

Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 72

WEST CHESTER, PENNSYLVANIA, SEPTEMBER 26, 2024

No. 39

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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 15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

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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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Crook, et al. v. Erie Ins. Exchange, et al.

Preliminary objections – Automobile accident – Uninsured – Policy priority – Joinder of claims

- As to uninsured motorist coverage, where multiple policies apply, payment shall be made in the following order of priority: (a) a policy covering a motor vehicle occupied by the injured person at the time of the accident; and (b) a policy covering a motor vehicle not involved in the accident with respect to which the injured person is an insured.
- 2. No exhaustion of the first priority insurance policy is required to pursue a claim against secondary coverage but a credit for policy limits of the first priority insurer's policy must be given to the secondary insurance provider.
- 3. The question of joinder of a tortfeasor and an underinsured or uninsured motorist insurance provider by a permissive joinder pursuant to Pa.R.Civ.P. 2229 or by right pursuant to Pa.R.Civ.P. 2252 is unsettled as Pennsylvania counties are split regarding Rule 2229's allowance of permissive joinder in this scenario.
- A suit against both the alleged tortfeasor in a car accident and against an insurance company for denial of underinsured motorist benefits are separate and distinct liabilities.
- 5. The mention of liability insurance generally warrants the granting of a mistrial.
- Proof that defendant carries liability insurance is inadmissible, with certain narrow
 exceptions, due to the fact that it is prejudicial to the defendant and generally
 irrelevant to the real issues in the case.
- The danger of prejudice underlying Pa.R.E. 411 results in a determination pursuant to Pa.R.E. 403 that the mention of insurance to a jury could prejudice the tortfeasor and/or the insurance company.
- 8. Defendant insurance company filed preliminary objections to plaintiffs' amended complaint, which raised claims for liability damages as well as claims against the insurance companies for failure to pay uninsured benefits stated in the respective policies. Defendant insurance company filed preliminary objections regarding the joinder of claims with the alleged tortfeasor. The Court Held, that the preliminary objections were overruled without prejudice to defendant insurance company's right to move for preclusion of evidence of insurance at trial.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2024-00867-TT; Dennis Crook, a/k/a Muhammad Crook and Siti Crook, his wife, and Frangipani Martin v. Erie Insurance Exchange, Westfield Insurance, Sierra Hall and John Does

Crook, et al. v. Erie Ins. Exchange, et al.

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Robert S. Miller for Plaintiffs Scott Treadwell for Erie Insurance Exchange Benjamin Novak for Westfield Insurance Binder, J., June 14, 2024:- [72 Ches. Co. Rep. Crook, et al. v. Erie Ins. Exchange, et al.

DENNIS CROOK, a/k/a Muhammad Crook and SITI CROOK, his wife and FRANGIPANI MARTIN IN THE COURT OF COMMON PLEAS

CHESTER COUNTY, PENNSYLVANIA

VS.

CIVIL ACTION - LAW

NO. 2024-00867-TT

ERIE INSURANCE EXCHANGE, ET. AL.

ORDER and MEMORANDUM

AND NOW, this 14th day of June, 2024, upon consideration of Defendant Westfield Insurance's Preliminary Objections to Plaintiffs' Amended Complaint filed March 19, 2024, Plaintiffs' response thereto, and for the reasons set forth in the attached Memorandum, it is hereby **ORDERED** and **DECREED** that the Objections are **OVERRULED** without prejudice to Defendant's right to move for preclusion of evidence of insurance at trial or other relief.

BY THE COURT:

/s/ BRET M. BINDER, J.

Crook, et al. v. Erie Ins. Exchange, et al.

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MEMORANDUM

This action is the result of an automobile accident in which Plaintiffs Dennis Crook and Frangipani Martin were injured. Plaintiff Crook was driving his car with Plaintiff Martin as a passenger. Mr. Crook's car was hit by a car driven by Defendant Sierra Hall. Ms. Hall and her car are averred to be uninsured. Mr. Crook and his wife, Plaintiff Siti Crook, are covered by an insurance policy written by Defendant Erie Insurance Exchange. Plaintiff Frangipani Martin is covered by an insurance policy written by Westfield Insurance. The Amended Complaint raises counts against both Erie Insurance Exchange and Westfield Insurance for failure to pay the UM benefits stated in the respective policies. At issues are Defendant Westfield's preliminary objections regarding the joinder of claims with the alleged tortfeasor Sierra Hall.

In its first and second Objections, Defendant Westfield argues that Plaintiff Martin's claim against it for failure to pay UM benefits is premature pursuant to 75 Pa.C.S. §1733 and is not ripe for resolution. As Plaintiff Crook's policy (the Erie policy) covered the vehicle occupied by Plaintiff Martin at the time of the incident, Defendant notes that Erie is responsible for the "first layer of coverage." Defendant further asserts: "Here there is no indication that Plaintiffs' damages exceed the coverage provided by Erie." 75 Pa.C.S. § 1733 states:

Where multiple policies apply, payment shall be made in the following order of priority: (1) A policy covering a motor vehicle occupied by the injured person at the time of the accident. (2) A policy covering a motor vehicle not involved in the accident with respect to which the injured person is an insured.

Here, the Erie policy has first priority and Defendant Westfield's policy has second priority for Plaintiff Martin.

Defendant Westfield argues that the case is not ripe for determination because it is unclear if the first policy will be exhausted. However, as Plaintiffs' damages have not been determined at this point, it is premature to state that Defendant will have no liability. The case cited by Defendant Westfield, Nationwide Ins. Co. v. Schneider, 960 A.2d 442 (Pa. 2008), holds that, inter alia, no exhaustion of the first priority insurance policy is required to pursue a claim but, as Defendant Westfield notes, a credit for limits must be given to the secondary provider. Defendant Westfield is entitled to that credit for limits of the first policy, but Plaintiff Martin is not required to exhaust the first policy's limits before pursuing secondary coverage pursuant to Defendant Westfield's policy. Id. Accordingly, the first and second Objection are overruled.

In its third Objection, Defendant Westfield argues that Plaintiff Martin's claim against it has been misjoined. Specifically, Defendant Westfield argues it is inappropriate to join claims against a tortfeasor with a claim against an uninsured or underinsured motorist carrier in a single action, citing Stokes v. Loyal Order of Moose Lodge, 466 A.2d 1341 (Pa. 1983) and Sehl v. Neff, 26 A.3d 1130 (Pa.Super. 2011).

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The question of joinder of a tortfeasor and an underinsured or uninsured motorist insurance provider by a permissive joinder pursuant to Pa.R.Civ.P. 2229 or by right pursuant to Pa.R.Civ.P. 2252 is unsettled. Our colleague court in Lackawanna County provided a thorough analysis of the lay of the land in 2011 in <u>Bingham v. Poswistilo</u>, 24 Pa.D.&C. 5th 17 (Lackawanna Cty. 2011). Therein, the court discussed <u>Stokes</u>, supra, noting that Pennsylvania counties are split regarding Rule 2229's allowance of permissive joinder:

The common pleas courts in at least nineteen counties have addressed the consolidation or severance of tort and UIM claims after Koken, [1] with a slim majority of counties favoring the joinder of tort and UIM claims. According to the website "TortTalk.com" authored by Daniel E. Cummins, Esquire, Beaver, Cambria, Dauphin, Erie, Lawrence, Lehigh, Luzerne, Northampton and Pike counties support such consolidation whereas Adams, Butler, Lancaster, Mercer, Montgomery, Schuylkill, Washington and York counties favor severance of those claims. (See, www. torttalk.com/2009/12/new-and-improved-updated-list-of-post.html, at pp. 2–12 of 25). Lackawanna and Philadelphia counties reflect a split of authority among the judges within those judicial districts, with the jurists in those counties reaching conflicting conclusions. (Id., at pp. 4–5, 7–8, 10–11).

<u>Bingham</u>, 24 Pa.D.&C. 5th at *5.² The <u>Bingham</u> Court further looked to other states for guidance:

Of the thirty-three states which have reportedly analyzed the filing of UM or UIM claims in court, twenty seven jurisdictions appear to permit joinder of UM/UIM claims with civil actions against tortfeasors or to allow for intervention and trial participation by the UM/UIM insurers.

<u>Id.</u> at *6 (citations omitted to cases from the thirty-three states).

