



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 73

WEST CHESTER, PENNSYLVANIA, APRIL 10, 2025

No. 15

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Chester County Law Reporter

(USPS 102-900)

*Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania,
Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the
Publication of Legal Notices*

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION
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Subscription Rate \$100.00 for CCBA Members; \$200.00 for Nonmembers CCBA
Periodicals Postage Paid at West Chester, Pennsylvania
POSTMASTER: Send address changes to
Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

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

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Lipow, et al. v. Klein, et al.

Recusal – Prejudice – Waiver – Appearance of impropriety

1. The Supreme Court of Pennsylvania has made clear that the proper practice on a plea of prejudice is to address an application by petition to the judge before whom the proceedings are being tried. He may determine the question in the first instance, and ordinarily his disposition of it will not be disturbed unless there is an abuse of discretion.
2. A party must seek recusal or disqualification of a judge at the earliest possible moment, or suffer the consequence of being time barred.
3. Judges are mandated by the rules set forth in Pennsylvania's Code of Judicial Conduct to act at all times in a manner that promotes public confidence in the independence, integrity, and impartiality of the judiciary, and shall avoid impropriety and the appearance of impropriety.
4. A judge shall disqualify himself or herself in any proceeding in which the judge's impartiality might reasonably be questioned.
5. A judge is disqualified whenever the judge's impartiality might reasonably be questioned.
6. Recusal is the act of removing or absenting oneself in a particular case because the judge concludes that the prevailing facts or circumstances could engender a substantial question in reasonable minds whether the judge can be impartial.
7. A judge may recuse himself or herself from presiding over a matter even in the absence of a disqualifying fact or circumstance where -- in the exercise of discretion, in good faith, and with due consideration for the general duty to hear and decide matters -- the judge concludes that prevailing facts and circumstances could engender a substantial question in reasonable minds as to whether disqualification nonetheless should be required.
8. Whether a judge's continued involvement in the case creates an appearance of impropriety and/or would tend to undermine public confidence in the judiciary is a personal and unreviewable decision that only the jurist can make.
9. The inquiry is not whether a judge was in fact biased against the party moving for recusal, but whether, even if actual bias or prejudice is lacking, the conduct or statement of the court raises an appearance of impropriety.
10. Defendants filed an Emergency Motion for Recusal/Disqualification of Trial Judge and Arbitrator and for Stay of all Court Proceedings and Arbitration pending a decision of the full Court. After consideration of the motion, the Court Held, that the motion was denied.

C.C.P. Chester County, Civil Action – Law, No. 2022-04233-MJ; Richard N. Lipow, Esq. and Ilene Cetlin Lipow v. Robert A. Klein, Mary Beth Klein and Rita Berkowitz, Individually and as Representative of the Estate of Gerald S. Berkowitz

Richard N. Lipow and Mark S. Pearlstein for plaintiffs
Adam G. Silverstein, Andrew R. Stoll, Stephen G. Rhoads and Robert A. Klein for defendants Robert Klein and Mary Beth Klein

Jason Edwards, Marisa Ciarrocki and Michael P. Forbes for defendants
Est. of Gerald S. Berkowitz, Dec. and Rita C. Berkowitz, Individually
and as Representative of Est. of Gerald S. Berkowitz
Verwey, J., January 16, 2025:-

[73 Ches. Co. Rep. **Lipow, et al. v. Klein, et al.**

RICHARD N LIPOW, ESQ., and ILENE
CETLIN LIPOW,

Plaintiffs

v.

ROBERT A KLEIN, MARY BETH KLEIN
and RITA C. BERKOWITZ,

Individually and as Representative of
the ESTATE OF GERALD S. BERKOWITZ,
Defendants

IN THE COURT OF COMMON PLEAS

CHESTER COUNTY, PENNSYLVANIA

NO. 2022-04233-MJ

CIVIL ACTION

MEMORANDUM AND ORDER

Respondents, Robert A. Klein and Mary Beth Klein, (the Kleins or the Klein Defendants), filed an Emergency Motion for Recusal/Disqualification of Trial Court Judge and Arbitrator and for Stay of all Court Proceedings and Arbitration Pending Decision of the Full Court on January 16, 2025, at 1:13 a.m. (Motion). After consideration of the Motion and any response thereto, the Motion is denied in its entirety.

DISCUSSION

By Order dated May 10, 2024, this court directed the parties to arbitration. *Lipow v. Klein, et al.*, 72 Ches. Co. Rep. 232 (2024). The Kleins appealed that Order to the Superior Court on June 3, 2024. By Order dated July 12, 2024, the Superior Court quashed the Kleins’ appeal. *Lipow v. Klein, et al.*, 1558 EDA 2024 (July 12, 2024).¹ Thereafter the parties were unable to agree on an arbitrator and by Order dated September 4, 2024, this court appointed John Fiorillo, Esquire, to serve as arbitrator in this matter. Although an appeal from this appointment would be interlocutory, no appeal was taken from the Order appointing an arbitrator.

A. The Motion seeks relief that has no basis in law.

The Kleins seek to have either Court Administration or the President Judge reassign this matter and consideration of the Motion to different judge. Motion at 1. Thereafter, the Kleins appear to be seeking an en banc hearing, oral argument and a “ruling on this motion by the full Court.” *Id.* The Supreme Court of Pennsylvania has made clear that “the proper practice on a plea of prejudice is to address an application

¹ The Superior Court’s July 12, 2024, Order also stated that: “**APPELLANTS ARE CAUTIONED THAT THE FILING OF FURTHER FRIVOLOUS NOTICES OF APPEAL MAY RESULT IN THE IMPOSITION OF SANCTIONS, INCLUDING AN AWARD OF COUNSEL FEES AND COSTS IN RELATION TO THE APPEALS.**” (capitalization and bold in original).

by petition to the judge before whom the proceedings are being tried. He may determine the question in the first instance, and ordinarily his disposition of it will not be disturbed unless there is an abuse of discretion.” *Reilly by Reilly v. Se. Pennsylvania Transp. Auth.*, 489 A.2d 1291, 1299 (Pa. 1985) (quoting *Crawford’s Estate*, 160 A. 585 (Pa. 1932)).

There is no legal basis for the relief sought by the Kleins, i.e. having another judge or the court, en banc, decide the Motion. On this basis alone, the Motion should fail, but the court will consider the issues raised as though properly raised before it.

B. The Kleins have waived their ability request recusal/disqualification.

The court has taken no action in this matter since September 4, 2024, a period in excess of four months.² Despite the passage of over four months, the Kleins did not file for recusal until the eve of the scheduled arbitration to file their Motion. Under these facts, the Kleins have waived their ability to request recusal or disqualification. *See Loomis v. Kravitz*, 170 A.3d 380 (Pa. 2017) (late motion requesting recusal resulted in a waiver of any objection to the trial judge presiding in that matter); *In re Jack Buncher Found.*, 309 A.3d 216, 225 (Pa.Cmwlth. 2024) (party must seek recusal or disqualification of a judge at the earliest possible moment, or suffer the consequence of being time barred); *Commonwealth v. Yard*, 309 A.3d 1021 (Pa.Super. 2023) (unpublished) (case law is clear that a party seeking recusal or disqualification must raise the objection at the earliest possible moment, or suffer the consequence of being time barred).

C. The Kleins claims of bias and prejudice do not provide a basis for disqualification/recusal.

Judges are mandated by the rules set forth in Pennsylvania’s Code of Judicial Conduct (Rule), to “act at all times in a manner that promotes public confidence in the independence, integrity, and impartiality of the judiciary, and shall avoid impropriety and the appearance of impropriety.” Rule 1.2 (emphasis added). Judges are further obligated to “hear and decide matters assigned to the judge, except where the judge has recused himself or herself or when disqualification is required by Rule 2.11 or other law.” Rule 2.11(A) states, in pertinent part, that “[a] judge shall disqualify himself or herself in any proceeding in which the judge’s impartiality might reasonably be questioned.” The comment to the Rule makes clear that “a judge is disqualified whenever the judge’s impartiality might reasonably be questioned, regardless of whether any of the specific provisions of paragraphs (A)(1) through (6) apply.” Rule 2.11 cmt. [1].

Recusal “is the act of removing or absenting oneself in a particular case because

² Because this matter has been sent to arbitration any matters before the court are stayed. *See Waddell v. Shriber*, 348 A.2d 96, 99 (Pa. 1975) (finding that partners had contractual obligation to arbitrate disputes and stayed matter pending arbitration).

[73 Ches. Co. Rep. **Lipow, et al. v. Klein, et al.**

the judge concludes that the prevailing facts or circumstances *could* engender a substantial question in reasonable minds whether the judge can be impartial.” *Disqualification and Recusal*, PCSTJ Judicial Ethics Comm. Formal Advisory Op. 2015-4 (emphasis added). The comments addressing recusal state that,

a judge may recuse himself or herself from presiding over a matter even in the absence of a disqualifying fact or circumstance where -- in the exercise of discretion, in good faith, and with due consideration for the general duty to hear and decide matters -- the judge concludes that prevailing facts and circumstances could engender a substantial question in reasonable minds as to whether disqualification nonetheless should be required.

Rule 2.7 cmt. [2].

As a judge, the undersigned must decide whether his “continued involvement in the case creates an appearance of impropriety and/or would tend to undermine public confidence in the judiciary. This is a personal and unreviewable decision that only the jurist can make.” *Lomas v. Kravitz*, 130 A.3d 107, 122 (Pa.Super. 2015) (citation omitted) (finding that full bench recusal was not required).

