Shannon McDonald for Appellant/Father
Gerald Shoemaker for Appellee/Mother
Verwey, March 1, 2022:-

[70 Ches. Co. Rep. **Bailer v. Bailer**

PURDY R. TRAN BAILER,
Plaintiff,

v.

JOSHUA R. BAILER,
Defendant.

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2019-09332-CU

CIVIL ACTION

OPINION

Pursuant to Pa. R.A.P. 1925(a)

Appellant, Joshua R. Bailer, appeals from the trial court’s Decision and Order of January 28, 2022, granting Purdy R. Tran Bailer’s request for temporary sole legal custody to make decisions regarding the vaccination of their minor Children, M.B. and M.L.B., with the Pfizer BioNTech COVID-19 vaccine.¹

On February 1, 2022, Appellant filed a children’s fast track appeal to the Superior Court in the above-captioned matter. In compliance with Pa. R.A.P. 905(a)(2), Appellant filed a Concise Statement of Matters Complained of on Appeal with his Notice of Appeal. The trial court was served with the Notice of Appeal and Concise Statement of Matters Complained of on Appeal on February 15, 2022.

Upon review, the trial court believes that its January 28, 2022, Decision sets forth the trial court’s reasoning for its conclusions.² Nonetheless, the trial court will briefly address certain aspects of the issues stated in Appellant’s Concise Statement of Matters Complained of on Appeal. Although Appellant listed only one issue on appeal, the text of the statement appears to contain two separate parts, which the trial court shall address as Alleged Errors 1(a) and 1(b).

Alleged Error 1(a)

Appellant contends that the trial court erred and abused its discretion in “ordering the six and eight year old children [M.B. and M.L.B.] be vaccinated against COVID-19 over the legitimate objection of their Father to that preventative medical treatment, without considering the best interests of these specific children.” (Statement, at ¶1). The trial court did not so err.

Appellant waived any issue that may fall under the broad statement of Alleged Error 1(a). Appellant was required to “concisely identify each ruling or error that the appellant intends to challenge with sufficient detail to identify all pertinent issues for

¹ See, Pa. R. Civ. P. 1915.13 (special relief); *Steele v. Steele*, 545 A.2d 376, 379, (finding that custody orders may be temporarily changed in the best interests of the child).

² A true and correct copy of the court’s January 28, 2022, Decision and Order are attached hereto.

the judge.” Pa.R.A.P. 1925(b)(4)(ii). Issues not included by Appellant in his Statement and/or not raised in accordance with the Rule are waived. Pa.R.A.P. 1925(b)(4)(vii). Appellant’s statement that the trial court erred and abused its discretion in “ordering the six and eight year old children [M.B. and M.L.B.] be vaccinated against COVID-19 over the legitimate objection of their Father to that preventative medical treatment, without considering the best interests of these specific children” fails to provide any explanation as to how the trial court erred or abused its discretion. Appellant’s statement is so lacking in specificity as to deny the trial court an opportunity for meaningful review, which results in waiver of the issue on appeal. *See, In re A.B.*, 63 A.3d 345 (Pa. Super. 2013) (finding waiver based on lack of specificity of appellant’s single statement that the trial court “erred when it failed to assure Mother a fair hearing”). Even in the absence of waiver, and to the degree the trial court may surmise the nature of the purported error, the outcome of this matter would not change.

The record created by the Appellant does not contain sufficient credible evidence that the vaccine or the proposed vaccination of M.B. and M.L.B. is unsafe or otherwise poses a risk to them that is greater than that which may result from initial or subsequent infection by the COVID-19 virus. In fact, the documentary evidence submitted by Appellant recommended vaccination against COVID-19. (Exh. D-4). Therefore, it would be error for the trial court to base its conclusions upon the speculations of Appellant or his father who also testified as a witness.³ *Haraschak v. Haraschak*, 407 A.2d 886 (Pa. Super. 1979) (remanding matter to trial court based, in part, on trial court’s grant of custody based on “sheer speculation”).

The best interest of M.B. and M.L.B., with regard to receiving the COVID-19 vaccination, was the only matter before the trial court in this case. The trial court was faced with a binary choice, to wit: grant relief permitting M.B. and M.L.B. to be vaccinated against the known risks of infection with COVID-19, including death, or deny such protections based on speculation. It is the trial court’s conclusion that the former is in the best interest of the children; the latter is not.

Alleged Error 1(b)

Appellant also contends that the trial court abused its discretion in rendering its Decision “in disregard of Appellant’s federal and state constitutionally protected parental rights.” The trial court did not so err.

At the hearing in this matter, counsel for Appellant was afforded an opportunity and did make argument with regard to her client’s case. (N.T. at 170-173). At no time during the presentation of Appellant’s case or during argument did Appellant raise any state or federal constitutional issues with regard to his parental rights, vis-a-vis the vaccination of M.B. and M.L.B. (N.T. 59-112). Therefore, any claim of constitutional

³ The court gave little weight to the testimony of Appellant’s father, Joseph Bailer, because he was an interested witness, as father to Appellant and grandfather to M.B. and M.L.B. (N.T. 117-167); *see, Kins v. Deere*, 359 Pa. 106, 58 A.2d 335 (1948) (discussing consideration of, *inter alia*, family as interested witnesses for the purpose of determining the weight of testimony).

[70 Ches. Co. Rep. **Bailer v. Bailer**

deprivation is waived for purposes of this appeal. “Issues not raised in the trial court are waived and cannot be raised for the first time on appeal.” Pa. R.A.P. 302(a); *Com.Ex. Rel. Robinson by Robinson v. Robinson*, 505 Pa. 226, 233-34, 478 A.2d 800, 804 (1984) (addressing application of waiver doctrine to child custody matters); *see also, PCS Chadaga v. Torres*, 252 A.3d 1154, 1157-58 (Pa. Super. 2021) (finding that failure to make an objection results in a waiver of underlying issue on appeal); *ABG Promotions v. Parkway Publishing, Inc.*, 834 A.2d 613, 619 (Pa. Super. 2003) (holding that issues, including constitutional issues, not raised in the lower court are waived and cannot be raised on appeal); *c.f., P.M. v. L.M.*, 2020 W.L. 1426666*4 (Pa. Super. 2020) (unpublished decision) (denying appeal in custody matter, which included requirement of vaccination, based on a waiver of all issues for purposes of appeal).

Appellant’s claim that the trial court disregarded his state and federal constitutional rights is also so lacking in specificity that it does not allow the trial court to ascertain the nature of the alleged legal error or engage in a meaningful review. The vagueness of Appellant’s statement results in a waiver of the issue for purposes of appeal. *See, In re A.B.*, 63 A.3d 345 (Pa. Super. 2013) (finding waiver based on lack of specificity of appellant’s single statement that the trial court “erred when it failed to assure Mother a fair hearing”); *T.T.H. v. P.L.K.*, 253 A.3d 318 (Pa. Super. 2021) (unpublished decision) (finding, *inter alia*, constitutional due process claim waived as “vague and not sufficiently specific”).

The trial court postulates that Appellant’s claim is based on a belief that he may have something akin to an exemption based on religious belief or conscience to prevent M.B. and M.L.B. from having the protection of the COVID-19 vaccination. However, even if Appellant had made a claim that he opposed the vaccination of M.B. and M.L.B. based on his religious beliefs, conscience or some other claimed right, the trial court’s determination would remain unchanged.

The record makes clear that Appellant acquiesced to the Children receiving multiple preventative vaccinations against various diseases, including flu. (N.T. 67). There was no evidence of record that Father opposed the Children’s receipt of those vaccines based upon his religious beliefs, conscience or some other claimed right. (N.T. 59-112). Based on this record and the opportunity to observe Appellant’s testimony, the trial court concludes that any claim of an objection to his Children receiving the COVID-19 vaccine based on his religious beliefs, conscience or some other right, is not credible. Even if Appellant had articulated a credible claim based on religious belief, conscience or some other claimed right, the trial court finds that permitting Mother to vaccinate M.B. and M.L.B. to protect them against COVID-19, despite Appellant’s opposition, does not violate his constitutional rights.

The courts have long recognized that parents enjoy constitutional protections with regard to their relationship with their children, but those rights are not beyond regulation. In *Prince v. Massachusetts*, 321 U.S. 158, 64 S.Ct. 438 (1944), the United States Supreme Court addressed, at length, a parent’s claim that the constitutional protections afforded religious beliefs and the practice of religion overrode a state’s child labor law. In finding the law constitutional, the Court noted that the state’s authority,

is not nullified merely because the parent grounds his claim to control the child's course of conduct on religion or conscious. Thus, he cannot claim freedom from compulsory vaccination for the child more than for himself on religious grounds. The right to practice religion freely does not include liberty to expose the community *or the child to communicable disease or the latter to ill health or death.*

Id. at 166-67 (emphasis added). *See, In re: William L.*, 477 Pa. 322, 339, 33 A.2d 1228, 1236 (1978) (“[T]he state may, however, constitutionally require the rights of parents to yield to the child’s essential health and safety needs.”); *In the Interest of A.W.*, 187 A.3d 247 (Pa. Super. 2018) (affirming juvenile court order directing that minor children be fully vaccinated and immunized over moral objections of parents); *In the Matter of Cabrera*, 552 A.2d 1114 (Pa. Super. 1989) (finding that protection of child overrode parents’ objections to transfusions on safety and religious grounds); *see generally, Hiller v. Fausey*, 588 Pa. 342, 904 A.2d 875 (2006) (Newman, J., concurring opinion discussing the evolution of parental and children’s rights in the context addressing the best interests of a child).