After weighing the various benefits and disadvantages of joinder (as will be discussed by this Court below), the <u>Bingham</u> court allowed the matters to proceed jointly "at least for pre-trial purposes [but] the judge to whom the consolidated matter is

¹ <u>Insurance Federation of Pennsylvania, Inc. v. Koken,</u> 889 A.2d 440 (Pa. 2005) (holding that the Insurance Department does not have authority to require mandatory binding arbitration for uninsured or underinsured motorist claims).

² This court has not looked for every common pleas decision since <u>Bingham</u> but it suffices to state that the approaches of the counties vary from a prohibition on joinder to the <u>Bingham</u> joinder without mention of insurance to full joinder. <u>See Kujawski v. Fogmeg</u>, 46 Pa.D.&C. 5th 327) (C.C.P. Lackawanna Cty. 2015) (allowing joinder, identity of the insurer, and evidence of insurance to be presented although bifurcating a separate issue regarding an exclusion in the UIM policy based on residency).

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assigned for trial will ultimately determine whether to sever the tort and UIM claims for separate jury trials or try them as consolidated claims via one of the options identified above." <u>Id.</u> at *11. Those options included not disclosing the identity or involvement of the insurer and molding the verdict or allowing evidence of insurance for another purpose pursuant to Pa.R.E. 411.

With that helpful background in mind, this court turns to the most analogous cases from the appellate courts as well as those cited by Defendant Westfield. In Sehl, the Superior Court held that Pa.R.Civ.P. 2229 (permissive joinder) did not abrogate Pa.R.Civ.P. 1006 (venue) because Pa.R.Civ.P. 2231 expressly reserves all procedural rights any party would have if sued separately. That question of venue is not before us. However, as here, the Sehl case involved a suit against both the alleged tortfeasor in a car accident and against an insurance company for denial of underinsured motorist benefits. Sehl, 26 A.3d at 1131. Ultimately, the Sehl court held that "the claims Appellant brought suit for are 'separate and distinct' liabilities[.]" Here, the claims are arguably separate and distinct liabilities - namely, on the one hand, whether or not Defendant Seirra Hall and/or unknown John Does are liable in tort for a car accident and resulting injuries to Plaintiffs, and on the other, a contract claim whether or not Defendant Westfield has an obligation to pay monies pursuant to an uninsured motorist provision in an insurance policy. As such, the reasoning of Sehl leads to the conclusion that the matters are improperly joined. However, there is a counter argument that the injuries and damages for which Defendant Westfield could potentially be responsible arise out of the "same transaction [or] occurrence" and have "common question[s] of law or fact affecting the rights to relief[.]" Pa.R.Civ.P. 2229.

Stokes, supra, disallowed joinder of claims involving: (1) a fall at the defendant's premises sounding in tort; and (2) obligation of an insurance company to insure and defend, as follows:

We find that the Court of Common Pleas acted correctly in disallowing the joinder of appellant. The complaint against appellee was based on wife plaintiff's fall on appellee's premises. The complaint to join appellant was based on appellant's alleged obligation to insure and defend appellee. We find that this was a distinct transaction and that the complaints did not arise out of the same transaction or occurrence. We are persuaded by the reasoning in *Hottner* [v. *Boeltz*, No. 9405 of 1978 (C.C.P. Allegheny 1978)] that such complaints should not be joined because they do not involve a common factual background or common factual or legal questions. The evidence that would establish appellant's obligation to insure is distinct from the evidence that would establish appellee's liability. Appellee may bring a separate action for damages caused by wrongful denial of insurance coverage, Brakeman v. Potomac Insurance Co., 371 A.2d 193 (Pa. 1977). Furthermore, a remedy may be sought through a declaratory judgment action, Friestad v. Travelers Indemnity Co., 306 A.2d

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295 (Pa. 1973). We therefore conclude that the amendment to Rule 2252(a) does not allow a complaint alleging wrongful denial of coverage under a general policy of insurance to be joined in a liability action. All decisions to the contrary are overruled.

<u>Stokes</u>, 466 A.2d at 1345 (citations modified). Although the <u>Stokes</u> court involved the right to join an additional defendant pursuant to Pa.R.Civ.P. 2252(a) rather than pursuant to Pa.R.Civ.P. 2229's permissive joinder standard, the rationale is the same. Namely that there are two separate causes of action between the underlying tort and the question of insurance coverage.

In the case *sub judice*, the issue does not involve venue such as <u>Sehl</u> or coverage disclaimers such as <u>Stokes</u>. Rather, it involves the exhaustion of first-priority coverage, Defendant Westfield's duty to cover excess damages, and permissive joinder, although both Sehl and Stokes would tend to disfavor the joinder of the claims.

Appellate case law in Pennsylvania is scant that takes up the post-Koken question of permissive joinder regarding uninsured or underinsured motorist benefits. A lengthy discussion regarding the issue arose in both Stepanovich v. McGraw, 78 A.3d 1147 (Pa.Super. 2013)³ and Zellat v. McCulloh, 2016 WL 312486 (Pa.Super. 2016). The Stepanovich court also addressed the applicability of Pa.R.E. 411's prohibition on introduction of evidence of liability insurance.

In <u>Stepanovich</u>, a pedestrian was struck by a car resulting in injuries wherein the jury found the driver not negligent (presumably upon the defense that the plaintiff had crossed the street against the light and outside of the marked crosswalk). The plaintiff had sued both the driver and his own insurance company for coverage labeled as a breach of contract case although termed by the court to be, in actuality, a disagreement over third-party liability and/or the extent of damages as no contract is breached until there has been a determination of liability and an award in excess of the tortfeasor's liability limits. <u>Id.</u>, 78 A.3d at 1148, fn. 2. The insurance policy in question had a provision that required third party actions and UIM claims to be tried together. <u>Id.</u> at 1150, fn. 5.4

The trial court in <u>Stepanovich</u> bifurcated the claims but allowed both the insurer and the tortfeasor to actively participate in the negligence claim, question witnesses, give opening and closing statements, and so forth; however, it did **not** allow the mentioning of insurance. The trial court then granted a post-trial motion based on a procedural due process violation in not allowing State Farm to be identified thus confusing the jury as to whom the parties were. The Superior Court held that the trial court implicitly

⁴ That policy language is not at issue presently. In fact, the <u>Stepanovich</u> court weighed that the insurer there "considered how to proceed in this circumstance without causing prejudice to the alleged third party tortfeasor." <u>Id.</u> Here, by virtue of the fact that Defendant Westfield does not have the similar policy language and wishes to sever the cases, using similar reasoning, this court must weight that Defendant Westfield does believe joinder would cause prejudice.

³ <u>U.S. Bank v. McAfee</u>, 299 A.3d 902 (Pa.Super. 2023) distinguished Pa.R.E. 411 and cited <u>Stepanovich</u> with approval for allowing evidence of insurance to be presented; however, that matter involved title insurance and an affirmative defense of laches and not an underlying negligence claim.

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recognized that Pa.R.E. 411 did not apply because it "prohibits the introduction of *liability insurance*" differentiating and holding that "underinsured motorist benefits are optional benefits purchased by a motorist for personal protection, but which do not provide indemnity to the tortfeasor." <u>Id.</u> at 1150. Ultimately, the Superior Court seemed to state that insurance could have been mentioned but found that a failure to identify the insurer at trial was not prejudicial and had "no legal or logical connection" to the jury's finding that the alleged tortfeasor was not negligent and the Superior Court reversed the trail court's grant of a new trial. <u>Id.</u> at 1151.

The Superior Court in Zellat v. McCulloch, 2016 WL 312486 (Pa.Super. 2016) cited Stepanovich, supra, with approval and affirmed the decision of the Allegheny Court of Common Pleas in trying underinsured motorist claims together with the negligence claims while withholding from the jury any evidence of the insurer's identity or coverage. "This was the precise factual scenario at issue in Stepanovich. This Court ruled that the jury's lack of awareness that a UIM carrier was a party defendant does not warrant the grant of a new trial." Id. at *3.