The Kleins claim bias or prejudice as a basis for recusal or disqualification. These claims are simply unfounded based on the record in this case. “The inquiry is not whether a judge was in fact biased against the party moving for recusal, but whether, even if actual bias or prejudice is lacking, the conduct or statement of the court raises an appearance of impropriety.” *Com. v. Druce*, 796 A.2d 321, 327 (Pa.Super. 2002), *aff’d*, 848 A.2d 104 (Pa. 2004) (trial judge was not required to recuse himself); *Com. v. Calhoun*, 283 A.3d 404 (Pa. Super. Ct. 2022) (unpublished) (quoting *Druce* in affirming trial court’s dismissal of motion to recuse). In the present matter, the Kleins’ claim of bias and prejudice has as its genesis adverse outcomes with regard to their prodigious legal filings.

The court holds no bias against any party or counsel involved in this matter. Based on the prior order of this court, there is no question that this matter is properly before an arbitrator. The court holds no bias or ill will towards any party or counsel in this matter. Further, any member of the public reviewing the thirty-two pages of docket entries, multiplicity of filings, and orders in this matter is unlikely to conclude that the court has exhibited bias or prejudice with regard to the Kleins.

The Kleins attached a letter dated January 15, 2025, to the Motion. The letter, prepared by Samuel C. Stretton, Esquire, does not change how the public would perceive the courts’ role in this matter. Mr. Stretton’s letter cannot be viewed as that of an impartial or objective third party. He entered his appearance on behalf of the Kleins in a related matter, *Berkowitz Klein, LLP, et al. v. Brite Realty Services Inc. et al.*, C.C.C.P. dkt. No. 2022-04293-TT, on August 14, 2023. He filed a complaint in that matter against, *inter alia*, the Lipows who are parties in this matter, on August 15, 2023. Mr. Stretton continued to prosecute that action on behalf of the Kleins until his withdrawal on December 10, 2023. Even if Mr. Stretton were an expert qualified to

render an opinion in this matter and he had adequately reviewed all the relevant facts, his involvement in a related matter leads the court to conclude that his letter is neither credible nor unbiased.

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

ORDER

AND NOW, this 16th day of January, 2025, upon consideration of Emergency Motion for Recusal/Disqualification of Trial Court Judge and Arbitrator and for Stay of all Court Proceedings and Arbitration Pending Decision of the Full Court , and any response thereto, it is ORDERED that all relief sought in the Motion is DENIED.

BY THE COURT:

/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. 2024-10711-NC

NOTICE IS HEREBY GIVEN that the name change petition of Natalie Bautista-Tovar was filed in the above-named court and will be heard on Friday, May 2, 2025 at 2:00:00 PM, in Courtroom 2 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, November 27, 2024
Name to be changed from: Natalie Bautista-Tovar to: Natalie Montes
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2024-10789-NC

NOTICE IS HEREBY GIVEN that the name change petition of Dominique Andrea Lewis was filed in the above-named court and will be heard on Friday, July 11, 2025 at 2:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, March 26, 2025
Name to be changed from: Dominique Andrea Lew-

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

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

LAW NO. 2024-11752-NC

NOTICE IS HEREBY GIVEN that the name change petition of Rebecca Lynn Clifford was filed in the above-named court and will be heard on Friday, July 11 at 2:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Monday, December 30, 2024
Name to be changed from: Rebecca Lynn Clifford to: Rebecca Clifford Kuehn
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. 2025-02049-NC

NOTICE IS HEREBY GIVEN that the name change petition of Melissa Ann Dalto was filed in the above-named court and will be heard on Friday, June 20, 2025 at 2:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Thursday, March 27, 2025
Name to be changed from: Melissa Ann Dalto to: Melissa Ann Thompson
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. 2025-02120-NC

NOTICE IS HEREBY GIVEN that the name change

petition of Fnu Harni was filed in the above-named court and will be heard on Friday, June 20, 2025 at 2:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, March 14, 2025
Name to be changed from: Fnu Harni to: Annisya Ardiansyah Quinlan

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. 2025-02598-NC

NOTICE IS HEREBY GIVEN that the name change petition of Poorvi Lal Bareli was filed in the above-named court and will be heard on Friday, July 18, 2025 at 2:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, March 28, 2025
Name to be changed from: Poorvi Lal Bareli to: Poorv Bareli Lal

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

IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA CIVIL ACTION

LAW NO. AD-25-0020

NOTICE IS HEREBY GIVEN that the name change petition of Allison Eileen Gritt & James Daniel Gritt on behalf of child Isabella Luna Weaver was filed in the above-named court and will be heard on Monday, June 9, 2025 at 9:00:00 AM, in Courtroom 5 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, February 28, 2025
Name to be changed from: Isabella Luna Weaver to: Belle James Gritt

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

MELISSA A. IACOBUCCI, Attorney for the
Petitioners
Berman Voss Attorneys at Law

105 East Evans Street Suite D
West Chester, Pennsylvania 19380

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Friday, March 21, 2025, for Brookwell Home Services, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: any lawful purpose.

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

BEVILACQUA, Carman A., a/k/a Carman Bevilacqua, late of Malvern Borough. Damon Magozzi, care of JOHN A. WETZEL, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. JOHN A. WETZEL, Esquire, Wetzel Gagliardi Fetter & Lavin, LLC, 122 S. Church St., West Chester, PA 19382, atty.

BIGLER, June A., late of East Goshen Township. Jay Lee Bigler, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

CIMIJJOTTI, Eberhard Bernard, a/k/a Eberhard B. Cimijotti, late of West Brandywine Township. Christopher L. Cimijotti, 397 State St., Apt. 8A, Albany, NY 12210-1244, 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.

DELLATORRE, Gretchen Souser, late of West Chester. Ingrid Dellatorre, 37285 Martin ST #25, Rehoboth Beach, De 19971, Executor.

DEVINE, John J., late of Exton/West Whiteland Township. Sally J. Devine, 312 Green Circle, Exton, PA 19341, care of DANIEL F. MONAHAN, Esquire, 535 N Church Street, Suite 170, West Chester, PA

19380, Administratrix. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church Street, Suite 170, West Chester, PA 19380, atty.

DONNELLY, Rose M., a/k/a Rose Donnelly, late of Phoenixville Borough. Rosemary Donnelly, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, Executrix. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, atty.

DUZIC, Emir, late of East Whiteland. Fikreta Redzepagic Duzic, 75 Granville Way, Exton, PA, 19341, Administrator.

FORST, Margaret M., late of East Goshen. Renee M. Mezzanotte, care of JOHN J. MEZZANOTTE, JR., Esquire, 844 E. Street Road, P.O. Box 5, Westtown, PA 19395, Executrix. JOHN J. MEZZANOTTE, JR., Esquire, Barnard, Mezzanotte, Pinnie & Seelaus, LLP, 844 E. Street Road, P.O. Box 5, Westtown, PA 19395, atty.

FRANZITTA, Matilda J., late of East Marlborough Township. Linda Wawrzonek and Kimberly Kenyon, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GERLACH, Mary E., late of New London Township. Mary H. Donahee, care of KATHRYN A. MELONI, Esquire, 117-119 N. Olive St., Media, PA 19063, Executrix. KATHRYN A. MELONI, Esquire, Law Office of Kathryn A. Meloni, P.C., 117-119 N. Olive St., Media, PA 19063, atty.

HAVERSTRAW, Edith Jane, a/k/a Jane E. Haverstraw, late of West Goshen Township. Charles L. Haverstraw, 419 Charleston Greene, Malvern, PA 19355, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

HILLEGASS, Jean Ann, late of Penn Township. Joan E. Buck and Jeffrey M. Hillegass, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

KANSAL, Indu, late of Kennett Township. Yogesh C. Kansal, 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.

LEVENGOOD, William C., late of East Fal-lowfield Township. Georgina Albanis, 8 Sunset Dr., Paoli, PA 19301, Executor.

McHUGH, John D., late of Upper Uwchlan Township. Denise Dunbar, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

MOHR, SR., Samuel S., late of Valley Township. Samuel S. Mohr, Jr., 106 Mount Airy Road, Coatesville, PA 19320, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MULAC, Carolyn A, late of Downingtown. Allyn DeHoff, 214 Namar Ave, Exton, PA, 19341, Executor.

MULLEN, Kathleen Joanne, late of West Chester. Christopher Mullen, 100 Drakes Ct, Los Gatos, CA 95032, Executor.

OLSON, Nancy Haldeman, a/k/a Nancy H. Olson, late of West Grove Borough. John Christopher Ramsey and Eric J. Olson, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

OWENS, Irene Milliken, late of Kennett Township. Amy K. Davis and L. Peter Temple, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PATTON, Joanne H., a/k/a Joanne Hood Patton, late of East Marlborough Township. Charles F. Patton, Jr., care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

PROCTOR, Henry James, a/k/a Jim Proctor, late of East Nottingham. Dana P Simpson, PO Box 59, Oxford, PA 19390, care of GARY HEIM, Esquire, 2000 Linglestown Rd Ste 202, Harrisburg, PA 17110, Executrix. GARY HEIM, Esquire, Hazen Law Group LLC, 2000 Linglestown Rd Ste 202, Harrisburg, PA 17110

RIGGS, Dorothy H., late of Tredyffrin Township.