The current matter presents not a unified parental objection, but that of one parent made in the context of a custody case in which the best interests of the children are paramount. *E.g., Beers v. Beers*, 493 A.2d 116 (Pa. Super. 1985). In a custody case such as the present, a parent’s claim of a constitutional right regarding their child must yield to the best interest of that child. In *Morris v. Morris*, 412 A.2d 139 (Pa. Super. 1979), a trial court issued a custody order that prohibited father from taking his child on door-to-door religious solicitations. Father appealed claiming that the restriction on solicitations violated his constitutional right to privacy and free exercise of religion. In affirming the trial court, the Superior Court made clear that “the very concept of “best interests” would be but a hollow shibboleth were not parental rights to yield to the welfare of the child.” *Id.* at 144. Appellant’s claimed right or rights must yield to the best interests of his Children, M.B. and M.L.B.

For all of the foregoing reasons and for the reasons set forth in its Decision of January 28, 2022, the trial court believes that the present appeal should be denied.

BY THE COURT:

Date: March 1, 2022

/s/ Anthony T. Verwey, J.

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NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2022-02080-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Mary Askers McQuade was filed in the above-named court and will be heard on Monday, July 11, 2022 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, March 25, 2022
Name to be changed from: Mary Askers McQuade to: Mary J. Askers
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. 2022-01813-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Abderrahim Kebib was filed in the above-named court and will be heard on Monday, June 13, 2022 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, March 11, 2022
Name to be changed from: Abderrahim Kebib to: Abderrahim Habib
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

HOME IMPROVEMENTS BY JULIAN INC.
Has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

Notice is hereby given that Articles of Inc. were filed with the Dept. of State for MTJ Coffee Corp., a corporation organized under the PA Business Corp. Law of 1988. MILLER, TURETSKY, RULE & McLENNAN, P.C., Solicitors, 3770 Ridge Pike, Collegetown, PA 19426

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on 3/15/2022 under the Domestic Business Corporation Law, for Bernardon Design PC, and the addr. of the registered office is 10 North High St., Ste. 310, West Chester, PA 19380.

DISSOLUTION NOTICE

Notice is hereby given to all creditors and all other persons interested or who may be affected by WAM Concrete, Inc., a Pennsylvania Corporation, with its principal place of business at 184 Lafayette Road, Coatesville, PA 19320, that the shareholders have approved a proposal that the corporation dissolve voluntarily and that the corporation and its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.
LACHALL, COHEN & SAGNOR LLP
J. Timothy Arndt III, Esquire
144 West Mark Street
West Chester, PA 19382

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholders of G&B MANAGEMENT SERVICES INC., a Pennsylvania corporation, with an address of 102 Pickering Way, Exton, PA 19341, has unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provi-

sions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and Board of Directors of AVONWOOD INVESTMENTS, INC., a Pennsylvania corporation, with a registered address at 1595 Paoli Pike, West Chester, PA 19380, 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 Pennsylvania Business Corporation Law of 1988, as amended. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Suite 100, P.O. Box 673, Exton, PA 19341.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and Board of Directors of BENTLEY AT EDGE HILL, INC., a Pennsylvania corporation, with a registered address at 1595 Paoli Pike, West Chester, PA 19380, 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 Pennsylvania Business Corporation Law of 1988, as amended. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Suite 100, P.O. Box 673, Exton, PA 19341

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and Board of Directors of CROWE INVESTMENTS, INC., a Pennsylvania corporation, with a registered address at 1595 Paoli Pike, West Chester, PA 19380, 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 Pennsylvania Business Corporation Law of 1988, as amended. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Suite 100, P.O. Box 673, Exton, PA 19341

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

APPLEGATE, Howard L., late of Honey Brook Township. Mark L. Applegate, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

BAILER, Helene M., a/k/a Jenny Bailer, late of Tredyffrin. Clifford Bailer, 929 Lincoln Avenue, Springfield, PA 19064, Administrator.

BAKUCZ, Anna, late of Spring City Borough. Tibor O. Bakucz, care of STEPHEN I. BAER, Esquire, 1288 Valley Forge Rd., Ste. 63, Phoenixville, PA 19460, Executor. STEPHEN I. BAER, Esquire, 1288 Valley Forge Rd., Ste. 63, Phoenixville, PA 19460, atty.

BARNES, Richard T., late of West Goshen Township. Christine Gabe, 1139 Delaware Lane, Downingtown, PA 19335, Executor. JOHN J. MCCREESH, IV, Esquire, McCreesh, McCreesh and Cannon, 7053 Terminal Square, Upper Darby, PA 19082, atty.

BELUCH, Michael E., late of Phoenixville Borough. Keith R. Borzillo, 213 Elm Street, Reading, PA 19606, Administrator. C.T.A. GILBERT M. MANCUSO, Esquire, Brumbach, Mancuso & Fegley P.C., 11 East Lancaster Avenue, P.O. Box 500, Shillington, PA 19607-0500, atty.

BreMILLER, Barbara Clark, late of Honey Brook Township. Debra L. Toole and Carol E. Haviland, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executrices. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

CASTALDI, Lucia, a/k/a Lucia M. Vollenweider, late of Honey Brook Township. Kimberly McCulley, 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.

CHARI, Madhavi K., late of Tredyffrin Township. Radhika Srinivas, care of J. WILLIAM WIDING, III, Esquire, 2640 Westview Dr., Wyomissing, PA 19610,

Executrix. J. WILLIAM WIDING, III, Esquire, Kozloff Stoudt Attorneys, 2640 Westview Dr., Wyomissing, PA 19610, atty.

FLACK, Herbert Robert, late of West Whiteland Township. Leo Flack, 1241 Victoria Lane, West Chester, PA 19380 & Suzanne Gallagher, 1606 Embreeville Road, Coatesville, PA 19320, Executors.

GIVLER, Lloyd Daniel, a/k/a L. Daniel Givler, late of West Caln Township. Laurie A. Givler, P.O. Box 223, 401 West Kings Highway, Wagontown, PA 19376, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

GREEN, William G., a/k/a William G. Greene, William Guthrie Green and William J. Green, late of Warwick Township. William Beck, care of JAMES J. MUNNIS, Esquire, 1515 McDaniel Dr., West Chester, PA 19380, Executor. JAMES J. MUNNIS, Esquire, Munnis Law, 1515 McDaniel Dr., West Chester, PA 19380, atty.

HANRATTY, JR., Richard Joseph, late of East Nantmeal Township. Kevin R. Hanratty, care of JEFFREY P. BARNES, Esquire, 111 E. 17th St., Ste. 100, North Wildwood, NJ 08260, Executor. JEFFREY P. BARNES, Esquire, Barnes Law Group, LLC, 111 E. 17th St., Ste. 100, North Wildwood, NJ 08260, atty.

HEAL, Lionel W., late of Valley Township. Heidi Bonner, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19282-4505, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19282-4505, atty.

HOWARD, John C., late of New Garden Township. Helen A. Young, 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.

IRWIN, Mary E., a/k/a Mary Irwin, late of West Whiteland Township. Lauri A. Smith, 234 Aberdeen Ave., Exton, PA 19341, Executrix. KATHERINE B. COMMONS, Esquire, Commons & Commons, LLP, 6377 Germantown Ave., Philadelphia, PA 19144, atty.

LAWRENCE, Larry, late of North Coventry Township. Gilles Audette, 907 Denise Drive, Birdsboro, PA 19508 & James Shanley, 95 Weavertown Lane, Douglassville, PA 19518, Executors. PAUL A. PRINCE, Esquire, 943 High Street, P.O. Box 696, Pottstown, PA 19464, atty.

MAHAN, Judith Mary, late of Oxford. William

D Mahan, 1207 Lebanon Rd, Manheim, PA 17545, Executor.

MARCOVITZ, William F., late of Tredyffrin Township. Aaron L. Marcovitz, care of ANTHONY MORRIS, Esquire, 118 W Market St, Suite 300, West Chester, PA 19382, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire Morris LLP, 118 W Market St, Suite 300, West Chester, PA 19382, atty.

RUBINCAM, Lois M., late of Caln Township. Barry L. Rubincam, care of BARRY S. RABIN, Esquire, 797 E Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

SHAFFER, Paul J., a/k/a Paul C. Shaffer, late of Phoenixville Borough. Brian W. Ayres, 731 Main St., Phoenixville, PA 19460, Executor. MISTY A. TOOTHMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SHEEHAN, Mary Ellen, late of Willistown Township. Maureen A. Newton, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

STROUD, Diana Maxine, a/k/a Diana Johnson, late of West Chester. Marisa Johnson, 2301 E St. NW, Apt. A503, Washington, District Of Columbia 20037, Executrix.

WEIKEL, Jarrad Anthony, a/k/a Jarrad An. Weikel, late of Phoenixville. Joshua P. Weikel, care of GEORGE W. PORTER, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033, Administrator. GEORGE W. PORTER, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033, atty.