As noted by the Eastern District in Whitlock v. Allstate Fire and Casualty Insurance Company, 635 F.Supp.3d 371, 377 (E.D.Pa. 2022), "the Pennsylvania [Superior] Court provided little guidance in Stepanovich on whether the trial court erred by precluding any mention of State Farm." Whitlock ultimately agreed that Pa.R.E. 411 does not concern underinsured or uninsured motorist benefits but rather concerns liability insurance. Whitlock did not provide much further applicable guidance as "Unlike Firoozifard [v. Krome and State Farm Fire and Casualty Company, 2010 WL 2666306 (C.C.P. Northampton Cty. 2010)⁵], Stepanovich, and Bingham, the tortfeasor is not a party to this action, and thus, we need not consider the potential prejudice to her if insurance is mentioned. Allstate has failed to identify any Pennsylvania case that counsels against the mention of insurance where the plaintiff seeks UIM coverage and the only defendant is the plaintiff's insurance company." Id. Here in the case sub judice, the alleged tortfeasor is a party to the action although it is the insurance company that feels prejudice would occur by the joinder of the claims.

Whitlock also addressed F.R.E. 403 for the question of whether or not the evidence of insurance has probative value that is *substantially* outweighed by a danger of unfair prejudice. <u>Id.</u> at 374. Again though, that case did not involve a tortfeasor but just the insurance company in which it is the defendant of an insurance claim only. Moreover, and importantly, Pa.R.E. 403 differs from F.R.E. 403 in that evidence should be prohibited if it is outweighed by a danger of unfair prejudice and does not require a "substantial" outweighing.

On a practical level, this court shares concerns of the courts that have discussed this issue that the matters could not be tried together given the general prohibition on introducing evidence related to insurance in tort matters. Even though Pa.R.E. 411

⁵ The <u>Firoozifard</u> court in ruling on preliminary objections followed one of the suggested approaches from <u>Bingham</u> that any prejudice of trying the claims together could be eliminated by the trial court preventing the insurer from being identified, only allowing evidence of insurance to be presented outside of the presence of the jury to mold the verdict, etc. Importantly, <u>Firoozifard</u> addresses the prejudice not by presumed reasoning of the insurance prohibition pursuant to Pa.R.E. 411 but pursuant to general prejudice pursuant to Pa.R.E. 403.

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involves liability insurance only, the prejudice to be protected against remains and the introduction of insurance evidence may still be found to be more prejudicial than probative pursuant to Pa.R.E. 403.⁶

It is instructive to look at the history of the preclusion of evidence of insurance. Pursuant to long-standing case law in Pennsylvania, the mention of liability insurance generally warrants the granting of a mistrial. See Price v. Guy, 735 A.2d 668, 671 (Pa. 1999) (citing Trimble v. Merloe, 197 A.2d 457, 458 (Pa. 1964) for the proposition that proof that defendant carries liability insurance "is inadmissible, with certain narrow exceptions, due to the fact that it is prejudicial to the defendant and generally irrelevant to the real issues in the case."). See also Carpinet v. Mitchell, 853 A.2d 366, 376 (Pa. Super 2004), superseded on other grounds, (holding that the mention of working in the insurance industry by the witness did not warrant dismissal but noting that the general rule is that evidence of insurance is prejudicial and justifies the granting of a mistrial) (citing Paxton Nat'l Ins. Co. v. Brickajlik, 522 A.2d 531, 533 (Pa. 1987) and Pa.R.E. 411 (providing that evidence of insurance against liability is not admissible to prove whether a person acted wrongfully)). This rule is long-standing. See e.g., Lenahan v. Pittson Coal Mining Co., 70 A. 884, 885 (Pa. 1908); Kaplan v. Love, 194 A. 653, 655 (Pa. 1937) ("the fact that the defendant in an action for personal injuries is insured * * * has not the slightest bearing on the issue. It is an irrelevant fact prejudicial to the defendant, and its introduction by the plaintiff, whether by testimony offered by him, by statements of his counsel, by offers of proofs or by questions asked witnesses or jurors under the pretense of disclosing interest or bias, is ground for reversal."). In Patton v. Franc, 172 A.2d 297, 301 (Pa. 1961), the Pennsylvania Supreme Court held it was error for a defendant in a personal injury case involving a motor vehicle accident to introduce the fact that he was fully insured. These cases involve liability insurance not underinsured motorist coverage but the concerns regarding prejudicing a jury remain in that a juror may be inclined to award damages knowing an insurance company and not the individual defendant may have to pay some or all of the verdict.

When considering all of the above, this court is swayed by the reasoning and suggested paths of our sister courts in Northampton County and Lackawanna County (Firoozifard and Bingham). Although Pa.R.E. 411 does not apply on its face as the question at hand does not involve liability insurance but instead an additional benefit to the plaintiff, the danger of prejudice underlying that rule results in a determination pursuant to Pa.R.E. 403 that the mention of insurance to a jury could prejudice the tortfeasor and/or the insurance company in this matter. Moreover, Stepanovich did not address Pa.R.E. 403 and although stating joinder was appropriate and implying that it may have been permissible to mention to the jury, the Superior Court affirmed the trial court's prohibition on mentioning insurance or identifying the insurance company to the jury. Accordingly, the third preliminary objection is overruled without prejudice to the parties to request bifurcation at trial of claims, limit the disclosure of the identity or existence of insurance coverage, or the like.

⁶ Pa.R.E. 411 is really an extension of Pa.R.E. 403 but a codified determination that it is per se more prejudicial than probative (or irrelevant pursuant to Pa.R.E. 402) to mention liability insurance to prove negligence.

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Chester County Court of Common Pleas Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE NICOLE R. FORZATO COURTROOM 11 WEDNESDAY, OCTOBER 02, 2024 09:00 AM

ANNA THERESA HOGAN
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

1520-1103

MICHAEL F. SCHLEIGH

WILLIAM HOGAN, EXECUTOR

MICHAEL F. SCHLEIGH

THERESA ANNE SANTALUCIA, EXECUTOR

FRANKLIN C. MARKLE JR. CALL OF THE AUDIT LIST FIRST ACCOUNT 1521-0278

ROBERT A BURKE

LOIS TAYMAN, RESPONDENT

CHRISTINE SIMCOX
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

15-23-0172

EMILY TEMPLE ABELS

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

LAW NO. 2024-06807-NC

NOTICE IS HEREBY GIVEN that the name change petition of Kathleen Margaret Skellenger was filed in the above-named court and will be heard on Monday, December 16, 2024 at 2:00:00 PM, in Court-room 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, August 2, 2024 Name to be changed from: Kathleen Margaret Skellenger to: Kathleen Margaret Skellenger t

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

LAW NO. 2024-08060-NC

NOTICE IS HEREBY GIVEN that the name change petition of THI THU PHUONG LE was filed in the above-named court and will be heard on Monday, December 23, 2024 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: Tuesday, September 10, 2024

Name to be changed from: THI THU PHUONG LE to: PHUONG THI THU LE

Any person interested may appear and show cause,

if any they have, why the prayer of the said petitioner should not be granted.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Thursday, September 12, 2024, for DFVM Limited in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

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

BOLAND, Kathleen Marie, a/k/a Kathleen M. Boland, late of Tredyffrin Township. Jacleen Boland, care of JOSEPH T. MATTSON, Esquire, 1 N. Ormond Ave. – Office, Havertown, PA 19083, Executrix. JOSEPH T. MATTSON, Esquire, Donohue, McKee & Mattson, LTD., 1 N. Ormond Ave. – Office, Havertown, PA 19083, atty.

BOYLE, Margaret A., late of City of Coatesville. Julie A. Girafalco, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

BROWN, Anne H, late of Lyndell. Eric E. Higgler, 115 East 82nd Street, Apt. 3-A, New York, NY 10028, care of JENNIFER A. HULNICK, Esquire, 300 S. High Street, West Chester, PA 19382, Executor. JENNIFER A. HULNICK, Esquire, Eckert Ginty & Legg LLC, 300 S. High Street, West Chester, PA 19382, atty.

CHASE, Erika R., late of New London Township. Erika L. Chase and Laura C. Snyder, 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.

CHIANG, Yu Chuan, late of Tredyffrin Township. Amy Chiang, care of DANIEL F. MONAHAN, Esquire, 535 N Church St., Suite 170, West Chester, PA 19380, Executrix. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church St., Suite 170, West Chester, PA 19380, atty.

DIXON, Katherine Dalton, a/k/a Katherine D. Dixon, late of West Grove Borough. Philip D. Dixon, 1784 Quince St., Denver CO 80220 and William H. Dixon, 3112 NW Evergreen Point Ln., Poulsbo, WA 98370, care of PATRICK C. O'DONNELL, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executors. PATRICK C. O'DONNELL, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

DONNELL, Eunice Edith, late of Oxford. Cynthia S Mulloy, 305 Freese Road, Oxford, PA 19363, and Lynda Bowell (P.O.A), 65A Edgemont Ave, side entrance, Clifton Heights, PA 19018, Executrices.