William A. Riggs, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

ROMINGER, Brenda Gail, late of Avondale. Crystal Rominger, 3903 Chestnut Street, Wilmington, DE 19808, care of WILLIAM E. HOWELL III, Esquire, 110 E. State St., Suite 1, Kennett Square, PA 19348, Executrix. WILLIAM E. HOWELL III, Esquire, Law Office of William E. Howell III, 110 E. State St., Suite 1, Kennett Square, PA 19348, atty.

SANDHU, Bhim Singh, late of West Whiteland Township. Jessica Sandhu, 113 Colwell Lane, Conshohocken, PA 19428, care of DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

SCHWOERER, Glenn George, a/k/a Glenn G. Schwoerer and Glen G. Schwoerer, late of East Fallowfield Township. Joanne Schwoerer, care of NORMAN W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NORMAN W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

SCOTT, Leona M., a/k/a Leona May Scott, late of East Coventry Township. Debra L. Werner and Lenard Michael Sygnet, care of MICHELLE M. FORSELL, Esquire, 570 Main Street, Pennsburg, PA 18073, Co-Administrators. MICHELLE M. FORSELL, Esquire, Crosson & Richetti, LLC, 570 Main Street, Pennsburg, PA 18073.

SHAFER, Earl D, late of Township of East Fallowfield. Eugenia P. Vanover, care of DONALD J. WEISS, Esquire, 6 Dickinson Drive, Suite 110, Chadds Ford, PA 19317, Executrix. DONALD J. WEISS, Esquire, 6 Dickinson Drive, Suite 110, Chadds Ford, PA 19317, atty.

SHAW, Diann Jane, late of East Whiteland Township. Deborah Houseberg, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

SHUGHART, Anne E., late of Elk Township. Beth A. McKee, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executrix. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

SPANGLER, Constance, late of Tredyffrin Township. Jon Diane Atkerson, care of JOSEPH P. DIGIORGIO, Esquire, 1800 East Lancaster Ave., Suite L, Paoli, PA 19301, Executrix. JOSEPH P. DIGIORGIO, Esquire, Platt, DiGiorgio & DiFabio, 1800 East Lancaster Ave., Suite L, Paoli, PA 19301, atty.

THOMPSON, Anna B., a/k/a Nancy Thompson, late of West Goshen Township. Amy L. Cacchio, 268 Dilworthtown Rd., West Chester, PA 19380 and Melissa D. Fry, 216 Pennsylvania Ave., West Chester, PA 19380, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrices. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

WELSH, Christopher, late of West Chester. Michael Van Horn, 661 West Rosetree Rd, Media, PA 19063, Administrator.

WILKINSON, John L, late of New Garden Twp. Marlene E. Wilkinson, 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.

WILSON, Robert Edward, late of Londonderry Township. Beth Reburn, 50 W. Boehms Rd, Willow Street, PA 17584, Administrator.

WOSCZYNA, Sara J, a/k/a Sara Jo Wosczyzna, late of Phoenixville. Michelle L. Kelly, 825 Clayhor Avenue, Collegeville, PA 19426, Executor.

2nd Publication

ADAMS, Wilbur C., late of West Brandywine Township. Gordon W. Good, 3460 Lincoln Highway, Thorndale, PA 19372, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ALBRECHT, Lois Rea, late of East Goshen Township. Kirk Albrecht, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executor. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

BELLO, Robert, late of East Vincent Township. Margaret Bello, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA

19380, Executrix. **APRIL L. CHARLESTON**, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

BLAIR, Joan F, a/k/a Joan Florence Blair, late of West Bradford Township. Mark J Blair, 1017 Stargazers Rd, Coatesville, Pa 19320, Executor.

DENEN, Warren G., late of East Whiteland Township. Marc A. Zaid, Esquire, care of DONALD J. WEISS, Esquire, 6 Dickinson Drive, Suite 110, Chadds Ford, PA 19317, Administrator. DONALD J. WEISS, Esquire, 6 Dickinson Drive, Suite 110, Chadds Ford, PA 19317.

DiFELICE, Joseph V., late of East Goshen Township. Joanne M. Linaberry, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Administratrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

DONALDSON, Debra P., late of Willistown Township. Elizabeth Hirst Donaldson, care of MAURICE D. LEE, III, Esquire, 1500 Centre Square West, 38th Fl., Philadelphia, PA 19102-2186, Executrix. MAURICE D. LEE, III, Esquire, Saul Ewing LLP, 1500 Centre Square West, 38th Fl., Philadelphia, PA 19102-2186, atty.

DYMEK, Rosalie T., late of East Caln Township. Paul Dymek, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., #100, West Chester, PA 19381, Administrator CTA. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood PC, 17 E. Gay St., #100, West Chester, PA 19381, atty.

EDWARDS, Mark A, late of North Coventry Township. Maureen Edwards, 1794 Cold Springs Rd., Pottstown, PA 19465, care of CYNTHIA L. DENGLE, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Executrix. CYNTHIA L. DENGLE, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

FARRER, David A., late of East Whiteland Township. John E. Farrer, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

GABRILL, Mary Rose, late of Phoenixville. Charles P Gabrill, 314 Fulmer Rd, Pottstown, PA 19465, and Sandra M. Kassel, 4930 Treeline Dr., Coopersburg, PA 18036, Executors.

GALE, Margaret Jane, late of West Goshen. William Gale, 1213 Lotus Ln, West Chester PA 19380,

Executor.

GARTNER, Janet R., late of East Marlborough Township. Stephen Robert Gartner, 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.

GREEN, Peggy Marie, a/k/a Peggy M. Green, late of East Goshen Township. Donna M. Williams, 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.

GREENE, Karen T., late of West Goshen Township. Cheryl Thomas, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

HOLMAN, Warren Eastburn, late of Downingtown. Jaquetta B Holman, 133 Bradford Avenue, Downingtown, PA 19335, Personal Representative.

KENNEDY, Susan F., late of West Chester Borough. Scott N. Smith, Sr., 4914 Demaio Dr., Brookhaven, PA 19015, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., #100, West Chester, PA 19381, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood PC, 17 E. Gay St., #100, West Chester, PA 19381, atty.

KINGSLEY, Sandra I., a/k/a Sandra Kingsley, late of West Grove Borough. Karen Balbierer, 4 Rockland Way, Glenmore, PA 19343 and John Kingsley, 213 W. MacDade Blvd., Folsom, PA 19033, care of L. THEODORE HOPPE, JR., Esquire, 25 W. Second St., 2nd Fl., Media, PA 19063, Executors. L. THEODORE HOPPE, JR., Esquire, 25 W. Second St., 2nd Fl., Media, PA 19063, atty.

KLIGER, Lois N., a/k/a Lois Kliger, late of Wilistown Township. Marci Luty, care of ANDREW GAVRIN, Esquire, 306 Clairemont Rd., Villanova, PA 19085, Executrix. ANDREW GAVRIN, Esquire, Law Office of Andrew Gavrin, 306 Clairemont Rd., Villanova, PA 19085, atty.

KIMBRO, Kyle John, late of Borough of Parkesburg. Christa Corum, 280 Liz Lane, Gap, PA 17527, care of JAIME W. GONCHAROFF, Esquire, 15 West Gay Street, West Chester, PA 19380, Administrator. JAIME W. GONCHAROFF, Esquire, Law Offices of Jamie W. Goncharoff, 15 West Gay Street, West Chester, PA 19380, atty.

LYONS, Marie M., a/k/a Marie Anna Lyons,

late of West Brandywine Township. Kathryn Lyons Beech, care of HARRY J. DiDONATO, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. HARRY J. DiDONATO, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

McQUILKIN, June Eileen, a/k/a June E. McQuilkin, late of Tredyffrin Township. Scott Alan McQuilkin, care of JOHN K. COSTALAS, Esquire, 2558 West Chester Pike, Suite 100, Broomall, PA 19008, Executor. JOHN K. COSTALAS, Esquire, 2558 West Chester Pike, Suite 100, Broomall, PA 19008, atty.

MENTZER, Sarah L., late of Tredyffrin Township. Elizabeth R. Howard, Esq., PO Box 507, 301 Gay St., Phoenixville, PA 19460, Executrix.

MORELLA, Rita A., late of East Pikeland Township. Richard M. Ewing, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executor. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

NEELY, Edgar F, a/k/a Edgar Francis Neely Jr., late of Nottingham. Kyle Neely, 909 Cloister Rd Apt A Wilmington DE, 19809, Administrator.

NUGENT, Elizabeth J, a/k/a Elizabeth Jane Nugent, late of East Goshen Township. Francis J. Keegan, Sr. and Veronica Keegan, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executors. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

PLACE, Juanita S., a/k/a Juanita Place, late of North Coventry Township. Judith L. Bransfield, 37 Eagles Watch North, Bechtelsville, PA 19505 and Keith A. Place, 1326 Temple Rd., Pottstown, PA 19465, care of JOHN A. KOURY, JR., Esquire, 41 E. High St., Pottstown, PA 19464, Executors. JOHN A. KOURY, JR., Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

PRY, Lois S., late of Honey Brook Township. Gordon Rand Pry, 1 Goldrod Lane, West Grove, PA 19390, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

REAGAN, Barbara S., a/k/a Barbara J. Reagan and Barbara June Reagan, late of Thornbury Township. Dorothy G. Rodgers, care of VINCENT

CAROSELLA, JR., Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Executrix. VINCENT CAROSELLA, JR, Esquire, Carosella & Associates, P.C, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

SARMENTO, Yvonne L., late of West Caln Township. Savannah Garrison, 4046 Ridge Avenue, Unit 2, Philadelphia, PA 19129, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SAVASTANO, Barbara M., late of Uwchlan Township. Susan Mammarella, care of JONATHAN E. BECKER, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. JONATHAN E. BECKER, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

STRUZIK, Marilyn L., late of Oxford Borough. Lorie A. Struzik, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, atty.