2nd Publication

BECKER, Tina H., a/k/a Tina Becker, late of West Goshen Township. Jeffrey A. Becker, care of COURTNEY A. WIGGINS, Esquire, PO Box 3169, West Chester, PA 19381, Executor. COURTNEY A. WIGGINS, Esquire, Clarion Law, LLC, PO Box 3169, West Chester, PA 19381, atty.

BURKE, Brian Christopher, late of Highland Township. John R. Burke, 74 E. Friendship Road, Coatesville, PA 19320, Administrator.

CASTELLI, Mary Elda, a/k/a Mary E. Castelli, late of Tredyffrin Township. Denise K. Dolin, care of

ALBERT R. RIVIEZZO, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. ALBERT R. RIVIEZZO, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

CHURCH, Carolyn W., a/k/a Carolyn Willis Church, late of Birmingham Township. Kenneth B. Church, III, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0606, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0606, atty.

FRANKLIN, Richard L., late of East Caln Township. Nancy Franklin, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

GARVER, Joan M., late of Caln Township. Gail Naomi Barket, 5739 Glen Oaks Drive, Narvon, PA 17555, Executrix. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

GILLIGAN, James J., late of Tredyffrin Township. James J. Gilligan, care of MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, Executor. MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, atty.

HALLOWELL, Barbara G., a/k/a Barbara Gawthrop Hollowell, late of Kennett Township. John F. Hollowell, Charles G. Hollowell and Anne H. Reich, care of WILLIAM J. GALLAGHER, Esquire, 209 E. State St., Kennett Square, PA 19348, Executors. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 209 E. State St., Kennett Square, PA 19348, atty.

HAUSMANN, Frederick H., late of Penn Township. Frederick D. Hausmann, care of FRANK M. FIORE, Esquire, 1112 MacDade Blvd., Box 158, Woodlyn, PA 19094, Executor. FRANK M. FIORE, Esquire, 1112 MacDade Blvd., Box 158, Woodlyn, PA 19094, atty.

HINZ, Joan Herndon, late of Pennsbury Township. Catherine H. McNally, 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.

INCUDINE, Charles Joseph, late of Westtown Twp. Donna M. Mansfield, 659 Rice Blvd., Apt. 421, Exton, PA 19341, Executor.

JALKOWSKI, Ruth Ann, late of Spring City. Christopher Rose, 2617 N. Charlotte St., Pottstown, PA 19464, Executor. SCOTT C. McINTOSH, Esquire, Lewis McIntosh + Teare, LLC, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, atty.

JENNINGS, Dominique David, late of Coatesville City. Monique N. Artis, 638 Coates St., Coatesville, PA 19320 and Ronald Jennings, Sr., 2212 Hartley Ave., Coatesville, PA 19320, Executors. JOEL W. GOLDBERG, Esquire, Goldberg, Goldberg & Maloney, 213-215 W. Miner St., West Chester, PA 19382, atty.

JOHNSON, Katherine Ann, late of East Fallowfield Township. Charles C. Johnson, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

KRETSCHMAR, Gail C., late of Westtown Township. Donna Trandahl, 202 S. Deerwood Drive, West Chester, PA 19382, Executrix. WILLIAM ADAIR BONNER, Esquire, Law Office Of William Adair Bonner, 40 Blossom Hill Road, Glen Mills, PA 19342, atty.

McCUSKER, Gunnel H., a/k/a Gunnel D. H. McCusker, late of West Chester Borough. Thomas M. McCusker, Jr., 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.

McGUIGAN, David J., late of East Whiteland Township. William McGuigan, care of ROCHELLE S. RABIN, Esquire, 101 Lindenwood Drive, Suite 225, Malvern, PA 19335, Administrator. ROCHELLE S. RABIN, Esquire, Law Offices of Rochelle S. Rabin, 101 Lindenwood Drive, Suite 225, Malvern, PA 19335, atty.

MILLER, Steven, late of West Grove. Melissa Dyson, 131 Corby Road, West Grove, PA 19390, Administrator. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

PETTY, Doris A., late of Tredyffrin Township. Gwen A. Puglisi, 781 Red Oak Terrace, Wayne, PA 19087, Executrix. CAROL RYAN LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood, LLC, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, atty.

PRESCOTT, Tyler R., late of West Chester. Jennifer Prescott, 4863 Ogle St, Philadelphia, PA 19127, Executor.

REBER, JR., Mark, late of Easttown Township. Marcie Reber, 312 Landsende Rd., Devon, PA 19333, Executrix.

ROBBINS, JR., Leon Wallace, late of West Brandywine Township. Grace Anna Farrow, 1200 N. St. NW, Apt. 715, Washington, DC 20005, Rachel Agnes Cuyjet Robbins, 168 Highwood Ave., Apt. 2, Weehawken, NJ and Leon Wallace Robbins, III, 1004 Yarmouth Ln., Mt. Laurel, NJ 08054, Executors. **CHARI M. ALSON**, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

SARDELLA, Rita G., late of Coatesville. John V. Sardella, care of **ALBERT C. SARDELLA**, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executor. **ALBERT C. SARDELLA**, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

WAGNER, Louise Green, late of Sadsbury Township. Chad Wagner, 117 E Stars Road, Phoenixville, PA 19460 & Stephanie Bedway, 21 Kingfisher Lane, Downingtown, PA 19335, Executors. **WILLIAM ADAIR BONNER**, Esquire, Law Office Of William Adair Bonner, 40 Blossom Hill Road, Glen Mills, PA 19342, atty.

WALDRON, John B., late of West Goshen Township. John B. Waldron, Jr. and Susan Zacharkiw, care of **JAMES J. RUGGIERO, JR.**, Esquire, 16 Industrial Blvd., Ste 211, Paoli, PA 19301, Executors. **JAMES J. RUGGIERO, JR.**, Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste 211, Paoli, PA 19301, atty.

WELCH, Daniel L., late of Riverside County, California. **RORY WELCH**, care of **KARYN L. SEACE, CELA**, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administrator. **KARYN L. SEACE, CELA**, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

WILBURN, Irene V., late of Tredyffrin Township. Lynne Whitaker, 486 Timber Lane, Devon, PA 19333, Executor. **RYAN M. BORNSTEIN**, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Avenue, Berwyn, PA 19312, atty.

ZABER, Loretta A., late of West Chester Borough. Mary Elizabeth Zaber-Butterworth (a/k/a Mary Beth Zaber), 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.

3rd Publication

BARAKAT, Fred Paul Joseph, a/k/a Fareed Barakat, F. Paul Barakat, late of Pennsbury Township. David Joseph Barakat, care of **KATHLEEN A. FARRELL**, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, Administrator. **KATHLEEN A. FARRELL**, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, atty.

BARRINGER, Dorothy B., late of Willistown Township. Lester A. Waxler, care of **STEPHEN I. BAER**, Esquire, 1288 Valley Forge Rd., Ste 63, Phoenixville, PA 19460, Executor. **STEPHEN I. BAER**, Esquire, 1288 Valley Forge Rd., Ste 63, Phoenixville, PA 19460, atty.

BAUGHMAN, Marvin C., late of West Goshen Township. Lura Rae Baughman, care of **JOHN A. GAGLIARDI**, Esquire, 122 S. Church St., West Chester, PA 19380, Executrix. **JOHN A. GAGLIARDI**, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19380, atty.

BEARD, Emma, late of Valley Township. Bryon Beard, care of **CAROL R. LIVINGOOD**, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executor. **CAROL R. LIVINGOOD**, Esquire, Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

BRADY, Gloria D., late of East Pikeland Township. Colleen DeBerardinis and Christopher Brady, care of **MICHAEL F. ROGERS**, Esquire, 510 Township Line Rd., #150, Blue Bell, PA 19422, Executors. **MICHAEL F. ROGERS**, Esquire, Salvo Rogers Elinski & Scullin, 510 Township Line Rd., #150, Blue Bell, PA 19422, atty.

BRAMBLE, Laura M., a/k/a Laura May Bramble, late of New London Township. Larry B. Bramble and Robert W. Bramble, care of **WILLIAM J. GALLAGHER**, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. **WILLIAM J. GALLAGHER**, Esquire, MacEtree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

CARR, John B., late of Highland Township. Timothy J. Carr & Lorene A. Kuresko, care of **LINDA KLING**, Esquire, 131 W. Main Street, New Holland, PA 17557, Executors. **LINDA KLING**, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

CONSTABLE, Ruth Romig, late of East Caln Township. Craig P. Constable and Judith A. Constable, care of **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Ex-

ecutors. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

DAVIS, Joan A., late of Penn Township. Thomas R. Davis, 501 W. Cypress St., Apt. 2A, Kennett Square, PA 19348, Administrator. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

EACHUS, Grace L., late of West Caln Township. Jeffrey A. Eachus, 189 Kaolin Rd., Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

FRENCH-MILLER, Christina Alice, a/k/a Christina French Miller, late of East Pikeland Township. George Benson Miller, 479 Main Street, Hingham, MA 02043, Executor.

GALLAGHER, Lori Ann, a/k/a Lori A. Gallagher, late of London Britain Township. Victoria L. Sianni, care of DAVID J. FERRY, JR., Esquire, 1521 Concord Pike, Suite 202, Wilmington, DE 19803, Administratrix. DAVID J. FERRY, JR., Esquire, Ferry Joseph, P.A., 1521 Concord Pike, Suite 202, Wilmington, DE 19803, atty.