DUBOIS, Wendy C, a/k/a Wendy Lee Clark Dubois and Wendy Lee Dubois, late of Coatesville. Robert E Dubois, care of KRISTINE F HUGHEY, Esquire, 22 W Second St, Media PA 19063, Executor. KRISTINE F HUGHEY, Esquire, Speare and Hughey, 22 W Second St, Media PA 19063, atty.

HAMPTON, Mary Louise, late of East Vincent Township. Carolyn J. Freed, 2431 Hoffmansville Rd., Frederick, PA 19435, care of ELIZABETH D. LUBKER, Esquire, 390 Waterloo Blvd., Exton, PA 19341, Executrix. ELIZABETH D. LUBKER, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Exton, PA 19341, atty.

HARLAN, III, George F., late of East Goshen. Brian Harlan, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

HERRING, Jane T., a/k/a Jane Herring, late of East Coventry Township. Ronald W. Fenstermacher, Jr., Four Tower Bridge, 200 Barr Harbor Dr., Ste. 400, PMB 8849, West Conshohocken, PA 19428, care of RONALD W. FENSTERMACHER, JR., Esquire, Four Tower Bridge, 200 Barr Harbor Dr., Ste. 400, PMB 8849, West Conshohocken, PA 19428, Executor. RONALD W. FENSTERMACHER, JR., Esquire, Ronald W. Fenstermacher, Jr., PC, Four Tower Bridge, 200 Barr Harbor Dr., Ste. 400, PMB 8849, West Conshohocken, PA 19428, atty.

HOOVEN, Lois, late of Penn Township. John E Hooven Jr, 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, attv.

KHAIR, Sanaa A., late of Brandywine Township. Andrew F. Khair, 12 South Road, Chester, NJ 07930, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Road, Exton, PA 19341, Executor. KRIS-TEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Road, Exton, PA 19341, atty.

LEONARD, Shirley H, a/k/a Shirley Leonard, late of Wallace Township. Ellen B. Freese, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

LONG, SR., Jeffrey M., late of East Goshen Twp.. Jeffrey M. Long, Jr., 107 Glen Riddle Road, Media, PA 19063, care of ROBERT M. FIRKSER, Esquire, 333 W. Baltimore Ave., Media, PA 19063, Administrator. ROBERT M. FIRKSER, Esquire, Del Sordo and Firkser, 333 W. Baltimore Ave., Media, PA 19063, atty.

McGUIGAN, Geraldine, late of Kennett Square. Kara L. Patti, care of GEORGE S. DONZE, Esquire, 696 Unionville Rd., Suite #6, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, Donze & Donze, 696 Unionville Rd., Suite #6, Kennett Square, PA 19348, atty.

McKEON, Michael Leo, late of Oxford. Dawn Lee McKeon, care of CLARE MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

McLAUGHLIN, Vincent J., late of Tredyffrin Township. Vincent J. McLaughlin, Jr., 1548 Morstein Rd., Malvern, PA 19355, care of GARTH G. HOYT, Esquire, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, Executor. GARTH G. HOYT, Esquire, McNees Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

MORRISON, Diane Launa, late of Paoli. Launa M. Engelbrecht, care of STEPHEN M. ASBEL, Esquire, 2929 Arch St, 13th Fl, Phila, PA 19104, Executrix. STEPHEN M. ASBEL, Esquire, Reger Rizzo Darnall, LLP, 2929 Arch St, 13th Fl, Phila, PA 19104, atty.

MURPHY, John Stephen, late of East Goshen Township. Joseph Murphy, 126 Michael Lane, Bear, DE 19701, Executor. O'SHAUGHNESSY, John, a/k/a Sean O'Shaughnessy, late of Uwchlan Township. Mark B. Segal, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

RUSZIN, Jason Jesse, late of London Grove Township. Jason Michael Ruszin, care of DAVID M. D'ORLANDO, Esquire, 53 S. Main St., Yardley, PA 19067, Administrator. DAVID M. D'ORLANDO, Esquire, R+D Estate Consulting, PLLC, 53 S. Main St., Yardley, PA 19067, atty.

SHAVER, Jerome A., late of Willistown Township. David N. Shaver, care of JAMES M. PIERCE, Esquire, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087, Executor. JAMES M. PIERCE, Esquire, Pierce Caniglia & Taylor, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087, atty.

SHEETZ, Theresa M., late of Spring City. Christine Wheeler, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

SHIRLEY, William Christopher, late of East Bradford Township. Susan D. Shirley, 611 Shropshire Drive, West Chester, PA 19382, 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.

SOUTAR, Alister M., late of Penn Township. James Soutar, care of GREGORY J. WEINIG, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executor. GREGORY J. WEINIG, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

VAN RIPER, Barbara R., a/k/a Barbara Ruth Van Riper, late of East Goshen Township. William D. Van Riper, III, 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.

WARNER, Daniel Riordan, late of West Chester. Patricia Warner, 969 Wesmoore Drive, West Chester, PA 19382, care of DEIRDRE A. AGNEW, Esquire, 1450 E Boot Rd Ste 400a, West Chester, PA 19380, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 E Boot Rd Ste 400a, West Chester, PA 19380, atty.

WHITING, Livia Anne, late of Downingtown City. Robert F. Whiting, care of NEIL R. VESTER-MARK, Esquire, 275 Hess Blvd., Suite 101, Lancaster, PA 17601, Administrator C.T.A.. NEIL R. VESTERMARK, Esquire, Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601, atty.

WILLI, Claire, a/k/a Claire P. Willi, late of Tredyffrin Township. Dwayne Logie, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Administrator CTA.. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

WILLIAMS, Melvin A., late of Caln Township. Rebecca Sallen, 325 Merion Rd., Merion Station, PA 19066, care of REBECCA SALLEN, Esquire, 325 Merion Rd., Merion Station, PA 19066, Administratrix. REBECCA SALLEN, Esquire, Sallen Law LLC, 325 Merion Rd., Merion Station, PA 19066, atty.

WILLOUGHBY, Janet W., late of Kennett Twp.. Dawn Willoughby, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

ZACHARKOW, Margaret E., a/k/a Margaret Zacharkow, late of East Goshen Township. Margaret E. Zacharkow and George R. Zacharkow, care of KATHERINE F. THACKRAY, Esquire, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, Executors. KATHERINE F. THACKRAY, Esquire, Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, atty.

2nd Publication

BAROVICH, Patricia C., late of Phoenixville. Lisa M. O'Brien, 20 Kenneth Ave, Spring City, PA, 19475, Administratrix.

BOBBITT, Joyce E., late of Downingtown Borough. Jeanne Meikrantz, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

BROWN, Francis L., late of West Fallowfield Township. Janet A. Brown, P.O. Box 163, Cochranville, PA 19330, 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.

BYLER, Edria E., a/k/a Edria Elaine Byler, late of Valley Township. Donna L. Dunlap, 12 Linda Lane, Coatesville, PA 19320 and Linda B. Landes, 2891 Pleasant Valley Road, Rockingham, VA 22801, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executors. WILLIAM T. KEEN, Esquire, Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

COLLINS, Mary C., a/k/a Mary Catherine Collins, late of Willistown Township. Michael A. Collins, care of DENNIS C. McANDREWS, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executor. DENNIS C. McANDREWS, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

DELLAQUILA, Andrew P, late of East Vincent. Mr. Nicola A. Dellaquila 1075 Balfour Circile Phoenixville PA 19460, care of MICHAELANGELO L DIPPOLITO, Esquire, 712 Kimberton Road Chester Springs PA 19425, Administrator. MICHAELANGELO L DIPPOLITO, Esquire, ThePeoplesLawFirm. Com,LLC, 712 Kimberton Road Chester Springs PA 19425, atty.

GARCIA, Gloria R., a/k/a Gloria Rosalinda Garcia, late of Exton Township. Louis E. Garcia, care of CHRISTOPHER P. COVAL, Esquire, Five Neshaminy Interplex, Suite 315, Trevose, PA 19053, Executor. CHRISTOPHER P. COVAL, Esquire, Fenningham, Dempster & Coval LLP, Five Neshaminy Interplex, Suite 315, Trevose, PA 19053, atty.