SWARTZ, Samuel D., late of Spring City Borough. Stephanie A. Lomanto, 274 Halteman Road, Pottstown, PA 19465, care of DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

THOMAS, Lacreasha, late of Exton. Kevin L. Thomas, 595 Pewter Drive, Exton, PA 19341, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Administrator. MICHAELANGELO L. DIPPOLITO, Esquire, ThePeoplesLawFirm.com, 712 Kimberton Road, Chester Springs, PA 19425, atty.

WILSON, Bridget Katherine, a/k/a Bridget Katherine Duffy and Bridget Katherine Alcorn, late of Kennett Township. Joshua Alcorn, 220 Margaret Way, Kennett Square PA 19348, Administrator.

WINTERS, Cheryl Ann, a/k/a Cheryl A. Winters, late of Phoenixville Borough. James Campbell, care of PATRICIA LEISNER CLEMENTS, Esquire, 516 Falcon Road, Audubon, PA 19403, Executor. PATRICIA LEISNER CLEMENTS, Esquire, 516 Falcon Road, Audubon, PA 19403, atty.

WOLVERTON, Patricia R., a/k/a Patricia Wolverson, late of Birmingham Township. Michele Ahwash, care of DENISE M. ANTONELLI, Esquire,

17 E. Gay St., #100, West Chester, PA 19381, Executrix. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., #100, West Chester, PA 19381, atty.

YEOMAN, Cheryl Lynn, a/k/a Cheryl L. Yeoman, late of Lower Oxford Township. Tracy M. Yeoman, 8 Bentley Rd., West Grove, PA 19390, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

3rd Publication

CIARLONE, Mary F., late of East Caln. Paul Joseph Ciarlone, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Administrator. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

DEVINE, William M., late of Honey Brook Township. William R. Devine, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. PATRICK A. DEIBLER, Esquire, Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

HAEGELE, Beatrice J., late of East Pikeland Township. Beatrice M Flanagan, 609 Wall St, Phoenixville, PA 19460 and Rosemary C Courts, 307 S. Walnut St, Birdsboro, PA 19508, Executrices.

HAZBOUN, Kamal Anthony, late of Easttown. Alma Anastas Hazboun, 1220 Sugartown Road, Berwyn PA 19312, care of MICHAELANGELO L DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs PA 19425, Executrix. MICHAELANGELO L DIPPOLITO, Esquire, ThePeoplesLawFirm. Com,LLC, 712 Kimberton Road, Chester Springs PA 19425, atty.

KISH, Geza, late of West Goshen Township. Peter J. Kish, care of PETER E. BORT, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, Executor. PETER E. BORT, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, atty.

KNIGHTS, Diane Elaine, a/k/a Diane E. Knights, late of East Fallowfield Township. Kurt Hinebaugh, 1540 N. Bailey Rd., Downingtown, PA 19335, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Administrator CTA. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

McGETTIGAN, Joseph, a/k/a Joseph H. Mc-

Gettingan, Jr., late of Uwchlan Township. Patrick J. McGettigan, 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.

McGINLEY, Bernard Patrick, a/k/a Bernie McGinley Sr and Bernie P McGinley, late of Exton. Mark McGinley, 207 Louis Drive, Exton PA 19341, Executor.

MORRISON, David D, late of Phoenixville. Larry Drake, 150 Black Rock Road, Phoenixville, PA 19460 and Andrea Conover, 4860 Langer Lane, Woodbridge, VA 22193, Executors.

NEELY, Edgar Francis, a/k/a Edgar Francis Neely Jr. and Edgar F. Neely Jr., late of Nottingham. Kyle Giulio Neely, 909 Cloister Rd Apt A, Wilmington, DE, 19809, Administrator.

OLSAVSKY, Mary Ann, late of West Goshen Township. Adam Olsavsky, 1920 Gilpin Ave., Wilmington, DE 19806, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, Executor. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, atty.

PEOPLES, Charles E., late of Oxford. Nancy Zook, care of GEORGE S. DONZE, Esquire, 696 Unionville Rd., Ste. 6, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, Donze and Donze, 696 Unionville Rd., Ste. 6, Kennett Square, PA 19348, atty.

PRESTON, Malcolm Clarence, a/k/a Malcolm C. Preston, late of Downingtown Borough. George E. Lutz, 2728 N. Barley Sheaf Road, Coatesville PA 19320, Executor.

REYNOLDS, Betty Ann, a/k/a Betty A. Reynolds, late of Oxford. Debora Gray, 34 Bernard Avenue, Cochranville, PA 19330, care of DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, Executrix. DONALD F. KOHLER, JR., Esquire, Kohler Law Offices LLC, 27 South Darlington Street, West Chester, PA 19382, atty.

SCHELKOPF, John, a/k/a John D. Schelkopf and John David Schelkopf, late of West Brandywine Township. Matthew D. Schelkopf, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

SCHELKOPF, Nancy Marie, a/k/a Nancy M.

Schelkopf, late of West Brandywine Township. Matthew D. Schelkopf, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

SWARTZ, Barbara Fienberg, late of Upper Uwchlan. Andrea Stillman Craven, 650 Churchill Rd., Chester Springs, PA 19425, care of JENNIFER WALKER, Esquire, 31 S. High Street Suite 200, West Chester, PA 19382, Executrix. JENNIFER WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street Suite 200, West Chester, PA 19382, atty.

TOKAR, Elaine Ann, a/k/a Elaine A. Tokar, late of Tredyffrin Township. Gregory J. Tokar, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executor. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

TUTHILL, Charles F., late of West Brandywine Township. Melissa Burke, care of JOSEPHA. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WEIGNER, David Herbert, late of Uwchlan Township. David J. Weigner, 408 Ashburton Place, Coatesville PA 19320, Administrator.

WRENN, Loretta W., a/k/a Loretta Wersen Wrenn and Loretta Gail Wrenn, late of Kennett Township. Jeffrey A. Wrenn, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

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

Chasa Tours, with its principal place of business at 2412 Barker Circle, West Chester, Pennsylvania 19380. The application has been (or will be) filed on: Saturday, March 15, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Said Ait Alla, Chasa Tours, 2412 Barker Circle, West Chester, Pennsylvania 19380.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is The Alliance for Economic Vitality.
Articles of Incorporation were filed on Thursday, March 27, 2025.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is City Cats Retiree.
Articles of Incorporation were filed on Friday, March 14, 2025.
Articles of Incorporation were effective on Friday, March 14, 2025.
The purpose or purposes for which it was organized are: To notify the public that City Cats Retiree has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.
ANDREW C. DYE, Solicitor
Webster, Chamberlain & Bean
1747 Pennsylvania Avenue, NW, Suite 1000
WASHINGTON DC 20006

1st Publication of 3**TRUST NOTICE**

THE CONNER LIVING TRUST dated 08/16/2000, 1st Amendment & Restatement dated 10/11/2011, 2nd Amendment & Restatement dated 05/06/2014, 3rd Amendment & Restatement 10/29/2019 and 4th Amendment & Restatement dated 06/01/2020
WALTER EDWIN CONNER, Deceased
Late of West Brandywine 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 SUSAN D. CONNER, TRUSTEE, c/o Matthew D. Gilbert, Esq., 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571,
Or to her Attorney:
MATTHEW D. GILBERT
GADSDEN SCHNEIDER & WOODWARD LLP
1275 Drummers Ln., Ste. 210
Wayne, PA 19087-1571

NOTICE

Red Bridge Farms Association, a/k/a Red Bridge Farms Civic Association

v.

Robert McQuaid, Presumed Heir or Assign of Dora A. McQuaid, Deceased, et al.

CHESTER COUNTY No. 2024-09429-RC

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Presumed and Unknown Heirs, and All Persons or Entities Claiming Right, Title or Interest by or Through Dora A. McQuaid, Deceased

Your real estate located at **715 Isaac Taylor Drive, West Chester, Pennsylvania 19382** is to be sold at Sheriff's Sale on **July 17, 2025 at 11:00 a.m.** via on-line auction at Bid4Assets, www.Bid4Assets.com, to enforce the Court Judgment of \$8,649.90 obtained by Red Bridge Farms Association a/k/a Red Bridge Farms Civic Association.

NOTICE OF OWNERS' RIGHTS-YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **IMMEDIATE ACTION:**

1.The sale will be cancelled if you pay to Red

Bridge Farms Association, in c/o Gawthrop Greenwood, PC, Attorneys for Plaintiff, at 1273 Lancaster Avenue, Berwyn, Pennsylvania 19312, by certified check, money order, or other immediately payable funds, the amount of the Judgment, interest, costs and fees due. To find out how much you must pay, you may call: Gawthrop Greenwood, PC, at (610) 889-0700.

2. You may be able to stop the sale by filing a Petition asking the Court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights.

The sooner you contact one, the more chance you will have of stopping the sale. (See Notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff's Office at (610) 344-6850.

2. You may be able to Petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Sheriff's office at (610) 344-6850.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after the sale.