HARRISON, II, James P., a/k/a James P. Harison, Jr., late of Coatesville City. James P. Harrison, III and Jeffrey C. Harrison, care of DENIOSE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Co-Executors. DENIOSE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

HARTZELL, Pam L., late of Oxford Borough. Aaron R. Hartzell, 3 Waverly Lane, Carlisle, PA 17015, Administrator. MURREL R. WALTERS, III, Esquire, Walters & Galloway, PLLC, 54 East Main Street, Mechanicsburg, PA 17055, atty.

HUGHES, Robert, late of Phoenixville. Amy Curran, 522 West Pothouse Road, Phoenixville, 19460, Executor. MARTIN S. KARDON, Esquire, Kanter, Bernstein & Kardon, P.C., 1617 John F. Kennedy Blvd., Suite 1080, Philadelphia, PA 19103, atty.

KERN, Albert Joseph, a/k/a Al Kern, Albert J. Kern, Jr., late of East Goshen. Cynthia G. Kern, 428 Austin Avenue South, Litchfield, MN 55355, Executor.

KRETSCHMAR, Gail C., late of Westtown Township. Donna Trandahl, 202 S. Deerwood Drive, West Chester, PA 19382, Executrix. WILLIAM ADAIR BONNER, Esquire, Law Office of William Adair Bonner, 40 Blossom Hill Road, Glen Mills, PA 19342, atty.

LARSEN, Nancy Ann, late of East Nottingham Township. Tracey Sloan, 1002 Clemens Court, Bensalem, PA 19020, Administratrix.

MADISON, Belinda Joyce, a/k/a Belinda J. Madison, late of West Goshen Township. Ryan Eric Gibbs, 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.

MASSO, Margaret, a/k/a Margaret A. Masso, late of New London Township. Dean Anton Masso, 201 Owenwood Dr., Lincoln University, PA 19352, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

MECKSAY, Chanh, late of Caln Township. Melissa Renner, 102 Lehigh Dr., Coatesville, PA 19320, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MYLONAS, George P., late of Birmingham Township. Peter George Mylonas, 560 Winturford Drive, West Chester, PA 19382, Executor. PETER GEORGE MYLONAS, Esquire, Law Offices of Peter George Mylonas, PC, 2725 West Chester Pike, Broomall, PA 19008, atty.

OBRIEN, Timothy Dennis, late of Kennet Square. Terrence M O'Brien, 66 Hillview Ave, Ventura, CA 93003, Administrator.

OLEARSEK, Marie, a/k/a Marie Devlin, late of East Pikeland Township. Monica Watson, 57 Lily Pond Ln., Chester Springs, PA 19425, Executrix. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

POWELL, Christopher W., a/k/a Christopher Powell, late of North Coventry Township. Anita M. Powell, 2 Keppel Ave., West Lawn, PA 19609, Administratrix. DAVID S. KAPLAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SHAPIRO, Donna Faye, late of East Goshen Township. Robert O. Shapiro, 1510 Von Steuben Drive, West Chester, PA 19380, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

STEVENS, E. Joan, a/k/a Elanor Joan Stevens, late of Malvern. James Williams Stevens, 25 Oak Knoll Drive, Berwyn, PA 19312, Executor.

SZEGEDY, Edward Robert, late of Phoenixville. Mary Jean Szegedy & Robert Szegedy, 422 Buttonwood St, Phoenixville, PA 19460, Executors.

WHITELOCK, Elizabeth M., late of Caln Township. Deborah Brussolo, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

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

1st Publication of 3

TRUST NOTICE

JOYCE E. LONSDALE, Deceased
Late of West Chester Township
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 SUSAN H. BRODA, TRUSTEE, 8158 North Mayfield Lane, Mechanicsville, VA 23111, Or to their Attorney:
PETER S. GORDON, Esquire
Gordon, Fournaris & Mammarella, P.A.
1925 Lovering Avenue
Wilmington, DE 19806

3rd Publication of 3

TRUST NOTICE

HELEN B. HILLER LIVING TRUST DTD.
MARCH 24, 2004, FIRST AMENDMENT DTD.
AUGUST 27, 2018
HELEN B. HILLER, Deceased
Late of Phoenixville Borough, 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 CHARLES W. HILLER, TRUSTEE, 118 Lesha Dr., Morrisville, PA 19067,
Or to his Attorney:
YVETTE E. TAYLOR
LAW OFFICES OF TAYLOR-HACHOOSE
301 Oxford Valley, Ste. 102A
Yardley, PA 19067

FOREIGN REGISTRATION STATEMENT

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filled with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about March 1, 2022, for a foreign corporation with a registered address in the Commonwealth of Pennsylvania as follows: MARIA LUCIC INSURANCE AGENCY INC. 265 Coleridge Rd.

Coatesville, PA 19320

This corporation is incorporated under the laws of New York.

The address of its principal office is 116-19 Queens Blvd., Forest Hills, NY 11375.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

FOREIGN REGISTRATION STATEMENT

Tri-State Bulk Handling, Inc., a corporation organized under the state of Delaware, has applied for registration in Pennsylvania under the provisions of Chapter 4 of the Associations Code. The address of its registered office under the laws of the jurisdiction of formation is 305 W. Newport Pike, Wilmington, DE 19804 and the address of its proposed registered office in this Commonwealth is 6 Carrie Lane, Malvern, PA 19355.

William J. Perrone, Esquire

1289 Shadow Oak Drive

Malvern, PA 19355

NOTICE OF HEARING

A Petition for Reinstatement to the active practice of law has been filed by JOHN A. GALLAGHER, and will be the subject of a hearing on July 13, 2022 before a hearing committee designated by the Board. Anyone wishing to be heard in reference to this matter should contact District II Office of the Disciplinary Board of the Supreme Court of Pennsylvania, Suite 170, 820 Adams Avenue, Trooper, Pennsylvania 19403, phone number (610) 650-8210, on or before **June 29, 2022**.

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 sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, April 21st, 2022 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, May 23rd, 2022.** 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 and place of sale. **Payment must be paid in cash, certified check or money order made payable to the purchaser or “Sheriff of Chester County”. The balance must be made payable to “Sheriff of Chester County”. within twenty-one (21) days from the date of sale by 4PM.**

FREDDA L. MADDOX, SHERIFF

2nd Publication of 3

SALE NO. 22-4-76

Writ of Execution No. 2012-11368

DEBT \$4,058.30

ALL THAT CERTAIN tract of land, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 39-3-21.5

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Albert L. Whitmore, III**

SALE ADDRESS: 2305 Kings Highway, Caln Township, PA 19320

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

SALE NO. 22-4-77

Writ of Execution No. 2017-04146

DEBT \$1,696.70

All that certain messuage land lot of land, situate in the City of Coatesville, Chester County, Pennsylvania.

Tax Parcel No. 16-2-211

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Traci Morris**

SALE ADDRESS: 786 Coates Street, Coatesville, PA 19320

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

SALE NO. 22-4-79

Writ of Execution No. 2017-02220

DEBT \$1,908.17

ALL THAT CERTAIN lot of land, Hereditaments and Appurtenances, on which is located the South half of a double brick dwelling house, known as No. 93 South Sixth Avenue in the City of Coatesville, County of Chester, State of Pennsylvania.

Tax Parcel No. 16-6-776

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Jennifer Rodriguez**

SALE ADDRESS: 93 S. Sixth Avenue, Coatesville, PA 19320

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

SALE NO. 22-4-80

**Writ of Execution No. 2018-00214
DEBT \$1,664.43**

ALL THAT CERTAIN tract of land known as Lot Nos. 155 and 156 on original plan of Wegargee Heights, Caln Township, Chester County, Pennsylvania.

Tax Parcel No. 39-3Q-22

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Donna Sweeney & United States of America**

SALE ADDRESS: 1326 Walnut Street, Caln Township, PA 19320

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

SALE NO. 22-4-82

**Writ of Execution No. 2013-03726
DEBT \$5,424.89**

ALL that certain piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 47-4-453

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **Charles E. Robertson & Katina S. Robertson**

SALE ADDRESS: 112 Salmon Lane, East Fallowfield, PA 19320

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

SALE NO. 22-4-88

**Writ of Execution No. 2020-05507
DEBT \$4,098.57**

All the certain lot or piece of ground situate in the 4th Ward of the Coatesville City, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 16-6-611

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Charnette Coleman**

SALE ADDRESS: 987 Olive Street, Coatesville, PA 19320

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

SALE NO. 22-4-92

**Writ of Execution No. 2019-10008
DEBT \$1,254.48**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in the Township of Caln, Chester County, Pennsylvania.

Tax Parcel No. 39-4B-37

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Daniel Billingsley & United States of America**

SALE ADDRESS: 2718 Barley Sheaf Road North, Caln Township, PA 19320

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

SALE NO. 22-4-93

**Writ of Execution No. 2018-03625
DEBT \$1,345.56**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments, and appurtenances, situate in the Township of West Whiteland, County of Chester.

Tax Parcel No. 41-5-1270

PLAINTIFF: West Whiteland Township
VS

DEFENDANT: **Mary E. Hufnagel**

SALE ADDRESS: 1430 Redwood Court,
West Whiteland, PA 19380

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

SALE NO. 22-4-94

**Writ of Execution No. 2019-12761
DEBT \$3,885.21**

ALL THAT CERTAIN lot or piece of ground, Situate in the Northeasterly side of South Walnut Street, at a distance of 320 feet South of Lacey Street, in the Borough of West Chester, Chester County, Pennsylvania.

