



# Chester County Law Reporter

(USPS 102-900)

*The Official Legal Publication for Chester County*

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Vol. 73

WEST CHESTER, PENNSYLVANIA, MAY 29, 2025

No. 22

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# Chester County Law Reporter

(USPS 102-900)

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**JRW Service Group, LLC v. New Age Dev. Group, LLC**

Contract action – Supersedeas bond – Garnishee

1. A supersedeas bond is a judicial bond which binds and indebts the surety to the Commonwealth in the amount stated in the bond.
2. A supersedeas bond is a judicial bond designed to supersede the enforcement of the trial court's judgment.
3. Where a writ is served and the garnishee has nothing belonging or owing to the defendant, the attachment is fruitless and a nullity.
4. It has long been the law of this Commonwealth that property in the custody of a prothonotary is held in custodia legis.
5. Property held in custodia legis is not subject to attachment.
6. Plaintiff filed motions to lift a stay and to enforce the release of a supersedeas bond held by the Prothonotary. Following argument on the motions, the Court Held that the motions were granted. The Court further directed the Prothonotary to release the bond to the plaintiff.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2019-01830-CT; JRW Service Group, LLC v. New Age Development Group, LLC v. North American Specialty Insurance Company

Lindsey A. Dunn, Patrick Gallo, J. Charles Gerbron, Anthony R. Carlis, and  
Francis E. Bigham for plaintiff  
Walter S. Zimolong for defendant  
Paul T. Devlieger and John E. Hilser for garnishee  
Verwey, J., May 1, 2025:-

JRW SERVICE GROUP, LLC  
Plaintiff  
  
v.  
NEW AGE DEVELOPMENT GROUP,  
LLC  
  
Defendant  
  
v.  
NORTH AMERICAN SPECIALTY  
INSURANCE COMPANY  
Garnishee

IN THE COURT OF COMMON PLEAS  
  
CHESTER COUNTY, PENNSYLVANIA  
  
NO. 2019-01830-CT

MEMORANDUM AND ORDER

This matter comes before the court on Plaintiff, JRW Service Group, LLC’s Second Motion to Enforce Release of Supersedeas Bond filed October 2, 2024, and Plaintiff’s Motions to Lift Stay filed October 28, 2024, and November 14, 2024.<sup>1</sup>

Background

JRW Service Group, LLC (JRW), brought a contract action against New Age Development Group, LLC (New Age), on February 14, 2019. On July 1, 2020, following a bench trial, Judge Edward Griffith entered a decision in favor of JRW in the amount of \$200,389.65. Post-trial motions filed by New Age were denied and it filed an appeal on November 17, 2020. On November 25, 2020, New Age filed security with the Chester County Prothonotary, in the form of a bond in the amount of \$240,467.58 (Supersedeas Bond).<sup>2</sup> On May 7, 2021, the Superior Court affirmed Judge Griffith’s decision in favor of JRW. See *JRW Services Group, LLC v. New Age Development Group, LLC*, 2309 EDA 2020, 2021 WL 1828481 (Pa.Super. 2020) (unpublished) (*JRW I*).

At the time of trial, New Age had prevailed in Federal Action I and held a judgment against JRW in the amount of \$301,476.49. On October 12, 2021, New Age filed a motion seeking set-off and having the judgment marked satisfied. By Order dated November 15, 2021, Judge Griffith granted the motion for set-off and directed the

<sup>1</sup> There are four additional actions intertwined with the present matter: 1) *United States Ex Rel JRW Services Group, LLC v. New Age Development Group, LLC, et al.*, E.D. Pa. No. 2:18-CV-4063-CDJ (Federal Action I); 2) *United States Ex Rel JRW Services Group, LLC v. New Age Development Group, LLC, et al.*, Chester Co. No. 2020-04837-JD (Transfer Matter); 3) *New Age Development Group, LLC v. Jason Winters, et al.*, Chester Co. No. 2020-09235-CT (Injunction Action); and 4) *New Age Development Group, LLC v. JRW Service Group LLC*, E.D. Pa. No. 2:23-cv-03676 (Federal Action II).

<sup>2</sup> The bond was issued by North American Specialty Insurance Company, which is now known as Swiss Re Corporate Solutions America Insurance Corporation (Bond Company).

Chester County Prothonotary to mark the judgement satisfied.

JRW appealed to the trial court's November 15, 2021, Order to the Superior Court. On November 4, 2022, the Superior Court vacated Judge Griffith's November 15, 2021, Order. *See JRW Services Group, LLC v. New Age Development Group, LLC*, 1 EDA 2022, 2022 WL 16707815 (Pa.Super. 2022) (unpublished) (*JRW II*).

On October 23, 2023, JRW filed a Motion to Enforce Release of Supersedeas Bond (Motion to Enforce).<sup>3</sup> On November 16, 2023, New Age answered the Motion to Enforce. On November 29, 2023, New Age filed a writ of execution in the Transfer Matter naming the Bond Company as garnishee. On December 5, 2023, Bond Company answered the Motion to Enforce. On January 25, 2024, following argument at which neither Plaintiff nor Bond Company appeared, we denied the Motion to Enforce.

On November 22, 2023, New Age filed a Motion to Stay Execution (Motion to Stay). New Age sought a stay pending resolution of Federal Action II, which had been filed on September 21, 2023 and sought relief with regard to its claims of setoff. No opposition was filed. On January 25, 2024, following argument at which neither Plaintiff nor Bond Company appeared, we entered an order staying all execution efforts.

On October 2, 2024, JRW filed a second Motion to Enforce Release of Supersedeas Bond (2nd Motion to Enforce). On October 22, 2024, Bond Company, answered the 2nd Motion to Enforce. On the same day, New Age also answered the 2nd Motion to Enforce.

On October 28, 2024, JRW filed a Motion to Lift Stay. On November 14, 2024, JRW filed a Second Motion to Lift Stay (2nd Motion to Lift Stay) with a supporting memorandum. Both Motions to Lift Stay cite the same basis, i.e., the dismissal of Federal Action II on September 26, 2024. New Age filed a response to the Motions to Lift Stay on December 27, 2024.

We listed the 2nd Motion to Enforce and the two Motions to Lift Stay for argument for January 3, 2025, but the matter was continued at the request of the parties. Argument was ultimately relisted for April 4, 2025. At argument, the parties requested a recess to explore settlement. Because the settlement discussions were unsuccessful, we heard argument on April 4, 2025. The motions are now ripe for decision.

## **Discussion**

The motions to lift stay are the most straightforward to address. The basis for the stay imposed by the court was to allow time for resolution of Federal Matter II, which might have resolved the issues pending before this court. However, that matter was dismissed on September 26, 2024, obviating the need for the stay. Therefore, the stay imposed on January 25, 2024, will be lifted.