This schedule will state who will be receiving that money. The money will be paid out in accordance with this scheduled unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the schedule.

7. You may also have other rights and defenses or

ways of getting your house back if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**LAWYER REFERRAL SERVICE - CHESTER COUNTY BAR ASSOCIATION
15 WEST GAY STREET - 2ND FLOOR, WEST CHESTER, PA 19380 - (610) 692-1889
Elliot H. Berton, Esq. (610) 889-0700**

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW
NO. 2024-09693-RC
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

Longbridge Financial, LLC, Plaintiff
v.
Greta L. Denny, in her capacity as
Executor of the Estate of Barbara N.
Steel; Gregory T. Steel, in his capacity
as heir of Barbara N. Steel; Unknown
Heirs, Successors, Assigns, and all
persons, firms, or associations,
claiming right, title, or interest from
or under Barbara N. Steel, Defendants
To: Unknown Heirs, Successors,
Assigns, and all persons, firms, or
associations, claiming right, title, or
interest from or under Barbara N.
Steel Defendant(s), 623 Rosedale Rd Ken-
nett Square, PA 19348

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, Long-
bridge Financial, LLC, has filed a Mortgage
Foreclosure Complaint endorsed with a Notice
to Defend, against you in the Court of Common
Pleas of Chester County, PA docketed to No.
2024-09693-RC, seeking to foreclose the mortgage
secured on your property located, 623 Rosedale
Rd Kennett Square, PA 19348.

NOTICE
YOU HAVE BEEN SUED IN COURT. If you wish
to defend against the claims set forth in this notice
you must take action within twenty (20) days after

the Complaint and Notice are served, by entering
a written appearance personally or by attorney
and filing in writing with the Court your defenses
or objections to the claims set forth against you.
You are warned that if you fail to do so, the case
may proceed without you, and a judgment may be
entered against you by the Court without further
notice for any money claimed in the Complaint or
for any other claim or relief requested by the plain-
tiff. You may lose money or property or other rights
important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR
LAWYER AT ONCE. IF YOU DO NOT HAVE A
LAWYER, GO TO OR TELEPHONE THE OF-
FICE SET FORTH BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMATION ABOUT
HIRING A LAWYER.

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

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

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, April 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, May 19th, 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. 25-4-74

Writ of Execution No. 2024-07871

DEBT \$450,458.79

Property situate in the WEST GOSHEN TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 5-206-0016020 a/k/a 52-6-16.2

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-6, ASSET-BACKED CERTIFICATES, SERIES 2007-6

VS

DEFENDANT: **JOSEPH KRAVITZ**

SALE ADDRESS: 905 Westtown Road, West Chester, PA 19382

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

SALE NO. 25-4-75

Writ of Execution No. 2016-03862

DEBT \$291,192.63

Property situate in the TOWNSHIP OF WEST WHITELAND, CHESTER County, Pennsylvania, being

BLR # 41-5C-36

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: CITIBANK, N.A., AS TRUSTEE FOR WACHOVIA LOAN TRUST 2005-SD1, ASSET-BACKED CERTIFICATES, SERIES 2005-SD1

VS

DEFENDANT: **LAWANDA A. JENNINGS A/K/A LAWANDA JENNINGS; FRANKLIN A. BENNETT, III, ESQ., INTERVENOR**

SALE ADDRESS: 516 Brookview Road, Exton, PA 19341

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

SALE NO. 25-4-76

Writ of Execution No. 2023-09056

DEBT \$139,282.00

All that certain lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of West Whiteland, County of Chester, and State of Pennsylvania, bounded and described according to a Plan of Bonnie Blink, Planned Residential Development, made by Yerkes

Associates, Inc., dated 10/23/80 and last revised 5/14/81 and recorded in Chester County in the Recorder of Deeds Office as Plan No. 3814 as follows, to wit:

Beginning at an interior point, a corner of Lot No. 183 Stirling Court; thence extending North 34 degrees 47 minutes East along line of Common Open Space, 20.00 feet to a point; thence extending South 33 degrees 13 minutes East along line of Lot No. 186 Stirling Court crossing a 15 feet wide common access and utility easement 20 feet wide sanitary sewer easement, 75.00 feet to a point; thence extending South 94 degrees 47 minutes West along line of Common Open Space, 20.00 feet to a point; thence extending North 58 degrees 13 minutes West recrossing the aforesaid 15 feet wide common access and utility easement and 20 feet wide sanitary sewer easement and along line of Lot No., 183 Stirling Court, 75.00 feet to a point on the Southeast curblineline of Stirling Court Common Open Space Area, the first mentioned point and place of beginning.

BEING the same premises which Robert J. Alexander, Jr. and Doris E. Alexander and Jennifer L. Alexander, N/K/A Jennifer L. Finkey by Deed dated December 21, 2006 and recorded in the Office of Recorder of Deeds of Chester County on December 28, 2006 at Book 7044, Page 470 Instrument 10716157 granted and conveyed unto Fred A. Finkey Jr and Jennifer L. Finkey.

Tax Parcel # 41-5R-185

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1

VS

DEFENDANT: **Jennifer L. Finkey F/K/A Jennifer L. Alexander**

SALE ADDRESS: 185 Stirling Court, West Chester, PA 19380

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

SALE NO. 25-4-77

Writ of Execution No. 2019-02195

DEBT \$105,163.61

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

BLR # 16-6-426

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-ININTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE NATIONAL BANK, AS TRUSTEE FOR BCF L.L.C. MORTGAGE PASS -THROUGH CERTIFICATES, SERIES 1997-R3

VS

DEFENDANT: **NOVELLA RODRIGUEZ, IN HER CAPACITY AS HEIR OF JUAN F. RODRIGUEZ A/K/A JUAN F. RODRIQUEZ, DECEASED; STEFANIE RODRIGUEZ, IN HER CAPACITY AS HEIR OF JUAN F. RODRIGUEZ A/K/A JUAN F. RODRIQUEZ, DECEASED; JENNIFER RODRIGUEZ, IN HER CAPACITY AS HEIR OF JUAN F. RODRIGUEZ A/K/A JUAN F. RODRIQUEZ, DECEASED; JOHN F. RODRIGUEZ, JR., IN HIS CAPACITY AS HEIR OF JUAN F. RODRIGUEZ A/K/A JUAN F. RODRIQUEZ, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUAN F. RODRIGUEZ A/K/A**

JUAN F. RODRIQUEZ, DECEASED

VS

SALE ADDRESS: 547 Olive Street,
Coatesville, PA 19320DEFENDANT: **Robert Fallon Jr.**PLAINTIFF ATTORNEY: **BROCK &
SCOTT, PLLC 844-856-6646**SALE ADDRESS: 123 South 13th Ave-
nue, Coatesville, PA 19320PLAINTIFF ATTORNEY: **FRIEDMAN
VARTOLO, LLP 212-471-5100****SALE NO. 25-4-78****Writ of Execution No. 2024-06300****DEBT \$141,657.35****SALE NO. 25-4-80****Writ of Execution No. 2020-02274****DEBT \$182,543.51**

ALL THAT CERTAIN lot or parcel of land situated in the Township of East Brandywine, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 31, 1999 and recorded in the Office of the Chester County Recorder of Deeds on September 20, 1999, in Deed Book Volume 4637 at Page 1197.

Tax Parcel # 30-02N-029

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

VS

DEFENDANT: **Donna Garrison**SALE ADDRESS: 5 Wyndham Court,
Downingtown, PA 19335PLAINTIFF ATTORNEY: **HLADIK,
ONORATO & FEDERMAN, LLP 215-
855-9521****SALE NO. 25-4-79****Writ of Execution No. 2023-00775****DEBT \$162,863.42**

Property to be sold is situated in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania,

Tax Parcel # 1607 02840000

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of LB-Igloo Series IV Trust

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in Downingtown Borough, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pa dated 11/4/1958 and revised 11/19/1959, as follows, to wit:

BEGINNING at a point on the Northwesternly side of Mary Street (42 feet wide) which point is measured the 2 following courses and distances from a point of curve on the Southwesterly side of Whelen Avenue, (40 feet wide) (1) extending from said point of curve on a line curving to the right having a radius of 10 feet, the arc distance of 13.81 feet to a point of tangent and (2) South 72 degrees, 5 minutes West, 19.87 feet to the point and place of beginning; thence extending from said beginning point along the Northwesternly side of Mary Street, South 72 degrees, 5 minutes West, 16 feet to a point; thence extending North 17 degrees 55 minutes West, passing partly through the party wall between these premises and the premises adjoining to the Southwest, 91.25 feet to a point; thence extending, North 72 degrees 5 minutes East, 16 feet to a point, thence extending South 17 degrees 55 minutes East passing partly through the party wall between these premises and the premises adjoining to the Northeast 91.25 feet to a

point on the Northwesterly side of Mary Street, aforesaid; the first mentioned point and place of beginning.

BEING the same premises which Tara M. Saylor, now known as, Tara M. McCormick and Brady J. McCormick, wife and husband by Deed dated July 29, 2005 and recorded in the Office of Recorder of Deeds of Chester County on August 5, 2005 at Book 6575 at Page 129, Instrument #10560527 granted and conveyed unto Patrick Nwankwo.