Tax Parcel No. 1-9-1190

PLAINTIFF: Borough of West Chester
VS

DEFENDANT: **Chris G. Schultz, Trustee
of the Erna Schultz Trust Under Agreement
of Trust Dated 12/21/1991**

SALE ADDRESS: 531 S. Walnut Street,
West Chester, PA 19382

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

SALE NO. 22-4-97

**Writ of Execution No. 2017-00322
DEBT \$1,725.89**

ALL THAT CERTAIN lot of land, with the hereditaments and appurtenances, thereon, Situated in the City of Coatesville, County of Chester and State of Pennsylvania.

Tax Parcel No. 16-6-96

PLAINTIFF: City of Coatesville VS

DEFENDANT: **Donald L. Ben & Delores
M. Ben**

SALE ADDRESS: 107 N. Fifth Avenue,
Coatesville, PA 19320

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

SALE NO. 22-4-98

**Writ of Execution No. 2016-00929
DEBT \$3,443.82**

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania.

Tax Parcel No. 47-4-72

PLAINTIFF: East Fallowfield Township
VS

DEFENDANT: **Janet S. MacKay**

SALE ADDRESS: 300 Doe Run Road,
East Fallowfield, PA 19320

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

SALE NO. 22-4-100

**Writ of Execution No. 2016-00684
DEBT \$5,890.30**

ALL THAT CERTAIN brick message (Lot No. 231) and lot of land situate in the

Northerly side of West Washington Street, between New and Darlington Streets, in the Borough of West Chester.

Tax Parcel No. 1-8-84

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **James A. Hunt, Mary L. Hunt & United States of America**

SALE ADDRESS: 231 W. Washington Street, West Chester, PA 19380

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

SALE NO. 22-4-104

Writ of Execution No. 2017-01948

DEBT \$2,294.94

ALL THAT CERTAIN lot of land situated in the City of Coatesville, Chester County, Pennsylvania.

Tax Parcel No. 16-2-240.1

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Steve Wah**

SALE ADDRESS: 872 Coates Street, Coatesville, PA 19320

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

SALE NO. 22-4-107

Writ of Execution No. 2015-06473

DEBT \$10,067.87

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 29-7-155.54

PLAINTIFF: West Brandywine Township Municipal Authority

VS

DEFENDANT: **The Heirs of Peter E. Becker, and Unknown Heirs, Successors of Assigns of Peter E. Becker, Deceased, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Peter E. Becker, Deceased, Owner, Reputed Owner or Whoever May Be the Owner by operation of law**

SALE ADDRESS: 114 N. Hawthorne Road, West Brandywine, PA 19320

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

SALE NO. 22-4-109

Writ of Execution No. 2019-11359

DEBT \$1,264.75

ALL THAT CERTAIN portion of lots of land designated at Lots #88 and #89 on a Plan of Building Lots called "Lincoln Heights" on the Lincoln Highway, Valley Township, Chester County, Pennsylvania.

Tax Parcel No. 38-2Q-183

PLAINTIFF: Township of Valley

VS

DEFENDANT: **William Hyden & Ethel Hyden**

SALE ADDRESS: 120 Nichols Avenue, Valley Township, PA 19320

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

SALE NO. 22-4-110

Writ of Execution No. 2018-01684

DEBT \$1,801.06

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected SITUATE in the Township of Easttown, County of Chester and State of Pennsylvania.

Tax Parcel No. 55-2H-134

PLAINTIFF: Easttown Township

VS
 DEFENDANT: **Karen J. Grozinski**
 SALE ADDRESS: 328 Conestoga Road,
 Easttown, PA 19333
 PLAINTIFF ATTORNEY: **PORTNOFF
 LAW ASSOCIATES, LTD. 484-690-9300**

**ANSCHUTZ, SCHNEID, CRANE &
 PARTNERS, PLLC 855-225-6906**

**SALE NO. 22-4-115
 Writ of Execution No. 2019-10271
 DEBT \$393,213.34**

**SALE NO. 22-4-111
 Writ of Execution No. 2018-00900
 DEBT \$2,001.83**

ALL THAT CERTAIN lot or piece of
 ground, situate in the Township of East-
 town, County of Chester and Common-
 wealth of Pennsylvania.

Tax Parcel No. 55-2L-199
 PLAINTIFF: Easttown Township

VS
 DEFENDANT: **Belinda R. Chambers**
 SALE ADDRESS: 861 Maple Avenue,
 Easttown, PA 19312
 PLAINTIFF ATTORNEY: **PORTNOFF
 LAW ASSOCIATES, LTD. 484-690-9300**

PROPERTY SITUATE IN CITY OF
 COATESVILLE

TAX PARCEL # 16-007-0148.0000
 IMPROVEMENTS thereon: a residential
 dwelling
 PLAINTIFF: U.S. Bank National Associa-
 tion, not in its Individual Capacity, but sole-
 ly as Trustee for the RMAC Trust, Series
 2016-CTT

VS
 DEFENDANT: **Cari L. Jones aka Cari
 Jones & William Scott Jones aka William
 Jones**

SALE ADDRESS: 1016 Stirling Street,
 Coatesville, PA 19320
 PLAINTIFF ATTORNEY: **KML LAW
 GROUP, P.C. 215-627-1322**

**SALE NO. 22-4-114
 Writ of Execution No. 2019-04671
 DEBT \$140,166.56**

ALL THOSE CERTAIN LOTS OR PIECES
 OF GROUND SITUATE IN THE
 TOWNSHIP OF NEW GARDEN, CHES-
 TER COUNTY, PENNSYLVANIA.

Parcel Number: 60-05-0096.040
 PLAINTIFF: Nationstar Mortgage LLC
 D/M/B Mr. Cooper

VS
 DEFENDANT: **Jeffrey E. Hoopes, Tina
 M. Hoopes A/K/A Tina Hoopes & United
 States of America**

SALE ADDRESS: 150 Walnut Run Road,
 Landenberg, PA 19350
 PLAINTIFF ATTORNEY: **ROBERTSON,**¹³

**SALE NO. 22-4-116
 Writ of Execution No. 2019-07976
 DEBT \$190,713.19**

All that certain tract of land situate in the
 Township of West Sadsbury, Chester Coun-
 ty, Commonwealth of Pennsylvania, com-
 piled from surrounding deed and set forth
 as follows, to wit:

BEGINNING at a point in the center of
 Upper Valley Road (L.R. 15063) said point
 being the Northwest corner of lands of Pearl
 B. Cantler, thence passing over a spike on
 the South side of said road, South eleven
 degrees twenty minutes East (S 11 20' E),
 one hundred twenty-five (125) feet to an
 iron pin, thence continuing along land of
 Pearl G. Cantler, South seventy-nine de-
 grees ten minutes West (S 79 10' W), one
 hundred ninety-two and nine tenths (192.9)

feet to an iron pin in line of land of Pearl B. Cantler and being a corner of land of Timothy B. Kennedy, et ux; thence along Kennedy's land, South ten degrees 50 minutes East (S 10 50' E), two hundred eighteen and twenty-six hundredths (218.26) feet to an iron pin in the North line of the Penn Central Railroad Company, thence along said last mentioned line one hundred twenty-five (125) feet from a parallel to center line of said Railroad, South eighty-two degrees seven minutes thirty seconds West (S 82° 07' 30" W), two hundred twenty-eight and forty-three hundredths (228.43) feet to a point being the Southeast corner of land of Harold D. Hall, et ux; thence along Halls land North one degrees forty-eight minutes West (N 01° 48' W), one hundred sixty-four and thirty-four hundredths (164.34) feet to a point in line of land of Earl C. Skiles, et ux; thence along Skiles land, North eighty degrees East (N 80° E), forty-seven (47) feet to a pin, thence continuing along land of Skiles North ten degrees West (N 10 W), one hundred twenty-five (125) feet to a point in the corner of Upper Valley Road (L.R. 15063); thence along said center line North seventy-nine degrees ten minutes East (N 79 10' E), twenty (20) feet to a point being the point and place of BEGINNING.

Said land bounded on the North by land now or late of Earl C, Skiles, and Iris V. Skiles his wife, Upper Valley (LR 15063) and Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler and Timothy B. Kennedy, Leslie A. Kennedy, his wife, bounded on the South by land of Penn Central railroad company; and bounded on the west by land of Harold M. Hall and Elizabeth A. Hall, his wife, and Earl C. Skiles and Iris V. Skiles, his wife.

Title is vested in Richard E. Walker and Ethel Marie Walker, husband and wife by deed from Ethel Marie Walker, Married woman, dated 08/28/1986 and recorded 09/05/1986 in Book 431 and Page 541.

Tax ID: 36-05-0135.060

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-BC5 c/o NewRez LLC f/k/a New Penn Financial LLC, d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Ethel Marie Walker & Richard E. Walker**

SALE ADDRESS: 3342 Upper Valley Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **PARKER McCAY PA 856-596-8900**

SALE NO. 22-4-117

Writ of Execution No. 2020-02720

DEBT \$416,643.33

ALL THAT CERTAIN lot or parcel of land situated in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 26, 2005 and recorded in the Office of the Chester County Recorder of Deeds on September 19, 2005, in Deed Book Volume 6623 at Page 1101.