GEIST, Merle Elaine, a/k/a Merle Elaine Davis Geist, Myrtle Elaine Geist and Myrtle Elaine Davis Geist, late of Downingtown Borough. Deborah Hepler, 1112 Bodine Road, Chester Springs, PA 19425, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator C.T.A.. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

GUIZZETTI, SR., Gildo D., late of New Garden Township. Linda DiLuzio and Victor A. Guizzetti, 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.

HALL, Todd Jeffrey, a/k/a Todd J. Hall, late of West Goshen Township. Heather M. Kalck, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Administratrix. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West

Chester, PA 19382, atty.

HARRIS, Dorothy B., a/k/a Dorothy Bodner Harris, late of Tredyffrin Township. Elizabeth Harris Hyams, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executrix. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

KARKOSAK, Frank J., late of Elverson. David C. Karkosak, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

KUHNS, Paul J., a/k/a Paul Joseph Kuhns, late of Schuylkill Township. Mary Ellen Nattle, 341 Pawlings Rd., Phoenixville, PA 19460, care of TIMOTHY G. DALY, Esquire, 630 Freedom Business Center, Dr., 3rd Fl., King of Prussia, PA 19406, Executrix. TIMOTHY G. DALY, Esquire, Daly and Clemente, P.C., 630 Freedom Business Center, Dr., 3rd Fl., King of Prussia, PA 19406, atty.

MCCOY, Nancy R., late of Kennett Square. Darlene Bailey, 226 Duncan Avenue, Wilmington, DE 19803, care of NELSON J. SACK, Esquire, 221 N. Olive Street, Media, PA 19063, Executrix. NELSON J. SACK, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

McCUCH, Janet Louise, a/k/a Janet McCuch, late of Honey Brook Township. Jacalyn S. McCuch, 600 Cambridge Rd., Narrow, PA 17555, care of ANGELINA C. WILLIAMS, Esquire, 317 Swede St., Norristown, PA 19401, Executrix. ANGELINA C. WILLIAMS, Esquire, Solomon, Berschler, Campbell & Thomas PC, 317 Swede St., Norristown, PA 19401, atty.

MENKINS, Marian E., late of Phoenixville. Belinda L. Lindsay, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

NOTHSTINE, Kenneth Thompson, a/k/a Kenneth T. Nothstine, late of Uwchlan Township. Dorcas A. Northstine, 51 Hogan Place, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

PACZESNIAK, Kimberly Y., a/k/a Kimberly Paczesniak, Kim Yee Paczesniak and Kim K. Paczesniak, late of Tredyffrin Township. Mark J. Paczesniak, late of Tredyffrin Township.

sniak, 208 Anthony Wayne Dr., Wayne, PA 19087, care of LINDSEY HOELZLE, Esquire, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executor. LINDSEY HOELZLE, Esquire, Palmarella & Raab, PC, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

POTOPA, Stephen M, late of East Pikeland Township. Robert J. Potopa, 140 Coldstream Road, Phoenixville, PA 19460, Administrator.

STEPHENS, Judith Ortlip, a/k/a Judy, late of Glenmoore, Wallace Township. Abraham C. Stephens, 108 Shoreline Drive, Downingtown, PA 19335, Executor.

STEPHENS, SR., Robert Lee, a/k/a Bob, late of Glenmoore, Wallace Township. Abraham C. Stephens, 108 Shoreline Drive, Downingtown, PA 19335, Executor.

STERN, Joan M., late of West Chester Borough. Emily K. Ore, care of LESLEY M. MEHALICK, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executrix. LESLEY M. MEHALICK, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

THOMPSON, III, John M., late of West Goshen Township. Karen L. Thompson, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

WALTERS, Donald K., late of Elk Township. Estace K. Walters, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

WARREN, James, late of Valley Township. Dorothy Shuler, care of VINCENT CAROSEL-LA, JR., Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Administratrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

WARTER, Brian Johnson, late of Downingtown Borough. Timothy J. Holman, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Administrator. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

WILLIAMS, Ethel Fletcher, late of Charlestown Township. Rena Williams Walsh, 414 Lincoln Rd., Phoenixville, PA 19460, care of JOSEPH K. KOURY, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. JOSEPH K. KOURY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

WRIGHT, SR, Harry A, late of East Whiteland. Harry A Wright, Jr, care of JENNIFER H WALKER, Esquire, 31 S. High Street Suite 200, West Chester, PA 19382, Executor. JENNIFER H WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street Suite 200, West Chester, PA 19382, atty.

WYNN, Charles, a/k/a Charles William Wynn, late of West Goshen Township. Michelle Vullings, care of JOSEPH A. 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.

3rd Publication

ABELE, Eileen C., late of West Whiteland Township. Richard Abele and Maliya K. Piergalline, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executors. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

ANDERSON, Donald C., late of Valley Township. Paul R. Anderson, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

BAUERLEIN, Paul Andrew, late of West Pikeland Township. Agnes G. Orthey, 1446 Clover Mill Rd., Chester Springs, PA 19425, Executrix.

BERTRANDO, William E., late of New Garden Township. Cynthia E. Bertrando, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BURKE, JR., William Michael Burke, a/k/a Wiiliam M. Burke, Jr., late of Honey Brook Township. William Michael Burke, III, care of MICHELLE C. POWER, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. MICHELLE C. POWER, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

BURNS, James J., late of Spring City. Terry L. Frey, 126 Adams Street, Royersford, PA 19468, care of GARY P. LEWIS, Esquire, 372 N. Lewis Rd., PO Box 575, Royersford, PA 19468, Executrix. GARY

P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Rd., PO Box 575, Royersford, PA 19468, atty.

CATTLETT, Alan Craig, late of West Goshen Township. Claude Osgood, 318 Pennsylvania Ave., Avondale, PA 19311, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

CHENGER, Barbara G., a/k/a Barbara Chenger, late of East Fallowfield Township. David Wayne Chenger, care of NICHOLAS T. GARD, Esquire, 121 E. Main Street, New Holland, PA 17557, Executor. NICHOLAS T. GARD, Esquire, Smoker Gard Associates LLP, 121 E. Main Street, New Holland, PA 17557, atty.

CLARK, James Ross, late of West Goshen Township. Laura L. Scebelo, 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.

CONRAD, Kathryn Marie, late of Sadsbury Township. Douglas Allen Conrad and Wendy Lynn Fisher, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Co-Executors. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

CRONE, Mary L., late of Borough of Honey Brook. Dennis C. Crone, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

FORD, Rosemary, late of East Goshen Township. James J. Ford, care of LESLEY M. MEHALICK, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executor. LESLEY M. MEHALICK, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

GIFT, June L., a/k/a June Louise Gift, late of London Britain Township. Patricia L. Harper, care of THOMAS G. BELLWOAR, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. THOMAS G. BELLWOAR, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

HARVEY, Elizabeth Raney, a/k/a Elizabeth R. Harvey, late of Easttown Township. Julia Rouvina, 32 Sheffield Court Collegeville, PA 19426, care of JUDITH STUTMAN IZES, Esquire, 30 W. Airy

Street Norristown, PA 19401, Executrix. JUDITH STUTMAN IZES, Esquire, Gazan & John, P.C., 30 W. Airy Street Norristown, PA 19401, atty.

KENNEDY, Donald Ogden, a/k/a Donald O. Kennedy, late of West Brandywine Township. David A. Kennedy, care of BRIDGET La ROSA, Esquire, 1650 Market St., One Liberty Place, Ste. 1800, Philadelphia, PA 19103-7395, Executor. BRIDGET La ROSA, Esquire, White and Williams, LLP, 1650 Market St., One Liberty Place, Ste. 1800, Philadelphia, PA 19103-7395, atty.

KILLINGER, Charles R., late of Sadsbury Township and Valley Township. Dianne L. Grande, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Administratrix CTA. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

KINKAID, Roy, a/k/a Roy R. Kinkaid, late of Spring City Borough. Peter Bartko, care of THOM-AS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executor. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

LaPENTA, Carol May, a/k/a Carol May Ebright, Carol May Haas, and Carol May Harsch, late of West Goshen Twp.. Michele R. Carr, 1323 Bayview Rd., Middletown, DE 19709, Administratrix.

MARSILI, Sandra Marie, late of Devon, East-town Township. Philip Marsili, care of DANIEL F. MONAHAN, Esquire, 535 N Church St., Suite 170, West Chester, PA 19380, Executor. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church St., Suite 170, West Chester, PA 19380, atty.