Tax Parcel # 11-7-30.30

PLAINTIFF: U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee to J.P. Morgan Mortgage Acquisition Corp. 2005-FRE1 Asset Backed Pass-Through Certificates. Series 2005-FRE1

VS

DEFENDANT: **Patrick Nwankwo and United States of America**

SALE ADDRESS: 305 Mary Street, Downingtown a/k/a Downingtown, PA 19335

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

SALE NO. 25-4-81

Writ of Execution No. 2024-00525

DEBT \$163,400.00

ALL THAT CERTAIN lot or parcel of land situated in the Londonderry Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated February 26, 2015 and recorded in the Office of the Chester County Recorder of Deeds on April 23, 2015, in Deed Book Volume 9093 at Page 1153, as Instrument No. 201511402875.

Tax Parcel # 46-2-9.2B

PLAINTIFF: Twist Investments, LLC

VS

DEFENDANT: **Amy Taylor Rowe**

SALE ADDRESS: 13 Keller Road, Cochranville, PA 19330

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

SALE NO. 25-4-82

Writ of Execution No. 2023-06235

DEBT \$2,587.13

ALL THAT CERTAIN lot or piece of ground SITUATE, in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 47-4-153.26

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Kevin Moyer**

SALE ADDRESS: 100 Weston Drive, East Fallowfield, PA 19320

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

SALE NO. 25-4-84

Writ of Execution No. 2023-02867

DEBT \$78,735.73

All that certain piece or parcel or Tract of land situate in New Garden Township, Chester County, Pennsylvania, and being known as 9129 Gap Newport Pike, Avondale, Pennsylvania 19311.

Tax Parcel # 60-6-14

PLAINTIFF: Longbridge Financial, LLC

VS

DEFENDANT: **Jane Mellinger, Known Surviving Heir of Stephen T. Little, Bruce Robinson, Known Surviving Heir**

of Stephen T. Little, John Michael Little, Known Surviving Heir of Stephen T. Little, and Unknown Surviving Heirs of Stephen T. Little

SALE ADDRESS: 9129 Gap Newport Pike, Avondale, PA 19311

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

SALE NO. 25-4-86

Writ of Execution No. 2024-05825

DEBT \$265,784.83

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

Tax Parcel # 29-4-134.10

IMPROVEMENTS thereon: a residential property

PLAINTIFF: HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-HE3

VS

DEFENDANT: E. MARIE WHITEMAN A/K/A EVELLA M. WHITMAN; RICHARD I. WHITEMAN JR. A/K/A RICHARD I WHITEMAN

SALE ADDRESS: 301 Swinehart Road, Glenmoore, PA 19343

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

SALE NO. 25-4-88

Writ of Execution No. 2022-09148

DEBT \$89,916.91

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

All that certain Unit in the property known, named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963 P.L. 196 by recorded in the Office for the Recorder of Deeds in and for the County of Chester, Pennsylvania, of the Declaration dated, June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 page 272, a First Amendment thereto, dated July 7, 1972 and recorded July 7, 1972 in Misc. Deed Book 198 page 474, a Second Amendment thereto, dated July 16, 1973 and recorded in Misc. Deed Book 206, page 852, and a Third Amendment thereto dated May 31, 1974 and recorded May 31, 1974 in Misc. Deed Book 236 page 202, and a Fourth Amendment thereto dated December 19, 1974 and recorded December 19, 1974 in Misc. Deed Book 265 page 68, a Fifth Amendment thereto dated January 12, 1976 and recorded January 12, 1976 in Misc. Deed Book 314 page 102 a Sixth Amendment thereto dated August 12, 1976 and recorded August 17, 1976 in Misc. Deed Book 341 page 114 and a Seventh Amendment thereto dated December 21, 1976, recorded December 23, 1976 in Misc. Book 359 page 202; Eighth Amendment dated January 30, 1979 recorded January 31, 1979 in Misc. Deed Book 432 page 364 a Declaration Plan dated October of 1971, executed and acknowledge June 27, 1972 and recorded

June 28, 1972 in Plan Book 43 page 24, a First Amendment thereto dated July of 1973 and recorded July 16, 1973, in Plan Book 51 page 1; a Second Amendment thereto dated May of 1974 and recorded May 31, 1974 in Plan Book 57 page 24, a Third Amendment thereto dated January of 1976 and recorded January 12, 1976 in Plan File No. 236, a Fourth Amendment thereto, dated August of 1976 and recorded December 23, 1976 in Plan File No. 767; an a Code of Regulations dated June 27, 1972 recorded June 28, 1972 in Misc. Deed Book 198 page 306, a first Amendment thereto dated May 31, 1974, recorded May 31, 1974 in Misc. Deed Book 236 page 210, a Second Amendment thereto, dated August 4, 1978 and recorded August 4, 1978 in Misc. Deed Book 414 page 248, a Third Amendment thereto dated January 30, 1979 recorded January 31, 1979 in Misc. Deed Book 432 page 366; a Fourth Amendment thereto dated November 12, 1979 recorded November 13, 1979 in Misc. Deed Book 460 page 417; a fifth Amendment thereto dated November 10, 1980 recorded December 8, 1980 in Misc. Deed Book 500 page 144; a Sixth Amendment thereto dated November 8, 1982 recorded November 9, 1982 in Misc. Deed Book 572 page 398; a Seventh Amendment thereto dated November 6, 1985 recorded November 21st, 1985 in Misc. Deed Book 139 page 372; an Eighth Amendment thereto dated November 6, 1985 recorded November 21, 1985 in Record Book 139 page 377; a Ninth Amendment thereto dated November 19, 1991 recorded January 27, 1992 in Record Book 2763 page 424; and a Tenth Amendment thereto dated November 19, 1991 recorded January 27, 1992 in Record Book 2763 page 428; as shown on Declaration Plan of Summit House Condominium dated 10/1971 and recorded 6/28/1972 in Plan Book 43 page 24, a First Amendment thereto dated 7/1973 and recorded 7/16/1974 in Plan Book 51 page 1, a Second Amendment thereto dated 5/1974 and recorded 5/31/1974 in Plan Book 57

page 24, a Third Amendment thereto dated 1/1976 and recorded 1/12/1976 in Plan File 236; a Fourth Amendment thereto dated 8/1976 and recorded 8/17/1976 in Plan file No. 544 and a Fifth Amendment thereto dated 12/1976 and recorded in Plan File No. 767, being and designated on such Declaration Plan as Unit 533, as more fully described in such Declaration Plan and Declaration, as the same have been of shall, time to time hereafter, be amended together with an initial proportionate undivided interest in the Common Elements as defined in such Declaration and Amendments thereto. Under and subject to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in such Declaration, Declaration Plan and Code of Regulations (as same have been or shall from time to time, hereafter be amended and in the rules referred to in such Code of Regulations.

BEING THE SAME PROPERTY CONVEYED TO BARBARA P. CROPPER WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CENTRAL PENN PROPERTY SERVICES, INC., DATED OCTOBER 11, 2022, RECORDED OCTOBER 23, 2022, AT DOCUMENT ID 10142506, AND RECORDED IN BOOK 5430, PAGE 1858, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 53-06-1525.33F

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust

VS

DEFENDANT: **William F. Cropper, Jr., as Believed Heir and/or Administrators of the Estate of Barbara P. Cropper (if any); Unknown Heirs and/or Administrators of the Estate of Barbara P. Cropper (if any)**

SALE ADDRESS: 533 Summit House,
West Chester, PA 19382

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

PLAINTIFF ATTORNEY: **MDK LEGAL
614-220-5611**

SALE NO. 25-4-90

**Writ of Execution No. 2020-05964
DEBT \$1,462.12**

ALL THAT CERTAIN lot or piece of
ground together with the improvements
thereon erected, Situate in the Township of
West Whiteland County of Chester, State
of Pennsylvania.

Tax Parcel # 41-4-5.13

PLAINTIFF: West Whiteland Township
VS

DEFENDANT: **John H. Lyon & Jo Ann
Lyon**

SALE ADDRESS: 420 Oakland Drive,
West Whiteland, PA 19335

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

SALE NO. 25-4-92

**Writ of Execution No. 2021-06820
DEBT \$5,061.31**

ALL THAT CERTAIN lot or land, on
which is located 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.

Tax Parcel # 16-7-176

PLAINTIFF: Coatesville Area School
District
VS

DEFENDANT: **Andrew Webster**

SALE ADDRESS: 1150 Stirling Street,
Coatesville, PA 19320

SALE NO. 25-4-93

**Writ of Execution No. 2022-06044
DEBT \$185,500.05**

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

Tax Parcel # 43-4-257

PLAINTIFF: JPMORGAN CHASE
BANK, NATIONAL ASSOCIATION
VS

DEFENDANT: **PATRICIA BOHNER;
RICHARD BOHNER**

SALE ADDRESS: 1201 Brentford Lane,
Malvern, PA 19355

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

SALE NO. 25-4-94

**Writ of Execution No. 2024-00162
DEBT \$183,945.08**

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

Tax Parcel # 42-4-281.3

IMPROVEMENTS thereon: a residential
property

PLAINTIFF: WELLS FARGO BANK,
N.A. S/B/M WACHOVIA BANK, NA-
TIONAL ASSOCIATION
VS

DEFENDANT: **KIMBERLY L. COFF-
FEY**

SALE ADDRESS: 5 Shady Brook Lane,
Malvern, PA 19355

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

**SALE NO. 25-4-98
Writ of Execution No. 2020-05373
DEBT \$1,332.66**

**SALE NO. 25-4-95
Writ of Execution No. 2022-10354
DEBT \$429,695.23**

PROPERTY SITUATE IN BOROUGH
OF TOWNSHIP OF HONEYBROOK

Tax Parcel # 22-03-0061.160

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: LSF11 MASTER PARTICI-
PATION TRUST

VS

DEFENDANT: JASON A. MARTIN

SALE ADDRESS: 137 Whitehorse Drive,
Honey Brook, PA 19344

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

**SALE NO. 25-4-97
Writ of Execution No. 2024-00979
DEBT \$431,110.81**

Property situate in the EAST COVENTRY
TOWNSHIP, CHESTER County, Penn-
sylvania, being

BLR # 18-04-0109.170

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: FREEDOM MORTGAGE
CORPORATION

VS

DEFENDANT: CHRISTOPHER
FEOCK; COURTNEY FEOCK

SALE ADDRESS: 125 Buckwalter Road,
Pottstown, PA 19465

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

All that certain lot or piece of ground sit-
uate in the Township of West Whiteland
County of Chester and

State of Pennsylvania.