Tax Parcel No. 2808 01000900

PLAINTIFF: U.S. Bank National Association, not in its Individual Capacity, but solely as Trustee of the New Residential Mortgage Loan Trust 2020-NPL2

VS

DEFENDANT: **Charles H. Coles Jr. a/k/a Charles H. Coles & Marilyn Coles**

SALE ADDRESS: 103 Tucker Lane, Coatesville, PA 19320

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

SALE NO. 22-4-118

Writ of Execution No. 2017-09494

DEBT \$192,649.32

ALL THAT CERTAIN LOT OR PIECE OF GROUND, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, ACCORDING TO A PLAN PREPARED BY GEORGE E. REGESTER, JR. & SONS, INC., DATED 9/18/1986 AND LAST REVISED 12/5/1986, AS TAKEN FROM DRAWING NO. M-475, BEING LOT NO. 1, AS FOLLOWS:

BEGINNING AT A POINT SET IN THE TITLE LINE OF PUBLIC ROAD T-378, KNOWN AS "BARONS HILL ROAD", SAID ROAD LEADING IN A NORTH-WESTERLY DIRECTION TO HONEYBROOK TOWNSHIP AND IN A SOUTHEASTERLY DIRECTION TO HIBERNIA ROAD, SAID POINT OF BEGINNING MARKING A SOUTHWESTERLY CORNER OF THIS ABOUT TO BE DESCRIBED TRACT AND A CORNER OF LANDS OF ROBERT M. HOPPER; THENCE LEAVING SAID POINT OF BEGINNING AND LEAVING SAID BARONS HILL ROAD AND ALONG LANDS OF ROBERT M. HOPPER, THE FOLLOWING TWO (2) COURSES AND DISTANCES, TO WIT: (1) NORTH 13 DEGREES 44 MINUTES 58 SECONDS WEST 46.50 FEET TO AN IRON PIN, AND (2) NORTH 8 DEGREES 9 MINUTES 58 SECONDS WEST 660 FEET TO AN IRON PIN MARKING A CORNER OF THIS LAND BEING SET IN LINE OF LANDS OF SUN OIL COMPANY AND SAID POINT MARKING A CORNER OF LANDS OF ROBERT M. HOOPER; THENCE ALONG LANDS OF SUN OIL COMPANY, THE FOLLOWING TWO (2) COURSES AND DISTANCES, TO WIT: (1) SOUTH 65 DEGREES 39 MINUTES 59 SECONDS EAST 283.24 FEET TO AN OLD IRON PIN AND (2) SOUTH 66

DEGREES 33 MINUTES 36 SECONDS EAST 27.74 FEET TO A POINT MARKING A NORTHEASTERLY CORNER OF THIS AND BEING SET IN LINE OF LANDS OF SUN OIL COMPANY AND MARKING A CORNER OF LOT NO. 2 ON SAID PLAN; THENCE ALONG SAME, SOUTH 0 DEGREES 28 MINUTES 49 SECONDS EAST 637.23 FEET TO A POINT SET IN THE TITLE LINE OF BARONS HILL ROAD, AFOREMENTIONED, SAID POINT MARKING A SOUTHEASTERLY CORNER OF THIS AND A CORNER OF LOT NO. 2 ON PLAN; THENCE ALONG THE TITLE LINE IN SAID BARONS HILL ROAD, NORTH 70 DEGREES 8 MINUTES 33 SECONDS WEST 195.70 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TAX PARCEL NO. 29-3-9

PLAINTIFF: Truist Bank fka Branch Banking and Trust Company

VS

DEFENDANT: **Raymond E. Hooper & the United States of America c/o the United States Attorney for the Eastern District of PA**

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

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

SALE NO. 22-4-119

Writ of Execution No. 2019-03881

DEBT \$163,158.52

ALL THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER AND COMMONWEALTH OF PA., BEING HOUSE NO. 166 AD MORE FULLY DEFINED AND DESCRIBED IN (A) THAT CERTAIN DECLARATION OF

COVENANTS AND EASEMENTS FOR THE VILLAGE OF BRIGHTON, DATED 9/27/1978, RECORDED IN THE RECORDER OR DEEDS OFFICE OF CHESTER COUNTY, PA., IN MISC. BOOK 419 BEGINNING AT PAGE 166 HEREIN THE "VILLAGE DECLARATION") AND (B) THAT CERTAIN PLAN OF THE VILLAGE OF BRIGHTON MADE BY HOWARD W. DORAN, INC., DATED 7/28/1978 AND RECORDED IN THE AFORESAID RECORDERS OFFICE AS PLAN NO. 1929 (HEREINAFTER CALLED THE "VILLAGE PLAN"), TOGETHER WITH AN UNDIVIDED 1/100 INTEREST IN THE COMMON AREA AS MORE FULLY DESCRIBED IN THE VILLAGE DECLARATION AND THE VILLAGE PLAN (HEREINAFTER CALLED THE "PREMISES").

TAX PARCEL NO. 53-2P-254

PLAINTIFF: Citizens Bank of PA

VS

DEFENDANT: **Dorothy S. Plantholt**

SALE ADDRESS: 166 Chandler Drive, West Chester, PA 19380

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

SALE NO. 22-4-120

Writ of Execution No. 2019-03141

DEBT \$73,153.39

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

All that certain, parcel or tract of land, situate on the North side of Charles Street in the Township of Valley, County of Chester, and State of Pennsylvania, and being fully known as Illes Manor Section 2 on a sub-

division Plan-Final for Michael Illes, prepared by Berger & Hayes, Inc., Consulting Engineers and Surveyors dated July 8, 1980 and last revised March 12, 1981, Drawing Number 3529-80 and being more fully bounded and described.

Beginning at a point on the North side of Charles Street said point also being a corner of Lot #12 on said plan, thence extending from said beginning point along Lot 12, North 33 degrees 48 minutes 50 seconds West 97.58 feet to a point in line of lands or National R.R. Passenger Corp., thence extending along same north 76 degrees 44 minutes 25 seconds East 81.53 feet to a point along Lot 14 on said plan thence extending along same South 11 degrees 48 minutes 50 seconds East 96.64 feet to a point on the North side of Charles Street, thence extending along same South 78 degrees 11 minutes 10 seconds West 81.50 feet to the first mentioned point and place of beginning.

Containing 8,036 square feet of land be the same more or less.

Being Lot 13 on said Plan.

BEING THE SAME PROPERTY CONVEYED TO SUSAN F. BOYD NOEL WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM JOHN P. HEMCHER AND PHILLIP E. HEMCHER, DATED JUNE 20, 2001, RECORDED JULY 18, 2001, AT INSTRUMENT NUMBER 0049316, AND RECORDED IN BOOK 5013, PAGE 1651, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 38-05C-0086.070

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Susan F. Boyd-Noel, AKA Susan F. Boyd-Noel**

SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320

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

Carl L. Webb

SALE ADDRESS: 123 Nevins Way, Coatesville, PA 19320

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

SALE NO. 22-4-121

Writ of Execution No. 2013-05784

DEBT \$353,416.48

ALL THAT CERTAIN lot or parcel of land situated in the Township of Brandywine, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated February 28, 2012 and recorded in the Office of the Chester County Recorder of Deeds on March 2, 2012, in Deed Book Volume 8369 at Page 1995, as Instrument No. 11162603.

Tax Parcel No. 30-06-0023.040

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **Shari L. Hardin & Darryl F. Ferron**

SALE ADDRESS: 505 Rock Raymond Road, Downingtown, PA 19335

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

SALE NO. 22-4-122

Writ of Execution No. 2019-03763

DEBT \$195,269.93

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

Parcel Number: 280400663700

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company

VS

DEFENDANT: **Geraldine J. Webb &**

SALE NO. 22-4-123

Writ of Execution No. 2019-12289

DEBT \$337,255.96

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, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF DEVON PARK DEVELOPMENT, AS PREPARED BY FRANKLIN AND LINDSEY, CIVIL ENGINEERS, PHILA., PA DATED 12-14-1938 AND RECORDED IN PLAN BOOK #2 PAGE 10, BOUNDED AND DESCRIBED ACCORDING TO SAID PLAN, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER LINE OF HIGHLAND AVENUE (50 FEET WIDE) SAID POINT BEING AT THE DISTANCE OF 425 FEET MEASURED SOUTH 75 DEGREES 57 MINUTES EAST, FROM A SPIKE AT THE INTERSECTION OF THE CENTER LINE WITH THE CENTER LINE OF CENTER AVENUE (50 FEET WIDE); THENCE NORTH 14 DEGREES 03 MINUTES EAST, ALONG LOT #27 OF SAID PLAN OF LOTS FOR A DISTANCE OF 231.72 FEET TO A CORNER POINT IN THE SOUTHERLY LINE OF LOT #8 OF SAID PLAN OF LOTS; THENCE SOUTH 79 DEGREES 43 MINUTES 50 SECONDS EAST, ALONG PART OF LOT #8 AND PART OF LOT #9 OF SAID PLAN OF LOTS FOR A DISTANCE OF 60.13 FEET TO A CORNER POINT OF LOT #29 OF

SAID PLAN OF DISTANCE OF 235 FEET; THENCE NORTH 75 DEGREES 57 MINUTES WEST ALONG SAID CENTER LINE OF HIGHLAND AVENUE FOR A DISTANCE OF 60 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #28 ON SAID PLAN.