The motions to enforce are also relatively straightforward. When New Age filed

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<sup>3</sup> This matter was reassigned by Administrative Order 1-2023, on November 1, 2023.

its appeal of Judge Griffith's July 1, 2020, Decision, it posted security in the form of a bond issued by the Bond Company. The Supersedeas Bond states, in relevant part, that:

New Age Development Group, LLC, having appealed from an order of the Court of Common Pleas of the County of Chester, entered in this matter on November 17, 2020, and having procured the execution of this instrument for the purpose of complying with the Pennsylvania Rules of Appellate Procedure, **the undersigned surety acknowledges itself bound and indebted to the Commonwealth of Pennsylvania, for the use of the persons or parties entitled thereto**, in the sum of Two Hundred Forty Thousand, Four Hundred Sixty-Seven and 58/100ths (\$240,467.58) dollars to be paid as required by law.

Upon conclusion of this matter, if the appellant satisfies the above identified order or any court order modifying or affirming that order and pays all costs, interest and damages for delay that would be awarded, this obligation shall be void; otherwise, it shall remain in force.

Supersedeas Bond, (underlining in original; emphasis added). JRW's right to payment on the Supersedeas Bond accrued on September 29, 2021, the date on which the record was returned to the Chester County Prothonotary after the Superior Court affirmed the trial court in *JRW I*. See Pa.R.A.P. 1735(b) (amount due upon the order as affirmed "as of the date of receipt of the remanded record."); *N. Coventry Twp. v. Tripodi*, 64 A.3d 1128 (Pa.Cmwlth. 2013) (plaintiff was entitled to payment of judgment upon Supreme Court's denial of appeal). JRW seeks release of the Supersedeas Bond to satisfy its judgement against New Age.

New Age argues that the Supersedeas Bond cannot be released to JRW, but must instead be released to it because it issued a Writ of Execution to Bond Company as Garnishee in the Transfer Matter. The court finds no merit to New Age's position.

The Supersedeas Bond is a judicial bond which "binds and **indebts the surety to the Commonwealth** in the amount stated in the bond." *Grimme Combustion, Inc. v. Mergentime Corp.*, 867 A.2d 602, 612 (Pa.Super. 2005) (emphasis added) (concluding that a supersedeas bond remained in effect for a ten year period); *Humphreys v. SureTec Ins. Co.*, 311 A.3d 1175, 1188 (Pa.Cmwlth. 2024) ("A supersedeas bond is a judicial bond designed to "supersede" the enforcement of the trial court's judgment."). All of Bond Company's obligations under the Supersedeas Bond are to the Commonwealth, and more specifically the courts rather than JRW. *Id.* Therefore, Bond Company is not properly the subject of the Writ of Execution because it does not meet the definition of a garnishee. See Pa.R.Civ.P. 3101(b)(1-5) (defining who may be a garnishee). Where, as here, "the writ is served [and] the garnishee has nothing belonging or owing to the defendant, the attachment is fruitless and a nullity." *Best TV, Inc. v. Simberg*, 196 A.2d 332, 333 (Pa. 1964) (so stating, in finding a foreign attachment to be a nullity).

The Supersedeas Bond is in the exclusive physical possession of the Prothonotary.

It has long been the law of this Commonwealth that property in the custody of, inter alia, a prothonotary is held *in custodia legis*. Cf., *Riley v. Hirst*, 2 Pa. 346, 347 (1845) (finding that funds in the hand of an attorney were not held *in custodia legis*); *Bauman v. Bittner*, 33 A.2d 273 (Pa.Super. 1943) (concluding that funds held by prothonotary in his individual rather than official capacity were not held *in custodia legis*). The Supersedeas Bond in the present matter is held by the Prothonotary *in custodia legis*. New Age has not issued a writ to the Prothonotary naming them as a garnishee in this matter or any of the related matters, nor would such action serve any purpose. Property held *in custodia legis*, in this case the Supersedeas Bond, is not subject to attachment. *Pier 3 Condo. Ass'n v. Khalil*, No. 1112 C.D. 2018, 2019 WL 1504087, at \*7 (Pa.Cmwlth. 2019) (unreported) (stating that funds held in custodia legis are not subject to attachment in denying release of funds to satisfy judgement); *Buchholz v. Cam*, 430 A.2d 1199 (Pa.Super. 1981) (finding City of Philadelphia exempt from execution under doctrine of *custodia legis*).

Based on the foregoing, the court finds no basis on which the motions to enforce may be denied.

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

### **ORDER**

AND NOW, this 1st day of May, 2025, following argument on Plaintiff, JRW Service Group, LLC's Second Motion to Enforce Release of Supersedeas Bond filed October 2, 2024, and Plaintiff's Motions to Lift Stay filed October 28, 2024, and November 14, 2024, it is ORDERED that the Motions are GRANTED.

It is FURTHER ORDERED that the Prothonotary shall cause the funds secured by the Supersedeas Bond to be released to JRW Service Group, LLC, in the amount of \$200,389.65.

BY THE COURT:

/s/ Anthony T. Verwey, J.

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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, JUNE 04, 2025 09:00 AM

ROLLING GREEN MEMORIAL PARK PERPETUAL CARE1505-1659

CALL OF THE AUDIT LIST

FIFTH AND INTERIM ACCOUNTING

NINA B. STRYKER

REGIONS BANK, TRUSTEE

ORSINI ARDMORE15-24-2510

CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNTING

ROBERTA A. BARSOTTI

ISABELLA ORSINI, TRUSTEE

GEORGE H. RUARK1599-0925

CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNT

KENDRA D. MCGUIRE

INVESTORS TRUST COMPANY

N/K/A TRUIST BANK, EXECUTOR

**NOTICES**

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

**LAW NO. 2025-01632-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Tamara Krawczyk-Hoffritz was filed in the above-named court and will be heard on Friday, June 6, 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, February 28, 2025  
Name to be changed from: Tamara Krawczyk-Hoffritz to: Tamara Hoffritz

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. 2025-04278-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Gillian Rose Cruz was filed in the above-named court and will be heard on Tuesday, August 19, 2025 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, May 16, 2025  
Name to be changed from: Gillian Rose Cruz to: Gillian Rose Cruz Ramos

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

**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**

**AMEDEI**, Isabella Virginia, late of East Whiteland Township. Diane Amedei, 76 Village Way, Malvern, PA 19355, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Ave., #100, Paoli, PA 19301, Executrix. WILLIAM R. HAGNER, Esquire, William R. Hagner & Associates, PLLC, 211 West Lancaster Ave., #100, Paoli, PA 19301, atty.

**BROWN, SR.**, Raymond Stanley, a/k/a Raymond Brown, late of Phoenixville Borough. Theresa L. Miller, 2 Dogwood Ln., Stowe, PA 19464, 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.

**BURKE, JR.**, Bernard J., a/k/a Bernard Joseph Burke, late of Honey Brook. Ann M. McAlinney, 712 Red Maple Drive, West Chester, PA 19380, care of CHARLES W. PROCTOR, III, Esquire, 1450 E. Boot Rd., Building 400D, West Chester, PA 19380, Executrix. CHARLES W. PROCTOR, III, Esquire, PLA Associates PC, 1450 E. Boot Rd., Building 400D, West Chester, PA 19380, atty.