MARTIN, Hugh Lenox Dick, late of Upper Oxford Township. Christopher W. Martin, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MARTIN, Meredith Jane, late of Upper Oxford Township. Christopher W. Martin, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

McCARTHY, Mary Jean, late of Tredyffrin Township. Michael McCarthy, 2 Patterson Place, Newtown Square, PA 19073, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, Administrator. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, atty.

McCOMBE, Elisabeth Ann, late of West Pikeland Township. Elisabeth F. McCombe, care of DANIEL F. MoNAHAN, Esquire, 535 N Church St., Suite 170, West Chester, PA 19380, Executrix. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church St., Suite 170, West Chester, PA 19380, atty.

McNEAL, Corri, late of Parkesburg Borough. Norman J. Pine, Esq.,104 S. Church St., West Chester, PA 19382, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrator. NORMAN J. PINE, Esquire, Pine & Pine LLP, 104 S. Church St., West Chester, PA 19382, atty.

NAGEL, Frances, late of Westtown. Annette Tyler, care of MARY KAYE ANTHONY, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executor. MARY KAYE ANTHONY, Esquire, Breslin, Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

NEWBERRY, Mary Josephine, a/k/a Mary J. Newberry, late of Malvern Borough. Robert H. Newberry, care of MICHELLE E. POWER, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. MICHELLE E. POWER, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

NINA, JR., Driscoll Anthony, a/k/a Driscoll A. Nina, Jr. and Deke A. Nina, late of West Vincent Township. Jane F. Nina, care of PATRICK C. O'DONNELL, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19381-0562, Administratrix. PATRICK C. O'DONNELL, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay St., Ste. 100, West Chester, PA 19381-0562, atty.

PETERS, Lisa, a/k/a Lisa J. Peters, late of Phoenixville Borough. Jacquelynn Alicea, 40 Britton St., Douglassville, PA 19518 and Jonathan Alicea, 740 Eaton Rd., Drexel Hill, PA 19026, care of LATI-SHA BERNARD SCHUENEMANN, Esquire, 2755 Century Blvd., Wyomissing, PA 19610, Executors. LATISHA BERNARD SCHUENEMANN, Esquire, Barley Synder, LLP, 2755 Century Blvd., Wyomissing, PA 19610, atty.

ROSATI, Joan A., late of East Brandywine Township. Christopher L. Rosati, 41 Chapel Way, Malvern, PA 19355, care of DAVID A. MEGAY, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SAMBUCO, Frank John, a/k/a Frank J. Sambuco, Jr., late of Berwyn. Bonnie Sperling, 240 Dayleview Rd., Berwyn, PA 19312, Executrix.

SATTERTHWAITE, Karen H., a/k/a Karen Havbro Satterthwaite and Karen Satterthwaite, late of Pennsbury Township. Kristian Satterthwaite, 316 Parke Hollow Ln., West Chester, PA 19380, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

SHAY, Margaret, a/k/a Margaret B. Shay, late of Honey Brook Township. Lawrence F. Shay, 2312 W. Deerfield Dr., Media, PA 19063, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executor. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

SILCHENKO, Svitlana, a/k/a Svetlana Silchenko and Svetlana Siltchenko, late of Exton, Uwchlan Township. Maryna Silchenko, 1696 S Oneida St., Denver, Co 80224, Executor.

STANZIONE, Kathryn E., late of Birmingham Township. Frank C. Stanzione, 330 Lea Dr., West Chester, PA 19382, care of STACEY WILLITS Mc-CONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

STOLTZFUS, Malinda Z., late of Honey Brook Township. Aden Stoltzfus, care of JAMES R. CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. JAMES R. CLARK, Esquire, Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603, atty.

SUGAR, Philip A., late of Easttown Township. Carol J. Altrichter and Philip M. Sugar, care of ANDREW H. DOHAN, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 E. King Rd., Malvern, PA 19355-3049, atty.

VALENTIN, Mark L., late of Warwick Township. Cyrus M. Valentin, 902 Saginaw Rd., Oxford, PA 19363, care of SCUDDER G. STEVENS, Esquire, P.O. Box 1156, Kennett Square, PA 19348, Administrator. SCUDDER G. STEVENS, Esquire, Scudder G. Stevens, P.A., P.O. Box 1156, Kennett Square, PA 19348, atty.

WALSH, Martin V., late of West Goshen Township. Denise A. Curran and Kevin M. Walsh, care of

DANIEL R. COLEMAN, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

WENDT, Sylvia Scarlette, a/k/a Sylvia Scarlette Hooper Wendt and Scarlette H. Wendt, late of West Chester, East Goshen Twp.. Michelle D. Wendt, PO Box 7308, Rancho Santa Fe, CA 92067, Executrix.

FICTITIOUS NAME

An application for registration of the fictitious name MICHAEL F. MURPHY AND COMPANY, 1095 Barnview Lane, West Chester, PA 19382, was filed in the Department of State at Harrisburg, PA, September 06, 2024, pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Michael Murphy, 1095 Barnview Lane, West Chester, PA 19382.

Lamb McErlane PC 24 E. Market St. P.O. Box 565 West Chester, PA 19381

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following Chester County attorneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated August 12, 2024, pursuant to Rule 219, Pa.R.D.E., which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$275.00. The Order became effective September 11, 2024.

Barnett, Benjamin Reid Chotkowski, Kimberly Sue Close, John M. Moretzsohn, Dianne Geiger Sehl, Michael D.

Suzanne E. Price Attorney Registrar The Disciplinary Board of the Supreme Court of Pennsylvania

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 December 16, 2024 before a hearing committee designated by the Board. Anyone wishing to be heard in reference to this matter should contact the 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 **December 2, 2024.**

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

. Publication Title	2.	Puk	lication	Nur	nbe	r	_			3. Filing Date
The Chester County Law Reporter		-	0	2	١,	9	(0	09/12/2024
I. Issue Frequency							6. Annual Subscription Price			
1 issue per week	52	52					\$70.00			
. Complete Mailing Address of Known Office of Publication (Not printer) (Street,	t, city, county, state, and ZIP+4®)						Contact Person		
15 West Gay Street, Second Floor, West Chester, PA 19380										Greg Nardi Telephone (Include area code
										Telephone (Include area code (610) 692 - 1889
s. Complete Mailing Address of Headquarters or General Business Office	of Publ	lishe	r (Not	print	er)					
15 West Gay Street, Second Floor, West Chester, PA 19380										
 Full Names and Complete Mailing Addresses of Publisher, Editor, and N Publisher (Name and complete mailing address) 	Managii	ng E	ditor (Do n	ot le	eave b	lan	k)		
Chester County Bar Association 15 West Gay Street, Second Floor, West Chester, PA 19380										
Editor (Name and complete mailing address)										
Rick Meanix 15 West Gay Street, Second Floor, West Chester, PA 19380										
Managing Editor (Name and complete mailing address)										
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Extent and Na Legal Jou		of Circulation al	Average No. Copies Each Issue During Preceding 12 Months Nearest to Fili		
a. Total Numbe	er of	Copies (Net press run)	61	61	
	(1)	Mailed Outside-County Pald Subscriptions Stated on PS Form 3541 (Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	20	20	
b. Paid Circulation (By Mail and Outside the Mail)			20	20	
	(3)	Paid Distribution Outside the Mails Including Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside USPS®	0	0	
	(4)	Paid Distribution by Other Classes of Mail Through the USPS (e.g., First-Class Mail®)			
c, Total Paid D	istrit	oution [Sum of 15b (1), (2), (3), and (4)]	40	40	
d. Free or Nominal	(1)	Free or Nominal Rate Outside-County Copies included on PS Form 3541	0	0	
Rate Distribution (By Mail	(2)	Free or Nominal Rate In-County Copies Included on PS Form 3541	20	20	
and Outside the Mail)	(3)	Free or Nominal Rate Copies Mailed at Other Classes Through the USPS (e.g., First-Class Mail)			
	(4)	Free or Nominal Rate Distribution Outside the Mall (Carriers or other means)			
e. Total Free o	r No	minal Rate Distribution (Sum of 15d (1), (2), (3) and (4))	20	20	
f. Total Distrib	utior	n (Sum of 15c and 15e)	60	60	
g. Coples not (Distri	buted (See Instructions to Publishers #4 (page #3))	1	1	
h. Total (Sum	of 15	if and g)	61	61	
i. Percent Pai (15c divided		15f times 100)	66.7	66.7	
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^{*} If you are claiming electronic copies, go to line 16 on page 3. If you are not claiming electronic copies, skip to line 17 on page 3.