BEING THE SAME PREMISES WHICH MICHAEL Z. NICKLAS AND BROOKE M. NICKLAS, HUSBAND AND WIFE, BY DEED DATED JUNE 5, 1999 AND RECORDED JULY 21, 1999 IN THE COUNTY OF CHESTER, IN DEED BOOK 4603 PAGE 870 & C., GRANTED AND CONVEYED UNTO RICHARD E. DISIMONE AND ELIZABETH ZACHAI. THEIR HEIRS AND ASSIGNS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, IN FEE.

TITLE TO SAID PREMISES IS VESTED IN RICHARD DISIMONE A/K/A RICHARD E. DISIMONE AND ELIZABETH ZACHAI A/K/A ELIZABETH E. ZACHAI, HUSBAND AND WIFE, BY DEED FROM RICHARD E. DISIMONE AND ELIZABETH E. ZACHAI DATED MAY 25, 2005 AND RECORDED JUNE 2, 2005 IN DEED BOOK 6508, PAGE 557 INSTRUMENT NUMBER 10538935.

BEING PARCEL NO. 55-2H-232.

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master Participation Trust

VS

DEFENDANT: **Richard Disimone A/K/A Richard E. Disimone & Elizabeth Zachai A/K/A Elizabeth E. Zachai**

SALE ADDRESS: 327 Highland Avenue, Devon, PA 19333

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

SALE NO. 22-4-124

Writ of Execution No. 2016-06126

DEBT \$346,964.84

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN SADBURY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER: 37-04-0115 AND 37-04-0116

IMPROVEMENTS thereon: a residential property PLAINTIFF: Loancare, LLC

VS

DEFENDANT: **Joseph Zydinsky; United States of America, Department of Treasury - Internal Revenue Service**

SALE ADDRESS: 2085 Valley Road, Parkesburg, PA 19365

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

SALE NO. 22-4-125

Writ of Execution No. 2021-07585

DEBT \$255,235.60

PROPERTY SITUATE IN BOROUGH OF PHOENIXVILLE

SOLD AS THE PROPERTY OF: ABBY SUE CANNON Solely in Her Capacity as Heir of ROBERT T. CANNON, Deceased, and SABRINA CANNON-HENKEN Solely in Her Capacity as Heir of ROBERT T. CANNON, Deceased

TAX PARCEL NO: 15-13-580

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its Individual Capacity but solely as owner Trustee for Cascade Funding Mortgage Trust HB4

VS

DEFENDANT: **Abby Sue Cannon Solely**

in her Capacity as Heir of Robert T. Cannon, Deceased & Sabrina Cannon-Henken Solely in her Capacity as Heir of Robert T. Cannon, Deceased

SALE ADDRESS: 330 4th Avenue, Phoenixville, PA 19460

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

tion

VS

DEFENDANT: **Kelly E. Thomson**

SALE ADDRESS: 3553 Manor Road, Glenmoore, PA 19343

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

SALE NO. 22-4-126

Writ of Execution No. 2016-06785

DEBT \$617,828.05

SALE NO. 22-4-128

Writ of Execution No. 2019-01307

DEBT \$241,276.05

PROPERTY SITUATE IN TOWNSHIP OF WEST PIKELAND

SOLD AD THE PROPERTY OF: JOE BOUSKA A/K/A JOSEPH R. BOUSKA and SHERRIE BOUSKA

TAX PARCEL NO: 34-04-0251.0000

PLAINTIFF: PNC Bank, N.A. c/o Bank of America, N.A.

VS

DEFENDANT: **Joe Bouska A/K/A Joseph R. Bouska & Sherrie Bouska**

SALE ADDRESS: 1016 Mulberry Street, Chester Springs, PA 19425

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

PROPERTY SITUATE IN CALN TOWNSHIP

SOLD AD THE PROPERTY OF: JOHN P. BOCCELLI

TAX PARCEL NO: 39-4-359

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank National Association, not Individually but solely as Trustee for Bluewater Investment Trust 2017-1

VS

DEFENDANT: **John P. Boccelli**

SALE ADDRESS: 404 Country Edge Circle, Downingtown, PA 19335

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

SALE NO. 22-4-127

Writ of Execution No. 2019-08737

DEBT \$192,199.61

SALE NO. 22-4-129

Writ of Execution No. 2018-12076

DEBT \$240,062.42

PROPERTY SITUATE IN TOWNSHIP OF WEST BRANDYWINE

SOLD AD THE PROPERTY OF: KELLY E. THOMSON

TAX PARCEL NO: 29-04-0118

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Freedom Mortgage Corpora-

tion
ALL THAT CERTAIN lots or pieces of ground SITUATE in Penn Township, Chester County, Pennsylvania bounded and described according to a 5 Lot subdivision for Fred Ham, made by Concord Land Planners & Surveyors, Inc. P.O. Box 378 Oxford, Pennsylvania 19363 (610) 932-5119, dated 10/23/2001 and last revised 05/09/2002 as

follows, to wit:

BEGINNING at a concrete monument set on the Southerly side of a cul-de-sac at the end of Dutton Farms Lane a corner of Lot 2 on said plan, thence extending along same, South 00 degrees 20 minutes 37 seconds East 240.36 feet to an iron pin set in line of Lot 1, thence extending along same, North 67 degrees 28 minutes 33 seconds West 201.97 feet to an iron set in line of lands now or formerly of Walter G & E Louise Harris, thence extending along same, North 15 degrees 20 minutes 00 seconds West 235.00 feet to an iron pin set in a corner of Lot 4, thence extending along same, South 87 degrees 51 minutes 34 seconds East 187.23 feet to an iron pin set on the Westerly side of said cul-de-sac at the end of Dutton Farms Lane, thence extending along same, on the arc of circle curving to the left having a radius of 60.00 feet the arc distance of 89.59 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said plan.

BEING the same premises in which William T. O'Neill, by deed dated 09/24/2003 and recorded 10/30/2003 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 5958, Page 921, and Instrument No. 10328448, granted and conveyed unto Warren Lapham and Constance L. Lapham, Husband and wife.

Parcel ID No. 58-4-93.2B

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

VS

DEFENDANT: **Constance L. Lapham & Warren Lapham**

SALE ADDRESS: 25 Dutton Farms Lane, West Grove, PA 19390

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

SALE NO. 22-4-130

Writ of Execution No. 2020-02782

DEBT \$125,847.18

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

All those two certain lots or pieces of ground on which is located a frame dwelling house, hereditaments and appurtenances, situate in Valley Township, Chester County, Pennsylvania, bounded and described according to a Plan of Poplar Terrace, recorded in Plan Book 1, page 87, as follow, to wit:

Beginning at the intersection of the center line of Valley Road with the center line of Linden Avenue; thence along the center line of Valley Road, North 70 degrees 42 minutes East, 70 feet to a corner of Lot #32; thence by said Lot #32, South 19 degrees 18 minutes East 187 feet to the center line of a 15 feet wide alley; thence along the same, South 70 degrees 42 minutes West, 70 feet to the center line of Linden Avenue; thence by the same, North 19 degrees 18 minutes West, 187 feet to the place of beginning. Containing 13,090 square feet of land be the same more or less.

Being Lots #30 & #31 as shown on said Plan.

Containing 13,090 square feet of land be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO PAYGE A. SLOYER AND RONALD F. SLOYER, WIFE AND HUSBAND WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM PAYGE SLOYER , DATED MARCH 25, 2004, RECORDED MARCH 31, 2004, AT DOCUMENT ID 10395348, AND RECORDED IN BOOK 6106, PAGE 2247, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 68-5F-42

PLAINTIFF: LNV Corporation

VS

DEFENDANT: **Ronald F. Sloyer, AKA Ronald Sloyer & Payge A. Sloyer, AKA Payge Sloyer**

SALE ADDRESS: 1596 Valley Road, Coatesville, PA 19320

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

SALE NO. 22-4-131

Writ of Execution No. 2017-10312

DEBT \$60,659.05

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

All that certain lot of land, upon which is erected the West house of a block of two brick dwelling houses, situate in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly as bounded and described as follows:-

Beginning at a point in the center line of Belmont Street, 18.8 feet Westwardly from the West line of White Alley, a corner of land late or James E. Dunleavy, deceased; thence along the said center line of Belmont Street, South 80 degrees 44 minutes West 21.2 feet to a point, a corner of land of Stanley Staneski, and his wife; thence by the same North 09 degrees 16 minutes West 115 feet to the South line of Harmony Street; thence by the same North 80 degrees 44 minutes East 21.2 feet to a point, another corner of land late of James E. Dunleavy, deceased; thence by the same, South 09 degrees 16 minutes East and passing through the center of the middle dividing partition in said block of two brick dwelling houses,

115 feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO MIESHA WILLIAMS AND MOHAMED KARGBO WHO ACQUIRED TITLE, WITH RIGHTS TO SURVIVORSHIP, BY VIRTUE OF A DEED FROM HARMUN DEVELOPMENT, INC., DATED AUGUST 6, 2014, RECORDED SEPTEMBER 23, 2014, AT DOCUMENT ID 11367155, AND RECORDED IN BOOK 8989, PAGE 335, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 16-06-0648