**CALABRESE**, Philip Daniel, a/k/a Philip Calabrese, late of Westtown Township. Adonna M. Calabrese, care of H. MICHAEL COHEN, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. H. MICHAEL COHEN, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**CANNARD**, Thomas Earle, a/k/a Tom E. Cannard and Butch Cannard, late of West Brandywine Township. Frances Cannard, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**COOPER**, Robert T, late of West Goshen Township. Tyson Cooper, 869 Baltimore Pike, Chadds Ford, PA 19317, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Ave., #100, Paoli, PA 19301, Administrator. WILLIAM R. HAGNER, Esquire, William R. Hagner & Associates, PLLC, 211 West Lancaster Ave., #100, Paoli, PA 19301, atty.

**EDGAR**, James Clifton, a/k/a James C. Edgar, late of East Marlborough Township. Katharine D.E. Mayes, 6991 Pine Valley Ln., Westerville, OH 43082, 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.

**ELLIOTT**, James Michael, a/k/a James Elliot, late of Willistown Township. Carolyn Elliott, 735 Providence Rd., Malvern, PA 19355 and Catherine Elliott, 514 Fishers Rd., Bryn Mawr, PA 19010, care of DAVID S. KOVSKY, Esquire, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, Executrices. DAVID S. KOVSKY, Esquire, Duane Morris LLP, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, atty.

**FORMICA**, Nancy Lee, late of East Brandywine Township. Aaron F. Rosario, 1616 Bondsville Road, Downingtown, PA 19335 and Rosario A. Formica, 1616 Bondsville Road, Downingtown, PA 19335, Administrators.

**GAPPA**, Joseph L., late of Phoenixville. Linda D. Wetzel, 377 Washington Ave., Phoenixville, PA 19460, care of H. CHARLES MARKOFSKI, Esquire, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, Executrix. H. CHARLES MARKOFSKI, Esquire, Markofski Law Offices, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, atty.

**GOODSON**, Leroy Richard, late of Coatesville City. Carol Forbes, care of MILTON S. SAVAGE, JR., Esquire, One Liberty Place, 1650 Market Street, 36th Fl., Philadelphia, PA 19103, Administratrix. MILTON S. SAVAGE, JR., Esquire, Milton S. Savage, Jr., LLC, One Liberty Place, 1650 Market Street, 36th Fl., Philadelphia, PA 19103, atty.

**GRAY**, Thomas Reynolds, late of East Caln Township. Robert Thomas Gray, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Administrator. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

**JOHNSON**, Clarissa Harford, a/k/a Clarissa Pomroy Harford and Clarissa H. Johnson, late of Kennett Square. Erica Loustau, 170 Lloyd Road, West Grove,

PA 19390, Executrix.

**LUCCHESI**, Brian T., late of Phoenixville Borough. Colleen Lucchesi, care of ANDREW C. LAIRD, Esquire, 360 West Main Street, Trappe, PA 19426, Administratrix. ANDREW C. LAIRD, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

**McARDLE**, Paul Michael, late of Paoli. Andrea L. McArdle, 3455 Street Rd Apt 1 Morris, Bensalem, PA 19020, Executrix.

**McKINLAY**, Timothy P., late of Westtown Township. Adam McKinlay, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Administrator. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, atty.

**MOSES**, Mark Andrew, a/k/a Mark A. Moses and Mark Moses, late of West Caln Township. Therese L. Money, Esq., 1022 Old Wilmington Pike, West Chester, PA 19382, care of THERESE L. MONEY, Esquire, 1022 Old Wilmington Pike, West Chester, PA 19382, Administrator C.T.A.. THERESE L. MONEY, Esquire, Law Office Therese L. Money, LLC, 1022 Old Wilmington Pike, West Chester, PA 19382, atty.

**ORESKEI**, Elsie C., late of East Goshen Township. Michelle Caroline Oreski, 54 Swedesford Rd., Unit 227, Malvern, PA 19355, care of JAMES M. PIERCE, Esquire, 125 Strafford Ave., #110, Wayne, PA 19087, Executrix. JAMES M. PIERCE, Esquire, Pierce, Caniglia & Taylor, 125 Strafford Ave., #110, Wayne, PA 19087, atty.

**PHILLIPS**, Paula M., a/k/a Paula Maria Phillips, late of Coatesville City. Patrick M. Phillips, 1209 E. Lincoln Hwy., Coatesville, PA 19320, Executor.

**RENNINGER**, David E., a/k/a David Edwin Renninger, late of Penn Township. Scott David Renninger, care of SUZANNE M. HECHT, Esquire, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, Executor. SUZANNE M. HECHT, Esquire, Haney & Hecht, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, atty.

**SOUTAR**, Elaine, a/k/a Elaine M. Soutar, late of West Grove. James Soutar, 10 East Dale Road, Wilmington, DE 19810, care of PAUL O'BRIEN, Esquire, 3801 Kennett Pike, C204, Wilmington, DE 19807, Trustee. PAUL O'BRIEN, Esquire, Law Office of Kevin O'Brien, 3801 Kennett Pike, C204, Wilmington, DE 19807, atty.

**STEWART**, Charles Walter, late of Pocopson Township. Margaret S. Perla, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**STUART**, Bernice L., a/k/a Bernice Lois Stuart, late of East Goshen Township. Stephen James Cahill, care of KENNETH L. NORTON, Esquire, Rodney Square, 1000 N. King St., Wilmington, DE 19801, Executor. KENNETH L. NORTON, Esquire, Young Conaway Stargatt & Taylor, LLP, Rodney Square, 1000 N. King St., Wilmington, DE 19801, atty.

**THOMAS**, Virginia M., a/k/a Virginia Mae Thomas, late of Oxford. Sharon T. Hawkins, care of SAMUEL A. GOODLEY, Esquire, 434 W. 4th Street, Quarryville, PA 17566, Executor. SAMUEL A. GOODLEY, Esquire, Glick, Goodley, Deibler & Fanning, LLP, 434 W. 4th Street, Quarryville, PA 17566, atty.

**VanSLANDER**, John C., late of Spring City. Stephanie Bonanno, 304 S. Haverfield Drive, Spring City, PA 19475, care of PETER J. DOLAN, Esquire, 2500 E. High Street, Building 700, Pottstown, PA 19464, Administrator. PETER J. DOLAN, Esquire, 2500 E. High Street, Building 700, Pottstown, PA 19464, atty.

## 2nd Publication

**BENNETT**, Barbara R., a/k/a Barbara R Bassett and Barbara R. Rittenhouse, late of Malvern. Cindee Leigh Dove, 25 Landmark Drive, Malvern Pa 19355, care of CARRIE WOODY, Esquire, 110 West Front Street, Media, Pa 19063, Executrix. CARRIE WOODY, Esquire, Woody Law Offices, PC, 110 West Front Street, Media, Pa 19063, atty.

**BLAKE**, John P., late of Tredyffrin Township. Tracy Blake DeVlieger, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, care of TRACY BLAKE DeVLIEGER, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, Executrix. TRACY BLAKE DeVLIEGER, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, atty.