PS Form 3526, July 2014 (Page 2 of 4)

INITED STATES

POSTAL SERVICE (All Periodicals Publications Exc	ept Requester	Publications)
16. Electronic Copy Circulation	Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
a. Paid Electronic Copies	0	0
b. Total Paid Print Copies (Line 15c) + Paid Electronic Copies (Line 16a)	40	40
c. Total Print Distribution (Line 15f) + Paid Electronic Copies (Line 16a)	60	60
d. Percent Paid (Both Print & Electronic Copies) (16b divided by 16c × 100)	66.7	66.7
I certify that 50% of all my distributed copies (electronic and print) are paid above a nomin	al price.	
17. Publication of Statement of Ownership		
If the publication is a general publication, publication of this statement is required. Will be printed	Publica	tion not required.

Statement of Ownership, Management, and Circulation

18. Signature and Title of Editor, Publisher, Business Manager, or Owner	Date
And ceba Executin Director	Sept 19, 2024
I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or mislea or who mits material or information requested on the form may be subject to criminal sanctions (including fines and imprison (including civil penalties).	ding information on this form nent) and/or civil sanctions

issue of this publication.

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, October 17th, 2024 at 11AM.

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, November 18th, 2024**. Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

1st Publication of 3

SALE NO. 24-10-282 Writ of Execution No. 2012-12928 DEBT \$319,680.25

Property situate in the TOWNSHIP OF LONDON GROVE, CHESTER County, Pennsylvania, being

UPI # 59-8-674

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A

VS

DEFENDANT: MICHELLE BOYD

SALE ADDRESS: 853 Easkey Lane, Avondale, PA 19311

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

SALE NO. 24-10-283 Writ of Execution No. 2022-07359 DEBT \$173,419.16

All that certain or parcel or Tract of land situate in the Township of East Nottingham, Chester County, Pennsylvania, and being known as 122 W. Sherwood Drive, Oxford, Pennsylvania 19363.

Tax Parcel # 69-9-11.7

PLAINTIFF: OCWEN LOAN ACQUISTION TRUST 2023- HB1

VS

DEFENDANT: Christopher Cosenzo, Administrator of the Estate of Daniel E. Cosenzo, Jr.

SALE ADDRESS: 122 W. Sherwood Drive, Oxford, PA 19363

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

SALE NO. 24-10-284 Writ of Execution No. 2023-07922 DEBT \$407,240.67

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

Tax Parcel # 26-2-80

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-9

VS

DEFENDANT: RANDAL BOYER & CHANTAL A. JUDEIKIS

SALE ADDRESS: 141 Camp Council Road, Phoenixville, PA 19460

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

SALE NO. 24-10-285 Writ of Execution No. 2022-05693 DEBT \$652,776.64

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITU ATE IN THE TOWNSHIP OF WEST BRANDYWINE, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA

Tax Parcel # 2907-017-10000

PLAINTIFF: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSETBACKED CERTIFICATES, SERIES 2007-9

VS

DEFENDANT: DAWN HAYES & JAY C. HAYES, JR.; SCARHOLDINGS, LLC

SALE ADDRESS: 301 Reeceville Road, Coatesville, PA 19320

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

SALE NO. 24-10-286 Writ of Execution No. 2019-06641 DEBT \$259,725.21

ALL THAT CERTAIN LOT OR PIECE OF LAND, SITUATE IN THE SECOND WARD OF THE BOROUGH OF PHOE-

NIXVILLE, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA

Tax Parcel # 1509 06250000

PLAINTIFF: MORTGAGE ASSETS MANAGEMENT, LLC

VS

DEFENDANT: UNKNOWN HEIRS. SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIA-TIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT F. GRADY; ERIC VANDER-SLICE, IN HIS CAPACITY AS HEIR OF LINDAGRADY, DECEASED HEIR OF ROBERT F. GRADY; CIERRA NI-COLE A/K/A CIERRA IRIZARRY, IN HER CAPACITY AS HEIR OF MARK GRADY, DECEASED HEIR OF ROBERT F. GRADY; MEGAN GRADY A/K/A MEGAN WINTERS. IN HER CAPACITY AS HEIR OF MARK GRADY, DECEASED HEIR OF ROBERT F. GRADY: ASHLEY BETO A/K/A ASHLEY MOWRER, IN HER CAPACITY AS HEIR OF MARK GRADY, DECEASED HEIR OF OF ROBERT F. GRADY; BLAINE MOW-ERER, IN HIS CAPACITY AS HEIR OF MARK GRADY, DECEASED HEIR OF ROBERT F. GRADY

SALE ADDRESS: 235 Morgan Street, Phoenixville, PA 19460

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

SALE NO. 24-10-287 Writ of Execution No. 2023-09274 DEBT \$386,033.56

PROPERTY SITUATE IN TOWNSHIP OF UPPER UWCHLAN

SOLD AS THE PROPERTY OF: VERA FLOCCO Solely in Her Capacity as Heir

HAIK SOOKIAS JR, Deceased and The Unknown Heirs of HAIK SOOKIAS, Deceased

Tax Parcel # 32-2-334

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: VERA FLOCCO Solely in Her Capacity as Heir of HAIK SOOKIAS JR, Deceased & The Unknown Heirs of HAIK SOOKIAS, Deceased

SALE ADDRESS: 507 Emerson Circle, Chester Springs, PA 19425

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

SALE NO. 24-10-288 Writ of Execution No. 2017-10312 DEBT \$60.659.05

LEGAL DESCRIPTION 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 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 of 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 OF 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.

Tax Parcel # 16-06-0468

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. 24-10-289 Writ of Execution No. 2022-09148 DEBT \$72,860.63

LEGAL DESCRIPTION ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF

CHESTER, STATE OF PENNSYLVA-NIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain Unit in the property known, named and identifi ed 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 Offi ce 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 fi rst 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 21, 1985 in Misc Deed Book372; 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 fi le 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: Wells Fargo Bank, N.A.

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: MANLEY DEAS KOCHALSKILLC 614-220-5611

SALE NO. 24-10-291 Writ of Execution No. 2018-08757 DEBT \$5,820.16

ALL THAT CERTAIN area, located approximately 263 feet west of the intersection of Buckthorn Drive and Larose Drive situate on the southerly side of Larose Drive, located within the Round Hill Development said development being situate on the northerly side of Lincoln Highway (S.R. 3070) on the Northwest side of the intersection of Buckthorn Drive and Lincoln Highway (5.R. 3070) and shown as Unit 130 on a plan titled "ROUND HILL DEVELOPMENT", prepared by McCarthy Engineering Associates, P.C. recorded January 4, 2007, in the Township of Valley, County of Chester, and Commonwealth of Pennsylvania.

Tax Parcel # 38-1-71

PLAINTIFF: Township of Valley

VS

DEFENDANT: Peter E. Adnopoz

SALE ADDRESS: 130 Larose Drive, Valley Township, PA 19320

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

SALE NO. 24-10-292 Writ of Execution No. 2021-01860 DEBT \$18,922.66

ALL THAT CERTAIN lot or piece of ground the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of West Brandywine, Chester County, Pennsylvania.