Tax Parcel # 41-5Q-253

PLAINTIFF: West Whiteland Township
VS

DEFENDANT: Adam D. Greenstein

SALE ADDRESS: 411 Anglesey Terrace,
West Whiteland, PA 19380

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

**SALE NO. 25-4-99
Writ of Execution No. 2024-07536
DEBT \$101,516.50**

ALL THAT CERTAIN lot or tract of land
situate in the Township of Schuylkill,
County of Chester, Commonwealth of
Pennsylvania, bounded and described ac-
cording to a Plan of Fernleigh, now known
as Valley Forge Woods prepared by Ches-
ter Valley Engineers, Inc., dated 3/7/1990
and last revised 12/1/1992 and recorded
in the Office of the Recorder of Deeds in
Chester County as Plan No. 12041, as fol-
lows, to wit:

BEGINNING at a point on the South-
easterly side of Shelbourne Lane (50 feet
wide) a corner of Lot No. 190 on said plan;
thence extending along the Southeasterly
side of Shelbourne Lane North 45° 47' 26"
East, 97 feet to a point; thence extending
along Lot No. 192 on said plan South 44°
12' 34" East, 235 feet to a point ; thence
extending along Lot Nos. 181 and 182 and
through an easement on said plan South
45° 47' 26" West, 97 feet to a point; thence
extending along Lot No. 190 aforemen-

tioned North 44° 12' 34" West, 235 feet to the point and place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record, including but not limited to those appearing at Deed Book Volume 4495, page 1299, et seq.

BEING THE SAME PREMISES which Jeffrey Scott Mayer and Patricia K. Mayer, by Deed dated 4/27/2001 and recorded 8/14/2001 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5038, Page 2140, granted and conveyed unto Michael R. Haith and Wendy J. Harth.

Tax Parcel # 27-6-745

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS, N.A. F/K/A RBS CITIZENS, N.A.

VS

DEFENDANT: **Michael R. Harth & Wendy J. Harth**

SALE ADDRESS: 350 Shelbourne Lane, Phoenixville, PA 19460

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

SALE NO. 25-4-101

Writ of Execution No. 2023-07790

DEBT \$166,179.91

BEGINNING at a point in the center line of Overhill Road (fifty feet wide) at the distance of ten hundred fifty feet measured south sixty-four degrees, fifty two minutes west along the said center line of Overhill Road from its intersection with the center line of Chester Road as shown on said plan;

THENCE extending from said beginning point, south twentyfive degrees, eight minutes east, crossing the southeasterly side of Overhill Road, three hundred sixty-nine feet and fifteen onehundredths feet to a point;

THENCE extending south sixty-three degrees seven minutes west, one hundred feet and four onehundredths feet to a point;

THENCE extending north twenty-five degrees, eight minutes west, recrossing the southeasterly side of Overhill Road, three hundred seventy-two feet and twenty-one one-hundredths feet to a point in the center line of Overhill Road aforesaid;

THENCE extending along the same north sixty-four degrees, fifty-two minutes east, one hundred feet to the first mentioned point and place of beginning.

BEING lot #192 as shown on said plan.

BEING the same property conveyed to Michael R. Stark by deed from John A. Tussie and Barbara A. Tussie, his wife recorded 04/08/2011 in deed Book 8157 Page 1146, in the Office of the Recorder of Deeds of Chester County, Pennsylvania. Property situate in Westtown Township.

Tax Parcel # 67-3-114

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Michael R. Stark & The United States of America**

SALE ADDRESS: 1538 Overhill Road, West Chester, PA 19382

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

SALE NO. 25-4-102

Writ of Execution No. 2022-05881

DEBT \$2,197,297.48

All that certain lot or piece of ground with

the buildings and improvements thereon erected, situate in the Township of Charlestown, County of Chester, Commonwealth of Pennsylvania, described in accordance with the first plan of subdivision for Four Oaks Farm, made by Chester Valley Engineers, Inc., dated 10/29/1987 and last revised 3/3/1988 and subsequently subject to a second plan of subdivision of Lot 12, made by Steven E. Van Vliet, Professional Engineer, dated 5/12/1990, last recorded 9/21/1990 and recorded in Chester County as Plan No. 10941 as follows, to wit:

Being the sale premises that Thomas H. Kashi a/k/a Hossein Thomas Kashi and Flora Jaseb Kashi, by deed dated 1/25/2018 and recorded 1/29/2018 in the Office of the Recorder of Deeds in the County of Chester, Commonwealth of Pennsylvania in Book 9690, Page 1333 and as a Instrument No. 11590022 granted and conveyed to Andrew R. McLellan

Tax Parcel # 35-4-74.3N

PLAINTIFF: NAVY FEDERAL CREDIT UNION

VS

DEFENDANT: **ANDREW R MCLELLAN**

SALE ADDRESS: 4159 White Horse Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **FEIN, SUCH, KAHN & SHEPARD, P.C. 610-395-3535**

SALE NO. 25-4-105

Writ of Execution No. 2024-07964

DEBT \$265,180.69

All that certain piece or parcel or Tract of land situate in Uwchlan Township, Chester County, Pennsylvania, and being known as 102 Victoria Court, Downingtown, Pennsylvania 19335.

Tax Parcel # 33-3-109

PLAINTIFF: Police and Fire Federal

Credit Union

VS

DEFENDANT: **Joseph P. Gallagher and Shannon Deegan- Gallagher a/k/a Shannon M. Deegan**

SALE ADDRESS: 102 Victoria Court, Downingtown, PA 19335

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

SALE NO. 25-4-106

Writ of Execution No. 2024-03340

DEBT \$40,648.42

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 FOLLOWS, TO WIT:

All that certain lot or land on which is erected the North house of a block of two brick dwelling houses, designed as No. 107 Woodland Avenue, Situated in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the East curb line of Woodland Avenue, opposite the center of the middle dividing partition in said block of two brick dwelling houses, distant 28.39 feet North of the North curb line of Walnut Street; thence along the East curb line of Woodland Avenue, North 5 degrees, 29 minutes West, 22.61 feet to a corner of land of Wm. H. Martin; thence by the same, South 84 degrees and 31 minutes East 140.09 feet to the center line of Division Alley; thence by the same, South 6 degrees 28 minutes East, 22.61 feet for a new corner of land of W. Howard Grow; thence by the same, south 84 degrees and 31 minutes West, passing through the center of the middle of dividing partition of

said block of two brick dwelling houses, 140.48 feet to the place of beginning.

Containing 3,171 square feet, be the same more or less.

Being the same property conveyed to Bertha V. Watters who acquired title by virtue of a deed from Ernest W. Paisley, dated December 9, 1997, recorded December 18, 1997, as Instrument Number 76824, and recorded in Book 4276, Page 1942, Office of the Recorder of Deeds, Chester County, Pennsylvania.

Tax Parcel # 16-6-709

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Bertha V. Watters**

SALE ADDRESS: 107 Woodland Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MDK LEGAL**
614-220-5611

SALE NO. 25-4-107

Writ of Execution No. 2023-01748

DEBT \$209,861.23

ALL THAT CERTAIN tract of ground situate in East Nottingham Township, Chester County, Commonwealth of Pennsylvania being Parcel 2 as shown on the minor subdivision plan for property of Melvin R. Ludwig and Grace G. Ludwig, husband and wife, prepared by Franco R. Bellafante, Inc., the said property being more fully bounded and described as follows, to wit:

BEGINNING at a spike in Township Road 314, at 33 feet wide (known as The Oaks Road), the said spike being an angle point in the easterly line of lands of Claire S. Herr and Robert H. Herr, her husband and the northwesterly corner of Parcel 1 (one) of lands, now or formerly of E. Willard Bailey and Elwood R. Morris, and wife; thence from the said point and place of be-

ginning, along Township Road 314 and the easterly line of lands of Claire S. Herr and Robert H. Herr, her husband, North 01 degree 43 minutes 50 seconds West, 200.00 feet to a point; thence leaving Township Road 314 and leaving the easterly line of lands of Claire S. Herr and Robert H. Herr, her husband, along lands of Melvin R. Ludwig and Grace G. Ludwig, husband and wife, by the following two (2) courses and distances (1) North 88 degrees 16 minutes 10 seconds East, 227.10 feet to an iron pipe and (2) South 01 degree 43 minutes 50 seconds East, 212.76 feet to an iron pipe set in the northerly line of Parcel 1 of lands, now or formerly of E. Willard Bailey and Elwood R. Morris, and wife; thence along the northerly line of Parcel 1 of lands, now or formerly of B. Willard Bailey and Elwood R. Morris and wife, North 88 degrees 30 minutes 50 seconds West, 227.46 feet to the first mentioned point and place of beginning.