**BOMBERGER, JR.**, John D., a/k/a John David Bomberger, Jr., late of Birmingham Township. Wendy L. Bomberger, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke &

Freese, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**BOYER**, Thomas Roland, a/k/a Thomas R. Boyer, Jr. and Thomas R. Boyer, late of West Whiteland Township. William C. Boyer, Sr., care of MARK S. DANEK, Esquire, 100 Four Falls Corporate Center, Ste. 1-210, West Conshohocken, PA 19428, Administrator CTA. MARK S. DANEK, Esquire, Obermayer Rebmann Maxwell & Hippel LLP, 100 Four Falls Corporate Center, Ste. 1-210, West Conshohocken, PA 19428, atty.

**BROWN**, Maxine Jeannine, late of West Whiteland. William B. Phillips, Sr., 301 Kent Circle, Downingtown, PA 19335 and Amy A. Phillips, 301 Kent Circle, Downingtown, PA 19335, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**CHANNELL**, Peggy Elaine, a/k/a Peggy E. Channell, late of London Grove Township. Amy L. Hunter, 332 Mourning Dove Dr., Newark, DE 19711, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

**CONNOR-GARAND**, Kathleen F., late of East Bradford Township. Sean P. Wajert, care of RONALD J. GORDON, Esquire, Noble Plaza, 801 Old York Rd., Ste. 313, Jenkintown, PA 19046, Executor. RONALD J. GORDON, Esquire, Ronald J. Gordon, P.C., Noble Plaza, 801 Old York Rd., Ste. 313, Jenkintown, PA 19046, atty.

**CROFTS**, Michael O., a/k/a Michael Crofts, late of Uwchlan Township. Maureen Crofts, 105 South Village Avenue, Exton, PA 19341, care of DEIRDRE A. AGNEW, Esquire, 1450 East Boot Road, Building 400A, West Chester, PA 19380, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

**D'AMBROSIO**, Anthony L., late of East Goshen Township. Denise Legenstein, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

**DALY**, Maartje Johanna, late of West Whiteland Township. Paul R. Daly, 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.

**DUNLEVY**, Bernard Matthew, a/k/a Bernard M. Dunlevy and B. Matthew Dunlevy, late of East Marlboro Township. Nicholas B. Dunlevy, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Administrator CTA. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

**ESPOSITO**, Shirley A., a/k/a Shirley Ann Esposito, late of East Pikeland Township. Daniel Franz, 832 Chase Lane, Chester Springs, PA 19425, care of SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, Administrator. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

**GALLAGHER**, Patricia C., late of Westtown Township. Nicholas Lodato, care of PHILIP G. CURTIN, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312, Executor. PHILIP G. CURTIN, Esquire, Philips, Curtin & DiGiacomo, 1231 Lancaster Ave., Berwyn, PA 19312, atty.

**KOBLE**, Dorothea B., a/k/a Dorothea B. Sykes, late of Downingtown. Hope R. Moldenhauer, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown, PA 19335, atty.

**MADDEN**, Thomas S., a/k/a Thomas Madden, late of Willistown Township. Anthony D. Madden, care of IAN W. PELTZMAN, Esquire, 716 N. Bethlehem Pike, Ste. 303, Lower Gwynedd, PA 19002, Administrator DBN-CTA. IAN W. PELTZMAN, Esquire, Law Office of Andrew B. Peltzman, 716 N. Bethlehem Pike, Ste. 303, Lower Gwynedd, PA 19002, atty.

**MALLALIEU**, Kathryn D., late of New Garden Township. Donna Stack, 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.

**MOLL**, Dorene E, late of Downingtown. Maureen A. Moll, care of KEVIN S. FRANKEL, Esquire, 150 N. Radnor Chester Rd., Suite F200, Radnor, PA 19087, Executrix. KEVIN S. FRANKEL, Esquire, Fiflik Law Group, 150 N. Radnor Chester Rd., Suite

F200, Radnor, PA 19087, atty.

**REITER**, Elaine, late of Honey Brook. Kathleen Hardy, 107 Sunrise Drive, Pottstown, PA 19465, care of JAMES S. TUPITZA, Esquire, 212 W Gay Street, West Chester, PA 19380, Executrix. JAMES S. TUPITZA, Esquire, Tupitza & Associates, 212 W Gay Street, West Chester, PA 19380, atty.

**RIEG**, Florence, late of Schuylkill Township. John B. Rieg, 1333 Nathan Hae Drive, Phoenixville PA 19460, care of SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville PA 19460, Executor. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville PA 19460, atty.

**SALATINO**, Judy, a/k/a Judy A. Salatino, late of Londonderry Township. Camille Schaller, care of DANIEL R. COLEMAN, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**STUCHELL**, Robert Wade, a/k/a Robert W. Stuchell and Robert Stuchell, late of Tredyffrin Township. Lisa Kahan, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., Wayne, PA 19087-0191, atty.

**TOMKINS**, Maria, a/k/a Maria B Tomkins, late of Chesterbrook. David Newman, 111 Dillons Lane, Mullica Hill, NJ 08062, and Roseann Newman, 111 Dillons Lane, Mullica Hill, NJ 08062, Executor.

**VILCHECK**, Anna, a/k/a Anna A. Vilcheck, late of West Chester. Karen A. Vilcheck, 629 Copeland School Rd, West Chester, PA 19380, Executrix.

**WAGNER**, Stephen K, late of West Chester. Jennifer H Wagner, 395 S Vine St, Denver, CO 80209, Executor.

**WHITE**, Richard G., late of Willistown Township. Mary Anne DiMarco, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

**YOCOM**, Carol Elizabeth Clay, a/k/a Lisa Yocom and Carol C. Yocom, late of North Coventry Township. Kimberly Ann Yocom, 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**

**BAYLES**, Carol J., late of Caln Township. Steven E. Bayles, 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.

**BELL**, Jane Maier, late of Westtown Township. Michael Bell, 732 Brighton Circle, Kennett Square, PA 19348, Executor.

**BERNDT**, Helen G., late of Kennett Township. Joe C. Berndt, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executor. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

**BESWICK**, Margaret Marie, a/k/a Margaret Beswick, late of West Goshen Township. Wayne Beswick, 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.

**BOWMAN**, Jean Clarice, a/k/a Jean C. Bowman, late of Charlestown Township. Thomas J. Collins, care of HANNAH E. TRAVAGLINI, Esquire, 30 S. 17th St., Philadelphia, PA 19103-4196, Executor. HANNAH E. TRAVAGLINI, Esquire, Duane Morris LLP, 30 S. 17th St., Philadelphia, PA 19103-4196, atty.

**BRACELAND**, William Donald, late of West Chester Borough. Rosemary C. Braceland, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

**BRAY**, Doris Jane, a/k/a Steinmetz, late of Downingtown. Laura Harting, 301 Brookwood Drive, Downingtown, PA 19335, and Catherine Donohue, 5339 Lake Drive, East Petersburg, PA 17520, Executrices.

**CIPOLLINI**, John M., a/k/a John Cipollini, late of Caln Township. Gina C. Driscoll, 1329 Dunsinane Drive, West Chester, PA 19380, care of ROSANA I. CHIPLE, Esquire, 158 W. Gay St, Ste 204, West Chester, PA 19380, Executrix. ROSANA I. CHIPLE, Esquire, Fink and Buchanan Law Offices, LLC, 158 W. Gay St, Ste 204, West Chester, PA 19380, atty.