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I

VS

DEFENDANT: **Mohamed Kargbo & Miesha Williams, AKA Miesha L. Williams**

SALE ADDRESS: 615 Belmont Street, Coatesville, PA 19320

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

SALE NO. 22-4-132

Writ of Execution No. 2019-01609

DEBT \$30,395.17

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF NEW GARDEN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN OF PALMERS RUN, MADE FOR LEWIS L. AND FRANCES P PALMER, BY GEORGE E. REGESTER, JR. & SONS, INC., REGISTERED LAND SURVEYORS, KENNETT SQUARE, PA, DATED 10/19/1982, LAST REVISED 2/2/1983 AND RECORDED AS CHESTER COUNTY PLAN #4275, AS

FOLLOW, TO WIT:

BEGINNING AT AN IRON PIN ON THE TITLE LINE IN THE BED OF PUBLIC ROAD (T-390), KNOWN AS WALNUT RUN ROAD AT THE NORTHWESTERLY CORNER OF THIS ABOUT TO BE DESCRIBED LOT AT THE SOUTHWESTERLY CORNER OF LAND NOW OR LATE OF FRANK S. RZUCIDCO; THENCE EXTENDING ALONG THE SAME CROSSING THE EASTERLY SIDE OF SAID ROAD, NORTH 84 DEGREES, 52 MINUTES, 00 SECONDS EAST, 730.50 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF TRACT #3, AS SHOWN ON SAID PLAN; THENCE EXTENDING, ALONG THE SAME, SOUTH 05 DEGREES, 04 MINUTES, 30 SECONDS EAST, 200.00 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF LOT #2, AS SHOWN ON SAID PLAN, THENCE EXTENDING ALONG THE SAME, SOUTH 84 DEGREES, 52 MINUTES, 00 SECONDS WEST, CROSSING THE EASTERLY SIDE OF SAID PUBLIC ROAD T-390, KNOWN AS WALNUT RUN ROAD, 730.50 FEET TO A PIN TON THE TITLE LINE IN THE BED OF THE SAME; THENCE EXTENDING ALONG THE SAME, NORTH 05 DEGREES, 04 MINUTES, 30 SECONDS WEST, 200.00 FEET TO THE FIRST MENTIONED POINT AN PLACE OF BEGINNING.

BEING THE SAME PREMISES CONVEYED TO JEFFREY E. HOOPES AND TINA M. HOOPES, HUSBAND AND WIFE FROM DIANA C. HOOPES BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED ON OCTOBER 6, 2003, AS INSTRUMENT NUMBER: 10314370 IN BOOK: 5923, PAGE: 1644.

TAX I.D.# 60-5-96.4

PLAINTIFF: Truist Bank fka Branch Banking and Trust Company

VS

DEFENDANT: **Jeffrey E. Hoopes, Tina**

M. Hoopes A/K/A Tina Hoopes & United States of America

SALE ADDRESS: 150 Walnut Run Road, Landenberg, PA 19350

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

SALE NO. 22-4-133

Writ of Execution No. 2018-12296

DEBT \$169,045.28

Property situate in the TOWNSHIP OF SADSBUURY, CHESTER County, Pennsylvania, being

BLR# 37-4A-1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: HBSC Bank USA, N.A. as Indenture

Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3

VS

DEFENDANT: **Linda K. Seal**

SALE ADDRESS: 47 Settlers Path A/K/A 47 Settlers Pa, Parkesburg, PA 19365

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

SALE NO. 22-4-134

Writ of Execution No. 2020-03164

DEBT \$145,079.15

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

BLR# 56-7K-9

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1

VS

DEFENDANT: **John Higgins**

SALE ADDRESS: 4651 Forge Road, Nottingham, PA 19362

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

SALE NO. 22-4-135

Writ of Execution No. 2019-01103

DEBT \$228,170.58

Gateway Bank, F.S.B. v. Jean M. Fash and Phillip R. Fash, 502 Victoria Gardens Drive, Township of Kennett Square, PA 19348. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$228,170.58.

UPI No. 62-04-0782

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC

VS

DEFENDANT: **Jean M. Fash & Phillip R. Fash**

SALE ADDRESS: 502 Victoria Gardens Drive, Kennett Square, PA 19348

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

SALE NO. 22-4-136

Writ of Execution No. 2019-04973

DEBT \$494,307.17

ALL THAT CERTAIN UNIT OR PARCEL OF GROUND SITUATE IN THE TOWNSHIP OF WILLISTOWN, COUNTY OF

CHESTER AND COMMONWEALTH OF PENNSYLVANIA BEING MORE FULLY DESCRIBED IN A DEED DATED DECEMBER 11, 1978 AND RECORDED ON MARCH 27, 1980 IN A PLAN FILE #2933.

TAX PARCEL NO. 54-1-263

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company

VS

DEFENDANT: **Linda Napoli, in her capacity as known heir, devisee, and/or distribute of the Estate of Charles T. Derry, Deceased; Mark Eastlake Derry, in his capacity as known heir, devisee, and/or distribute of the Estate of Charles T. Derry, Deceased & Unknown Heir(s) of the Estate of Charles T. Derry, Deceased**

SALE ADDRESS: 1205 Weatherstone Drive, Paoli, PA 19301

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

SALE NO. 22-4-137

Writ of Execution No. 2019-02143

DEBT \$165,846.97

ALL THAT CERTAIN Westerly half of a certain lot of land thereunto belonging, situate in the Borough of Spring City, Chester County, Pennsylvania, being part of the Lot No. 38 on plan of lots of the Yost & Finkbinder farm in the Borough of Spring City aforesaid, bounded and described as follow:

BEGINNING at a pint in the Southern margin of Yost Avenue and corner of Lot No. 40 as shown on said plan of lots at the distance of Ninety-five and two tenths feet Northeast from a point at the intersection of the Southern margin line of Yost Avenue and the eastern margin line of Penn Street; thence along the Southern margin line of Yost Avenue, North Seventy-five degrees and thirty-two minutes East twenty-two feet six inches to a point directly opposite the center of the

division wall of the dwelling house on the hereby granted premises and the dwelling house on the property adjoining on the East (property of Howard Barclay); thence South Fourteen degrees and Twenty-eight minutes East passing through the center of the division wall aforesaid One hundred ninety-four and six-tenths feet to a point in the Northern margin of a twenty feet wide alley; thence along the Northern margin of the same South Sixty-eight degrees and Three minutes West and Twenty-two and sixty-eight one hundredths feet to a corner of Lot #40 on the aforementioned plan of lots; thence along Lot #40 North fourteen degrees and twenty-eight minutes West One hundred ninety-seven and five-tenths feet to the place of BEGINNING.

BEING the same premises which Rosemarie T. Wilhelm, by Deed dated 12/18/09 and recorded 12/22/09 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7834 Page 1218, granted and conveyed unto Sean P. Bailey and Gretchen Bailey, in fee.

UPI NO. 14-4-166

PLAINTIFF: BANKUNITED N.A.

VS

DEFENDANT: **Sean P. Bailey & Gretchen E. Bailey**

SALE ADDRESS: 256 Yost Avenue, Spring City, PA 19475

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

SALE NO. 22-4-138

Writ of Execution No. 2019-06688

DEBT \$79,290.52

Property situate in the CALN TOWNSHIP, CHESTER County, Pennsylvania, being

BLR# 39-4D-1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. S/B/M to Wachovia Bank, National Association

VS

DEFENDANT: **George R. Crompton A/K/A G. Richard Crompton**

SALE ADDRESS: 618 Bondsville Road, Downingtown, PA 19335

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

SALE NO. 22-4-139

Writ of Execution No. 2019-12740

DEBT \$599,798.84

Property situate in the TOWNSHIP OF PENN, CHESTER County, Pennsylvania, being

BLR# 58-3-33.67

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-4, Mortgage Loan Asset-Backed Certificates, Series 2007-4

VS

DEFENDANT: **Karen L. Klemaszewski & Michael P. Klemaszewski**

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19390

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

SALE NO. 21-10-119

Writ of Execution No. 2021-00359

DEBT \$366,816.46

ALL THAT CERTAIN lot or piece of ground situate in the Township of Upper Uwchlan, Chester County, Commonwealth of Pennsylvania, as shown on a plan of "the reserve at eagle", made by Eastern States

Engineering, Inc., dated November 19, 1999, last revised September 21, 2001 and recorded in Plan # 15948, bounded and described as follows, to wit:

BEGINNING at a point on the northwesterly side of Prescott Drive (50 feet wide) a corner lot 32 on said plan: thence extending along the northwesterly side of Prescott Drive south 24 degrees 40 minutes 00 seconds west 4.98 feet to a point of curve; thence still along the same on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 135.41 feet to a point of tangent; thence still along the same south 69 degrees 00 minutes west 7.77 feet to a point; thence extending along lot 30 on said plan north 21 degrees (00 minutes west 125.00 feet to a point thence extending along open space on said plan north 48 degrees 03 minutes 09 seconds east 49.55 feet to a point; thence extending along lot 32 aforementioned south 65 degrees 20 minutes 00 seconds east 125.00 feet to a point and place of beginning.

UPI NO.: 32-3-456

IMPROVEMENTS thereon: consist of a single family residence

PLAINTIFF: ESSA Bank & Trust

VS

DEFENDANT: **Timothy P. Schwarz & Theresa R. Schwarz & the United States of America**

SALE ADDRESS: 217 Prescott Drive, Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **JACK M. SEITZ, ESQ. 610-530-2700**

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