Tax Parcel # 29-4-20.1

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: Roger Khoury

SALE ADDRESS: 1655 Horseshoe Pike, West Brandywine, PA 19344

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

SALE NO. 24-10-293 Writ of Execution No. 2023-00187 DEBT \$278,014.68

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in the Township of Sadsbury, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property for Thomas U. Shock, et ux., prepared by George E. Regester, Jr., and Sons, Inc., Registered Land Surveyors, dated January 4, 1983, and revised January 14, 1983, as follows, to wit:

BEGINNING at a point on the title line in the bed of U.S. Route 30, known as the Lincoln Highway, at the intersection with the Southwesterly side of Public Road T-358, known as Old Mill Road (extended); thence extending from said beginning point, continuing along the title line in the bed of U.S. Route 30, North 82° 15' West, 396 feet to a point at the Southeasterly corner of land now or late of I. Donald Hostetter, as shown on said Plan; thence extending along the same, crossing the Northerly side of said Highway, the next (5) following courses and distances, to wit: (1) North 31° West, 258.90 feet to a point; (2)North 46° 6' West, 8 feet; (3)North 29° 19' 11"West, 217.90 feet; (4)North 52° 10' East, 10 feet; and (5) North 29° 20' West, crossing the Southwesterly side of Public Road T-407, 22.80 feet to a point on the title line in the bed of the same; thence extending along said title line, the next (3) following courses and distances, to wit: (1) North 66° 50' East, 25.08 feet; (2) North 67° 41' 23" East, 143.23 feet to

a point; and (3) South 83° 46' 33" East, 97.22 feet to a point at the intersection with the title line in the bed of Public Road T-330, known as Old Mill Road, as shown on said Plan; thence extending along the same, North 42° 40' 11" East, 45.18 feet to a point in line of land now or late of Everett C. Cowan; thence extending along the same, crossing the Southeasterly side of said road, South 12° East, crossing the Northeasterly side of said road, and crossing the Southwesterly side of said road, 252.20 feet to a point on the Southwesterly right-of-way of said Public Road T-358. as shown on said Plan; thence extending along the same, South 42° 15' East, crossing the Northerly side of U.S. Route 30,455.40 feet to the first mentioned point and place of BEGINNING.

BEING Tract No. 2 as shown on said Plan. BEING THE SAME PREMISES which Carolyn Terrasi f/k/a Carolyn M. Chipman, by Deed dated 6/13/2014 and recorded 6/20/2014 in the Offi ce of the Recorder of Deeds in and for Chester County in Deed Book 8940, Page 674, granted and conveyed unto Carolyn Terrasi.

Tax Parcel # 37-2-10

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: Carolyn Terrasi

SALE ADDRESS: 284 Old Mill Road, Parkesburg, PA 19365

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

SALE NO. 24-10-294 Writ of Execution No. 2024-01698 DEBT \$403,086.73

All that certain lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Wallace, County of Chester and Commonwealth of PA, bounded and described according to a survey by Cahill and Associates, Environmental Consultants dated 11/2/1988 and revised 1/18/89 and recorded as Plan File No. 898I-8984, as follows, to wit:

Beginning at a point on the Northwesterly side of Green Pond Lane at a common corner of Lots No. 9 and No. 10 as shown on said plan; thence from said beginning point and extending along the side of Green Pond Lane the two following courses and distances: the arc of a circle curving to the left having a radius of 205 feet the arc distance of 163.8113 feet to a point end (2) North 77 degrees 45 minutes 3 seconds West 36.9241 feet to a point in line of lands now or late of Donald E. Rav. et al: thence extending along lands of the same North 16 degrees 47 minutes 25.6 seconds West, 541.0221 feet to a point, a corner of Lot No. 10; thence extending along the same North 73 degrees 12 minutes 34 seconds East 277.1234 feet to a point on the Southwesterly side of proposed driveway easement for Lots No. 8 and No. 10; thence extending along the side of the same the three following courses and distances; (1) along the arc of a circle curving to the right having a radius of 130 feet the arc distance of 58.6291 feet to a point of tangent; (2) South 3 degrees 14 minutes 19 seconds West, 189.2465 feet to a point of curve, and (3) along the arc of a circle curving to the left having a radius of 620 feet the arc distance of 245.3922 feet to a point, being the first mentioned point and place of beginning.

Being the same parcel conveyed to Charles

E. Henry and Shelly E. Henry from Dale E. Yellott and Terry R. Yellott, by virtue of a Deed Dated 11/17/2000. Recorded 12/6/2000, in Deed Book 4862, Page 0872, as Instrument No. 0079294 County of Chester, State of Pennsylvania.

Being the same premises which Dale E. Yellott and Terry R. Yellott, by Deed dated October 11, 2000 and recorded in the Offi ce of the Recorder of Deeds of Chester County on December 6, 2000 at Book 4862, Page 872 Instrument # 0079294 granted and conveyed unto Charles E. Henry, Shelly E. Henry.

Tax Parcel # 31-07-0005.01J0

PLAINTIFF: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2018-2

VS

DEFENDANT: Charles E. Henry and Shelly E. Henry

SALE ADDRESS: 10 Green Pond Lane, Glenmoore, PA 19343

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

SALE NO. 24-10-295 Writ of Execution No. 2023-00663 DEBT \$104,448.95

PROPERTY SITUATE IN EAST MARL-BOROUGH TOWNSHIP

Tax Parcel # 61-08-0024

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: JEANINE MCCLOS-KEY & MATTHEW MCCLOSKEY SALE ADDRESS: 475 Dean Drive, Kennett Square, PA 19348

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

SALE NO. 24-10-296 Writ of Execution No. 2023-08642 DEBT \$310,466.48

ALL THAT CERTAIN lot or piece of ground situate at East Nottingham Township, Chester County, Commonwealth of Pennsylvania, bounded and described accordingly to a Final Plan of Wiltshire at Oxford, drawn by Lake Roeder Hillard & Beers, dated December 9, 1996 and last revised June 26, 1998, said Plan recorded in Chester County as Plan No. 14559, as follows, to wit:

BEG INNING at a point on the Easterly side of Quill Court (50 feet wide), said point being a corner of Lot No. 82 on said Plan; thence extending from said point of Beginning along the Easterly side of Quill Court the 2 following courses and distances: (1) Northwardly along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 19.67 feet to a point of tangent; and (2) North 06 degrees 35 minutes 55 seconds East, 71.54 feet to a point of curve; thence leaving Quill Court along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 24.06 feet to a point of reverse curve on the Southeasterly side of the cul-de-sac (of irregular width) at the terminus of Quill Court; thence extending Northeastwardly along same along the arc of a circle curving to the left having a radius of 62.50 feet the arc distanced of 44.32 feet to a point, a corner of lands marked "Open Space"; thence extending along said lands the 2 following courses and distances: (1) South 68 degrees 53 minutes 03 seconds East, 89.63 feet to a point, a corner; and (2) South 06 degrees 35 minutes 55 seconds West, 138.77 feet to a point, a

corner of Lot No. 82 on said Plan; thence extending along same, North 76 degrees 57 minutes 40 seconds West, 124.16 feet to the fi rst mentioned point and place of BEGINNING. CONTAINING 16,901 square feet of land.

BEING Lot No. 81 as shown on the above-mentioned Plan.

BEING the same premises which Melissa S. Ott by Deed dated November 18, 2004 and recorded December 7, 2004 in Offi ce of the Recorder of Deeds in and for Chester County, Pennsylvania in Book 6352, Page 1177, conveyed unto Robert Kearney and Jennifer Kearney.

Tax Parcel # 69-3-64.19

PLAINTIFF: Fulton Bank, N.A. f/k/a Fulton Bank

VS

DEFENDANT: Robert Kearney and Jennifer Kearney

SALE ADDRESS: 611 Quill Court, Oxford, PA 19363

PLAINTIFF ATTORNEY: HENRY & BEAVER LLP 717-274-3644

SALE NO. 24-10-298 Writ of Execution No. 2020-05688 DEBT \$1,604.10

ALL THAT CERTAIN tract of land, together with the brick dwelling thereon erected, Situated in the City of Coatesville, County of Chester and State of Pennsylvania.

Tax Parcel # 16-10-114.2

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: Eric McCain & Adgrain S. McCain

SALE ADDRESS: 365 S. First Avenue, Coatesville, PA 19320

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

SALE NO. 24-10-300 Writ of Execution No. 2019-05804 DEBT \$90,526.55

ALL THAT CERTAIN lot of land designated as Lot# 80 on a tract of land called "Meadowbrook Addition Number 1", plan of which is recorded in the office of the recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 2 at page 73, and referenced as Premises "B" in the deed dated September 28, 2010 and recorded February 4, 2013 in the Chester County Recorder of Deeds, Book 8633 and Page 1828 at Instrument Number 11246645, situate in Valley Township, Chester County, Pennsylvania, bounded and described as follows:

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

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

BEING part of the same premises by deed from James C. Rutherford and Shaun L. Rutherford, husband and wife, dated September 28, 2010 and recorded February 4, 2013 in the Chester County Recorder of Deeds, Book 8633 and Page 1828 at Instrument Number 11246645, granted and conveyed to Shaun L. Rutherford.

UPI # 38-2Q-28

PLAINTIFF: MCLP ASSET COMPANY, INC.

VS

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

SALE ADDRESS: Vacant Land at West Chestnut Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: ALBERTEL-LI LAW 856-724-1888