**DENMAN**, Robert A, late of East Caln Township.

Jessica C. Knowles, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

**FEDYK**, Iwanna H, late of Kennett Square. Julia F Szyszka, 463 Banewood Cir, Kennett Square, PA 19348, Executrix.

**FREY**, Helen Anne, a/k/a Helen A. Frey, late of Willistown Township. Stephanie Frey Robinson and Veronica Frey Fenerty, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executrices. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

**GRAHAM**, Lisa Marie, late of Tredyffrin Township. John R. Scott, care of EDWARD N. FLAIL, JR., Esquire, 10 Harrow Circle, Wayne, PA 19087, Administrator. EDWARD N. FLAIL, JR., Esquire, 10 Harrow Circle, Wayne, PA 19087, atty.

**HARTZELL**, George Richard, a/k/a G. Richard Hartzell, late of East Goshen Township. Nancy H. McIntyre and Richard M. Hartzell, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Puerbach, Monte, Sloane, Matthews & Auslander, A.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**HORVATH**, Judith P., late of East Goshen Township. Justina King, care of SARAH M. FORD, Esquire, 585 Skippack Pike, Ste. 100, Blue Bell, PA 19422, Executrix. SARAH M. FORD, Esquire, Ford and Buckman, PC, 585 Skippack Pike, Ste. 100, Blue Bell, PA 19422, atty.

**KILBURN**, Joan G., late of Penn Township. Jose L. Galvez, III, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executor. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

**KRATZ**, Michael R., late of Uwchlan Township. Robert J. Kratz, 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.

**LUCINE**, Mary Jane, a/k/a Mary J. Lucine, late of Pennsbury Township. Elizabeth Jane Trostle, care of NICOLE B. LABLETTA, Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. NICOLE



B. LABLETTA, Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

**McNAMARA**, Diane, late of Lincoln University. Dylan P. Hastings and Melissa Hastings, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Co-Executors. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**MISLICK**, Kurt David, late of Downingtown, Uwchlan Township. Susan M. Mislick, 703 Dover Court Place, Downingtown, PA 19335, Administrator.

**OVERHOLSER**, Renee V., late of Pennsbury Township. Charles E. Overholser, Margaret O. Fox and George M. Overholser, 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.

**PAGAN-MATOS**, Vicente, late of West Chester Borough. Josepha Pagan, care of KRISTEN L. BEHRENS, Esquire, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, Administratrix. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, atty.

**POST**, Marjorie D., late of City of Landenberg. L. Peter Temple, 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.

**RASER**, Annie M., a/k/a Annie Marie Raser, late of East Nottingham Township. David Raser, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Administrator. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, atty.

**RUCH**, Roger Dean, late of West Chester. Jason S. Ruch, care of TRACEY A. SHREVE, Esquire, 123 North Fifth Street, Allentown, PA 18102, Executor. TRACEY A. SHREVE, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102, atty.

**SCOTT**, David T., a/k/a Miranda Duffy, late of Malvern Borough. Joshua Scott, 1331 Phoenixville Pike, West Chester, PA 19380 and Courtney Coffman, 101 Pine Drive, Phoenixville, PA 19460, care of GREGORY A. BARONI, Esquire, 13 E. Central Ave., First Floor, Paoli, PA 19301, Executors. GREGORY A. BARONI, Esquire, 13 E. Central Ave., First Floor, Paoli, PA 19301, atty.

**SHIPMAN**, Bert, late of Uwchlan Township. Emily Tarkington and Lisa Hendricks, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, Executrices. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

**SIVERTSEN**, Herbert Paul, a/k/a H. Paul Sivertsen and Herbert P. Sivertsen, late of Malvern, East Whiteland Township. Lauren Sivertsen, care of VINCENT CAROSELLA, JR., Esquire, 882 S. Matlack St, Suite 101, West Chester, PA 19382, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 S. Matlack St, Suite 101, West Chester, PA 19382, atty.

**SLAYTON**, Darryl L, a/k/a Darryl Leonard Slayton, late of West Whiteland Township. Donna E. Slayton, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

**SPIECE**, Joan E., late of Spring City. Marie Casey, 598 Main Street, Red Hill, PA 18076, care of CHRISTOPHER MULLANEY, Esquire, 598 Main Street, Red Hill, PA 18076, Executrix. CHRISTOPHER MULLANEY, Esquire, Mullaney Law Offices, 598 Main Street, Red Hill, PA 18076, atty.

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### 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*

**Legal Communications Group**, with its principal place of business at 124 Three Ponds Lane, Malvern, Pennsylvania 19355. The application has been (or will be) filed on: Friday, May 16, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: LLJ, Ltd., 124 Three Ponds Lane, Malvern, Pennsylvania 19355.

DANIEL S. LePERA, Esquire  
Unruh, Turner, Burke & Frees

P.O. Box 515

West Chester, Pennsylvania 19381

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#### FICTITIOUS NAME

Notice is hereby given pursuant to the provisions of the Fictitious Names Act that an Application for Registration of Fictitious Name for **Grocery Outlet of Kennett Square** was filed with the Dept of State of the Commonwealth of Pennsylvania on **May 12, 2025**, with the principal office address at **345 Scarlet Rd, Kennett Square, PA 19348**. The name and address of the party to the registration is **Gates Management, Inc. – 345 Scarlet Rd, Kennett Square, PA 19348**.

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#### CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that the **Articles of Incorporation** has been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA on May 9, 2025, for **Gates Management, Inc.**, for the purpose of obtaining an Articles of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

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**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/chestercopasherriffsales](http://www.bid4assets.com/chestercopasherriffsales), on **Wednesday, June 18th, 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, July 21st, 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**

**1st Publication of 3**

**SALE NO. 25-6-150**

**Writ of Execution No. 2024-09975**

**DEBT \$250,078.44**

ALL THAT CERTAIN Messuage and tract of land Situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, being bounded and described according to a Plan made by Morris W. Holman, Jr., dated November 16, 1977 as follows, to wit:

BEGINNING at a point on the Northerly line of Building Group No. 8 said point being measured the following two cours-

es and distances from the intersection of the center line of Clothier Street and the Western leg of Essex Street; (1) North 87 degrees 15 seconds East 104.39 feet more or less; (2) South 02 degrees 07 minutes 45 seconds East 54.00 feet; thence partially by the party wall separating Building "C" from Building "D" both of Building Group No. 8, South 02 degrees 07 minutes 45 seconds East 65.00 feet; thence by the Southerly line of Building Group No. 8, North 87 degrees 52 minutes 15 seconds East 20.00 feet; thence partially by the party wall separating Building "D" from Building "E" both of Building Group No. 8, North 02 degrees 07 minutes 45 seconds West, 65.00 feet; thence by the Northerly line of Building Group No. 8, South 87 degrees 52 minutes 15 seconds West 20.00 feet to the place of beginning.