Being the same premises which Louise D. Guss by Deed dated 4/30/2019 and recorded 5/7/2019 in Chester County in Record Book 9920 Page 392 conveyed unto Curtis W. Gill, in fee. Containing 43,560 square feet of land.

SEIZED IN EXECUTION as the property of Curtis W. Gill on Judgment No. 2023-01748-RC.

UPI # 69-6-6.1

PLAINTIFF: Pennsylvania Housing Finance Agency, its successors and assigns

VS

DEFENDANT: **Curtis W. Gill**

SALE ADDRESS: 119 Oaks Road, Oxford, Chester County, PA 19363-4014

PLAINTIFF ATTORNEY: **BARLEY SNYDER**
610-288-4712

SALE NO. 25-4-108**Writ of Execution No. 2023-05214****DEBT \$336,707.60**

All that certain tract of land situate in Grove Village, West Whiteland Township, Chester County, Pennsylvania, bounded and described according to a survey made by J.W. Harty, C.E., as follows, viz:

BEGINNING at a point in or near the middle of the Boot Road, a public road leading from Downingtown to the Pottstown Road, at a corner of land now or late of Ralph P. Higgins and Catherine H. Higgins, his wife, located from a point at the northwest corner of land of Paul W. McFadden and George W. Davis by the following 2 courses and distances (1) south 79 degrees 29 minutes west 22.59 feet to a point (2) south 75 degrees 07 minutes west 112.73 feet to the aforesaid place of beginning measuring along said Boot Road; thence extending along land of the said Ralph P. Higgins and Catherine H. Higgins, his wife, south 10 degrees 31 minutes east 308.02 feet to a marble stone marker a corner of land of E. A. Costello; thence extending along Costello's land south 79 degrees 29 minutes west 105 feet to a stake; thence extending along land now or late of Harry F. Taylor north 10 degrees 31 minutes west 300 feet to a spike in or near the middle of the Boot Road aforesaid thence along the same north 75 degrees 07 minutes east 105.31 feet to the place of beginning.

Containing 31,921 square feet of land be the same, more or less.

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, deeds or conveyances.

Tax Parcel # 41-008-0141

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity

but solely as Trustee of Reliant Trust
VS

DEFENDANT: The Unknown Successor of the Robert R. Townsend Revocable Living Trust & The United States of America

SALE ADDRESS: 546 W. Boot Road, West Chester, PA 19380

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

SALE NO. 25-4-110**Writ of Execution No. 2024-00101****DEBT \$16,029,248.10**

70, 72, and 74 E. Swedesford Road in East Whiteland Township & Tredyffrin Township, Malvern, Chester County, Pennsylvania, operated as an office complex commonly known as Arbor Ridge.

Tax Parcel # 42-5-1 & 43-9-20.3

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee, on behalf of the registered holders of Citigroup Commercial Mortgage Trust 2016-P6, Commercial Mortgage Pass-Through Certificates, Series 2016-P6

VS

DEFENDANT: PH Arbor Ridge LP, a Delaware limited partnership

SALE ADDRESS: 70, 72, and 74 E. Swedesford Road, East Whiteland Township Malvern, Pennsylvania 19355

PLAINTIFF ATTORNEY: BALLARD SPAHR LLP 215-665-8500

SALE NO. 25-4-111**Writ of Execution No. 2024-09438****DEBT \$172,089.12**

PROPERTY SITUATE IN TOWNSHIP OF VALLEY

Tax Parcel # 38-03-0436

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: RELIANCE FIRST CAPITAL, LLC

VS

DEFENDANT: NANCY HANFT

SALE ADDRESS: 180 Davish Road, Coatesville, PA 19320

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

Tax Parcel # 3805G00590000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **The Unknown Heirs of RICHARD L. MARKWARD Deceased**

SALE ADDRESS: 60 Green Street, Coatesville, PA 19320

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

SALE NO. 25-4-112**Writ of Execution No. 2021-01950****DEBT \$107,697.27**

ALL THAT CERTAIN lot or parcel of land situated in the Borough of Avondale, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated March 22, 1990 and recorded in the Office of the Chester County Recorder of Deeds on March 26, 1990, in Deed Book Volume 1932 at Page 83. Tax Parcel # 04-02-0012.050

PLAINTIFF: Hoffy Unlimited, LLC

VS

DEFENDANT: **James H. Norman & Detra A. Brison a/k/a Detra A. Brison-Norman**

SALE ADDRESS: 403 Thompson Street, Avondale, PA 19311

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521****SALE NO. 25-4-113****Writ of Execution No. 2024-04172****DEBT \$34,177.02**

PROPERTY SITUATE IN TOWNSHIP OF VALLEY

SALE NO. 25-4-114**Writ of Execution No. 2024-07075****DEBT \$330,067.40**

Property situate in Township of London Grove ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENT THERONERECTED, SITUATE IN LONDON GROVE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN FOR WESTERN PARCEL FOR LANDS OF OLD OAK DEVELOPMENT CORP., MADE BY BRANDYWINE VALLEY ENGINEERS, INC., DATED MAY 14, 1991, LAST REVISED MARCH 11, 1992 AND RECORDED ON MAY 5, 1992, AS PLAN NO. 11625, AS FOLLOWS, TO WIT:

Tax Parcel # 59-08-0190.100

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST C/O NATIONSTAR MORTGAGE LLC VS

DEFENDANT: **WILLIAM E. HICKS & MELANIE M. HICKS**

SALE ADDRESS: 359 Indian Run Road, Avondale, PA 19311

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

SALE NO. 25-4-115

Writ of Execution No. 2016-06126

DEBT \$420,656.84

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

Tax Parcel # 37-04-0115 & 37-04-0116

IMPROVEMENTS thereon: a residential property

PLAINTIFF: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

VS

DEFENDANT: **JOSEPH J. ZYDINSKY,
UNITED STATES OF AMERICA**

SALE ADDRESS: 2085 Valley Road, Parkesburg, PA 19365

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

SALE NO. 25-4-116

Writ of Execution No. 2023-01614

DEBT \$152,816.46

Property to be sold is situated in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 280600740300

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of Chalet Series III Trust

VS

DEFENDANT: **William N. Kehoe and**

Christa D. Long

SALE ADDRESS: 697 West Kings Highway, Coatesville, PA 19320

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

SALE NO. 24-3-85

Writ of Execution No. 2019-10682

DEBT \$282,472.75

All that certain piece or parcel or Tract of land situate in the Borough of West Grove, Chester County, Pennsylvania, and being known as 115 Guernsey Road, West Grove, Pennsylvania 19390.

TAX PARCEL NUMBER: 5-3-28

PLAINTIFF: Longbridge Financial, LLC
VS

DEFENDANT: **Judy Melendez Known
Surviving Heir of Jean Hoosier A/K/A
Jean S. Hoosier, Randy S. Hoosier
Known Surviving Heir of Jean Hoosier
A/K/A Jean S. Hoosier, Richard E. Hoosier
Known Surviving Heir of Jean Hoosier
A/K/A Jean S. Hoosier, Ryan Hoosier
Known Surviving Heir of Michael
Hoosier, Deceased Heir of Jean Hoosier
A/K/A Jean S. Hoosier, Nicole Eichelberger
aka Nicole A. Bunting Known
Surviving Heir of Michael Hoosier,
Deceased Heir of Jean Hoosier A/K/A
Jean S. Hoosier, and Unknown Surviving
Heirs of Jean Hoosier A/K/A Jean S.
Hoosier**

SALE ADDRESS: 115 Guernsey Road, West Grove, PA 19390

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

SALE NO. 22-7-229**Writ of Execution No. 2020-00966****DEBT \$104,022.55**

ALL THAT CERTAIN UNIT LOCATED IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS PENN CROSSING, LOCATED IN THE CITY OF COATESVILLE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA C S 3101, ET SEQ, BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN A FOR THE COUNTY OF CHESTER, PENNSYLVANIA RECORDED ON 05/20/2002 IN RECORD BOOK 5284, PAGE 1778, AND ANY AMENDMENTS THERETO, AS THE SAME MAY CHANGE FROM TIME TO TIME, BEING AND DESIGNATED AS UNIT NO M-74, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN SUCH DECLARATION) Title to said premises is vested in Michael Knox and Rebekah Knox by deed from ERIN M. SMITH, N/K/A ERIN MAUREEN STEELE dated November 30, 2018 and recorded December 3, 2018 in Deed Book 9851, Page 2044 Instrument Number 11641971.

UPI NO 16-2-248 8

PLAINTIFF: Citizens Bank NA f/k/a RBS
Citizens NA

VS

DEFENDANT: **Michael Knox & Rebekah Knox**SALE ADDRESS: 915 Boundary Court,
Coatesville, PA 19320PLAINTIFF ATTORNEY: **MCCABE,
WEISBERG & CONWAY, LLC 215-
790-1010****SALE NO. 24-9-278****Writ of Execution No. 2023-09691****DEBT \$482,188.95**

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

Tax Parcel # 21-07C-0031.0000

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

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for Homes Mortgage Trust

VS

DEFENDANT: **Kelus Group Holding LLC**SALE ADDRESS: 351 Pughtown Road,
Spring City, PA 19475PLAINTIFF ATTORNEY: **FRIEDMAN
VARTOLO LLP 212-471-5100**