BEING Lot No. 8-D Barley Sheaf Farm

BEING PART OF the same premises which Kingsmead Asset Holding Trust, by its Agent, Larry A. Chambers, Esq. by the Power of Attorney, by Deed dated May 17, 2023, and recorded May 23, 2023 in Chester County in Record Book 11055, Page 352, Document No. 11977784 conveyed unto Angel S. Williams, in fee.

UPI# 39-4E-256

PLAINTIFF: Planet Home Lending, LLC

VS

DEFENDANT: **Angel S. Williams**

SALE ADDRESS: 2532 Clothier Street, Coatesville, PA 19320

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

**SALE NO. 25-6-152****Writ of Execution No. 2024-01844****DEBT \$361,559.57**

Property situate in the UPPER UWCH-LAN TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 3205 0005 500 00

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **MELODY GO-DAR-MCDAID**

SALE ADDRESS: 112 Kaiser Drive, Downingtown, PA 19335

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

**SALE NO. 25-6-153****Writ of Execution No. 2024-09673****DEBT \$207,815.74**

Property situate in the BOROUGH OF PHOENIXVILLE, CHESTER County, Pennsylvania, being

BLR # 15-5-251

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **ZECHARIAH KOECHIG; KELLY KOECHIG**

SALE ADDRESS: 328 Emmett Street, Phoenixville, PA 19460

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

**SALE NO. 25-6-154****Writ of Execution No. 2024-02618****DEBT \$35,520.67**

ALL THAT CERTAIN lot of land on which is erected a brick dwelling house, designated at No. 9 West 6th Avenue, Situate In the 1st Ward of the City of Coatesville, Chester County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the East curb line of West 6th Avenue 49 feet 11 inches South of the South curb line of Charles Street a corner of land of Nicholas Duca and Mary Duca, his wife; thence measuring along the East curb line of West 6th Avenue, South 14 feet 2 inches and extending back Eastwardly between parallel lines of that width at right angles to West 6th Avenue 110 feet to the West line of Spruce Street, the North line of the lot herein conveyed passes through the center of the middle dividing partition of the house erected on the lot herein conveyed and that immediately adjoining it on the North and the South line passes through the center of the middle dividing partition of the house erected on the lot herein conveyed and that immediately adjoining it on the South. Bounded on the North by land of Nicholas Duca and Mary Duca, his wife, on the East by the West line of Spruce Street and on the South by land now or late of Frank Filizzi, on the West by East curb line of West 6th Avenue.

BEING the same premises which Sylvia D. Auman by Deed dated July 22, 2004 and recorded in the Office of Recorder of Deeds of Chester County on September 13, 2004 at Book 6279, Page 451 Instrument# 10458908 granted and conveyed unto Stephanie A Tracey.

Tax Parcel # 16-9-109

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association

fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2004-KS10

VS

**DEFENDANT: Stephanie A Tracey**

**SALE ADDRESS: 9 West 6th Avenue,  
Coatesville, PA 19320**

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

**SALE NO. 25-6-155**

**Writ of Execution No. 2022-09480**

**DEBT \$34,521.61**

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

BLR # 38-020-0099

IMPROVEMENTS thereon: a residential dwelling

**PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST**

VS

**DEFENDANT: JOEL A. LAMBERT, JR., ADMINISTRATOR OF THE ESTATE OF JOEL A. LAMBERT, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL A. LAMBERT, SR.**

**SALE ADDRESS: 937 High Street,  
Coatesville, PA 19230**

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

**SALE NO. 25-6-156**

**Writ of Execution No. 2024-05933**

**DEBT \$242,689.33**

ALL THAT CERTAIN lot or piece of ground SITUATE in Franklin Township, Chester County, Pennsylvania, bounded and described according to a Final subdivision Plan of Kimbelot Section I, IA and II made by George E. Regester, Jr., and Sons, Inc., Registered Land Surveyors dated February 18, 1976 and recorded in Chester County as Plan No. 299 as follows, to wit:

BEGINNING at a point on the Southeastly side of Kimbelot Drive (50 feet wide) on the said plan a corner of Lot 11 on the said plan; thence along the said Southeastly side of the said Kimbelot Drive the two following courses and distances: (1) North 11 degrees 43 minutes 48 seconds East 125.52 feet to a point of curve; and (2) along the arc of a circle curving to the right having a radius of 370.00 feet the arc distance of 39.90 feet to a point a corner of Lot 10 on the said plan; thence along the said Lot 10, South 73 degrees 38 minutes 58 seconds East 289.79 feet to a point a corner of Lot 13 on the said plan; thence along the said Lot 13, South 11 degrees 43 minutes 48 seconds West 142.00 feet to a point a corner of the said Lot 12; thence along the said Lot 12, North 78 degrees 16 minutes 12 seconds West 291.00 feet to the first mentioned point and place of beginning.

Containing 1.027 acres of land more or less. BEING Lot 11 on the said plan.

BEING the same premises which Frank J. Bellan and Helen F. Bellan, by deed dated August 16, 1985 and recorded August 21, 1985 at Book 50, Page 111 in the Office of the Recorder of Deeds of Chester County, PA, granted and conveyed unto John V. Sullivan and Diane R. Sullivan, as tenants by the entirety, in fee.

Tax Parcel # 72-05-0036.01K

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **John V. Sullivan and Diane R. Sullivan**

SALE ADDRESS: 9 Kimbelot Lane a/k/a 91 Box Kimbelot Lane, Landenberg, PA 19350

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

**SALE NO. 25-6-157**

**Writ of Execution No. 2018-11548**

**DEBT \$367,144.70**

PROPERTY SITUATE IN NEW GARDEN TOWNSHIP

Tax Parcel # 60-040-171

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **BOUBACAR TOURE**

SALE ADDRESS: 106 Birkdale Circle, Avondale, PA 19311

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

**SALE NO. 25-6-158**

**Writ of Execution No. 2022-02416**

**DEBT \$283,677.71**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN WILLISTOWN TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO AN AS-BUILT PLAN FOR THE HANKIN GROUP MADE BY HENRY S. CONREY, INC. DIVISION

OF CHESTER VALLEY ENGINEERS, INC., PAOLI, PENNSYLVANIA, DATED 12/21/1984 AND RECORDED AS PLAN NO. 5404. BEGINNING AT AN INTERIOR POINT OF UNIT 402 ON SAID PLAN; THENCE EXTENDING SOUTH 83 DEGREES, 08 MINUTES, 17 SECONDS WEST 24.43 FEET TO A POINT; THENCE EXTENDING NORTH 06 DEGREES, 51 MINUTES, 43 SECONDS WEST 40.86 FEET TO A POINT; THENCE EXTENDING NORTH 83 DEGREES, 08 MINUTES, 17 SECONDS EAST 24.43 FEET TO A POINT A CORNER OF UNIT 402; THENCE EXTENDING ALONG SAME SOUTH 06 DEGREES, 51 MINUTES, 43 SECONDS EAST 40.86 FEET TO THE FIRST MENTIONED POINT AND PLACE OF, BEGINNING.

BEING THE SAME PREMISES which Matthew B. Ferguson, by Deed dated 9/25/2015 and recorded in the Office of the Recorder of Deeds of Chester County on 9/28/2015 in Deed Book Volume 9188, Page 2237, Document No. 11433812 granted and conveyed unto James Lobiondo, Jr..

UPI# 54-3B-256

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **James Lobiondo Jr.**

SALE ADDRESS: 401 Rustmont Drive, Malvern, PA 19355

PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

**SALE NO. 25-6-159****Writ of Execution No. 2022-08200****DEBT \$1,617.46**

All that certain lot or piece of ground situate in Caln Township, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel # 39-4C-163

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Robert Esposito, III**

SALE ADDRESS: 30 Williams Way, Caln Township, PA 19335

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

appurtenances, situate in the Caln Township, County of Chester and State of Pennsylvania.

Tax Parcel # 39-5E-165

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Dinita Toney**

SALE ADDRESS: 7 Brighton Court, Caln Township, PA 19335

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

**SALE NO. 25-6-164****Writ of Execution No. 2023-06747****DEBT \$5,625.63**

**SALE NO. 25-6-161**  
**Writ of Execution No. 2022-10170**  
**DEBT \$4,141.64**

ALL THAT CERTAIN tract of land, Situate in East Goshen Township, Chester County, Pennsylvania.

Tax Parcel # 53-6-39

PLAINTIFF: Township of East Goshen

VS

DEFENDANT: **Robert C. Plummer & Dorothyann Plummer**

SALE ADDRESS: 1339 Park Avenue, East Goshen, PA 19380

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

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

Tax Parcel # 37-2-29.13

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Beneton K. Dedo & Jah M. Wilson**

SALE ADDRESS: 70 Frederick Road, Sadsbury Township, PA 19320

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

**SALE NO. 25-6-162****Writ of Execution No. 2018-01198****DEBT \$1,579.44**

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

**SALE NO. 25-6-165**  
**Writ of Execution No. 2022-07599**  
**DEBT \$1,655.45**

All That Certain unit in the property known, named and identified as "Westtown Reserve Condominium" located in Westtown Township in the County of

Chester of the Commonwealth of Pennsylvania.

Tax Parcel # 67-4-171

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Debra A. Labe**

SALE ADDRESS: 213 Gilpin Drive,  
Westtown Township, PA 19382

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

**SALE NO. 25-6-171**

**Writ of Execution No. 2023-00909**

**DEBT \$262,748.41**

ALL THAT certain message and lot of land, with the hereditaments and appurtenances, situate in the township of West Nantmeal, County of Chester, and Commonwealth of Pennsylvania, bounded and described as follow:

BEGINNING at a stone in the middle of a public road leading from the Horseshoe Pike to ; THENCE by land now or formerly of C. Heber Buch, West 380 Feet to a stake; thence by land now or formerly of John E. March in a Northeasterly direction 168 feet to a stake; thence by the same in an Easterly direction 389 feet to a stone in the aforesaid road; thence along the middle of said road 168 feet to the place of beginning.

BEING the same premises which Candant Mobility Services Corporation, a Delaware Corporation, by indenture bearing date 11/26/2001 and recorded 3/11/2002 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book 5224 page 46 etc., granted and conveyed unto Charles N. Pierce, Jr., in fee.

Tax Parcel # 23-5-82

PLAINTIFF: Federal Home Loan Mortgage Corporation, as Trustee for the Ben-

efit of the Freddie Mac Seasoned Loan Structured Transaction Trust, Series 2019-2

VS

DEFENDANT: **Unknown Heirs of  
Charles N. Pierce, Jr., Deceased,**

SALE ADDRESS: 843 N. Manor Road,  
Honeybrook, PA 19344

PLAINTIFF ATTORNEY: **ECKERT  
SEAMANS CHERIN & MELLOTT,  
LLC 215-851-8429**

**SALE NO. 25-6-172**

**Writ of Execution No. 2024-04968**

**DEBT \$359,589.10**

MUNICIPALITY: LONDON GROVE  
TOWNSHIP, CHESTER COUNTY

UPI # 59-4-25.3

IMPROVEMENTS thereon: a residential dwelling; FARM CONTAINING 16.6 ACRES

PLAINTIFF: NewRez LLC d/b/a Shell-point Mortgage Servicing

VS

DEFENDANT: **STEPHANIE K. D'AM-  
ICO SALE**

ADDRESS: 130 Lloyd Road, West Grove,  
PA 19390

PLAINTIFF ATTORNEY: **ROBERT P.  
WENDT, ESQ. 914-219-5787 EXT 490**

**SALE NO. 25-6-173**

**Writ of Execution No. 2024-01645**

**DEBT \$400,255.86**

PROPERTY SITUATE IN TOWNSHIP  
OF PENN

Tax Parcel # 58-4-105.2R

IMPROVEMENTS thereon: a residential dwelling



PLAINTIFF: loanDepot.com. LLC

VS

DEFENDANT: **LOUIS W. KULACK  
AKA LOUIS KULACK**

SALE ADDRESS: 261 Sunnyside Road,  
West Grove, PA 19390

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

**SALE NO. 25-6-174**

**Writ of Execution No. 2022-06790**

**DEBT \$380,836.72**

PROPERTY SITUATE IN WEST VIN-  
CENT TOWNSHIP

Tax Parcel # 25-05-0034.040

IMPROVEMENTS thereon: a residential  
dwelling

PLAINTIFF: FEDERAL HOME LOAN  
MORTGAGE CORPORATION, AS  
TRUSTEE FOR THE BENEFIT OF THE  
FREDDIE MAC SEASONED LOANS  
STRUCTURED TRANSACTION  
TRUST, SERIES 2020-1

VS

DEFENDANT: **CHRISTINE RITTEN-  
BAUGH & EDWIN RITTENBAUGH**

SALE ADDRESS: 1891 Kimberton Road,  
Phoenixville, PA 19460

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

**SALE NO. 25-6-175**

**Writ of Execution No. 2024-08460**

**DEBT \$155,139.55**

ALL THAT CERTAIN lot or piece of  
ground, Situate in the Township of Lon-  
donderry, Chester County, Pennsylvania,  
bounded and described according to a Plan  
of property of Gordon S. Waters, made by  
George E. Register, Jr. and Sons, Inc., dat-

ed February 24, 1977, as follows to wit:

BEGINNING at a point set in the title line  
in the bed of Public Road T-356, known as  
White Horse School Road, said road lead-  
ing in a Northernly direction to Gum Tree  
and in Southernly direction to Pennsylvan-  
ia Route 926 said point marking a corner  
of this about to be described tract and a  
corner of Lot #6-B, on said Plan, owned  
by Gordon S. Waters, et ux, thence leaving  
said point of beginning, leaving said title  
line in said road and by lands of Lot #6-B,  
on said Plan, North 69 degrees 35 minutes  
48 seconds West, 524.96 feet to a point  
marking a corner of Lot #5, on said Plan,  
owned by Gordon S. Waters, et ux; thence  
by Lot #5, North 77 degrees; 35 minutes,  
47 seconds East, 546.43 feet to a point set  
in the title line in the bed of first mentioned  
Public Record T-356; thence by said line  
in said road, the following four courses  
and distance to wit: 1) South 26 degrees,  
10 minutes, 00 seconds East 54.70 feet to  
a point; 2) South 10 degrees, 58 minutes,  
00 seconds East, 101.42 feet to a point;  
3) South 22 degrees, 09 minutes, 00 sec-  
onds West, 99.90 feet to a point; 4) South  
35 degrees, 55 minutes, 00 seconds West,  
215.70 feet to the first mentioned point  
and place of beginning. Being Lot 6-A as  
shown on the above-mentioned plan.

Tax Parcel # 46-3-43

PLAINTIFF: Sun East Federal Credit  
Union

VS

DEFENDANT: **Brooke L. Henderson &  
Glen R. Henderson**

SALE ADDRESS: 337 White Horse Road,  
Cochranville, PA 19330

PLAINTIFF ATTORNEY: **M. JACQUE-  
LINE LARKIN, ESQ. 215-569-2400**

**SALE NO. 25-6-176****Writ of Execution No. 2024-08259****DEBT \$172,237.15**

All that certain piece or parcel or Tract of land situate in the Township of Valley, Chester County, Pennsylvania, and being known as 40 West Birch Street, Coatesville, Pennsylvania 19320.

Tax Parcel # 38-5F-190

PLAINTIFF: Click N' Close, Inc.

VS

DEFENDANT: **Lynnea Martin**

SALE ADDRESS: 40 West Birch Street, Coatesville, PA 19320

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

**SALE NO. 25-6-177****Writ of Execution No. 2023-01352****DEBT \$267,293.14**

ALL THAT CERTAIN Unit in the property known, named and identified as Roundhill a Condominium, located in Township of Valley, County of Chester and Commonwealth of PA, 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 Recorder of Deeds in and for the County of Chester a Declaration recorded on March 23, 2007 in Record Book 7113 page 1016, et seq. First Amendment to Declaration recorded in Book 7229, Page 314, Second Amendment recorded in Book 7345, Page 2155 and Third Amendment recorded in Book 7397 at Page 2310 and any and all amendments hereto. BEING designated as Unit No. 146 as described in said Declaration and Declaration Plan, as follows:

ALL THAT CERTAIN area, located approximately 472 feet west of the intersec-

tion of Buckthorn Drive and Larose Drive situate on the southerly side of Larose Drive, located within the Round Hill Development and 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 (S.R. 3070) and shown as Unit 146 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, Commonwealth of Pennsylvania, Said Unit as described in the Declaration of Condominium being contained within the building as follows:

COMMENCING at a point in the bed of Lincoln Highway (S.R. 3070) at the intersection of Lincoln Highway (S.R. 3070) and Buckthorn Drive, said point being the south easterly most property corner of the said Round Hill Development; THENCE crossing the northerly right of way line of Lincoln Highway (S.R. 3070) and into lands of the Round Hill Development herein, North 68 Degrees 31 minutes 25 seconds West, a distance of 529.02 feet to a point; thence from said point the following six (6) courses: 1. South 71 degrees 24 minutes 05 seconds West, a distance of 22.07 feet to a point; 2. South 18 degrees 35 minutes 55 seconds East, a distance of 1.46 feet to a point; 3. South 71 degrees 24 minutes 05 seconds West, a distance of 22.00 feet to a point; 4. North 18 degrees 35 minutes 55 seconds West, a distance of 8.20 feet to a point; 5. South 71 degrees 00 minutes 52 seconds West a distance of 22.00 feet to a point; 6. South 18 degrees 35 minutes 55 seconds East, a distance of 8.99 feet to the POINT OF BEGINNING.

THENCE from said place of beginning the following eight (8) courses and distances: 1. South 70 degrees 59 minutes 02 seconds West, a distance of 8.82 feet to a point; 2. South 21 degrees 26 minutes 00 seconds East, a distance of 2.00 feet to a point; 3. South 72 degrees 22 minutes 08 seconds



West, a distance of 4.90 feet to a point; 4. North 19 degrees 00 minutes 58 seconds West, a distance of 1.88 feet to a point; 5. South 72 degrees 55 minutes 31 seconds West, a distance of 8.37 feet to a point; 6. North 18 degrees 35 minutes 55 seconds West, a distance of 42.32 feet to a point; 7. North 71 degrees 35 minutes 23 seconds East, a distance of 22.00 feet to a point; 8. South 18 degrees 35 minutes 55 seconds East, a distance of 42.37 feet to the POINT OF BEGINNING.

TOGETHER with a proportionate undivided interest in the Common Elements (as set forth in said Declaration of Condominium) of 2.18%.

BEING THE SAME PREMISES which NVR, Inc., by Deed dated February 22, 2008 and recorded April 28, 2008 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 7420 Page 632 Instrument No. 10840022 granted and conveyed unto Rebecca Bones and Gregory M. DiRocco in fee,

ALSO BEING THE SAME PREMISES which Rebecca Bones and Gregory M. DiRocco, by deed dated February 24, 2018 and recorded April 13, 2018 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania, in Book 9725, Page 1843, Instrument No. 11601611 granted and conveyed unto Rebecca Bones, in fee.

Tax Parcel # 38-1-76

PLAINTIFF: GS Mortgage-Backed Securities Trust 2020- RPL2

VS

DEFENDANT: **Rebecca Bones a/k/a Rebecca C. Bones**

SALE ADDRESS: 146 Larose Drive, Coatesville, PA 19320

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

**SALE NO. 25-6-178**

**Writ of Execution No. 2023-10228**

**DEBT \$272,002.69**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Map of property of Wm. H. Flanigen, made by Milton R. Yerkes, C.E. Bryn Mawr, Pennsylvania, November 17th, 1941, as follows, to wit:

BEGINNING at a point in the middle line of the Old Philadelphia and Lancaster Turnpike (fifty feet wide) a corner of Lot No. 8 on said Plan, and at the distance of Three Hundred fifty-eight feet and two hundred thousandths of a foot measured Southwestwardly along the middle line of said Old Philadelphia and Lancaster Turnpike from a corner of land of Doll, formerly Elizabeth Derrickson; thence leaving the Old Philadelphia and Lancaster Turnpike and extending along Lot NO. 8, South eight degrees, fortythree minutes East Two Hundred fifty-two feet and fifty-four Hundredths of a foot to a point in line of land of the Pennsylvania Railroad Company; thence extending along said land of the Pennsylvania Railroad Company South seventy-two degrees, two minutes West Forty-five feet and thirtyseven Hundredths of a foot to a point a corner of Lot No. 1 0; thence extending along said Lot No. 10 North eight degrees, forty-three minutes West Two Hundred fifty-nine feet and eighty-three Hundredths of a foot to a point in the middle line of the Old Philadelphia and Lancaster Turnpike; thence extending along the middle line of the said Old Philadelphia and Lancaster Turnpike North eighty-one degrees, seventeen minutes East forty-four feet and seven Hundred seventy-five Thousandths of a foot to the first mentioned point and place of beginning.

BEING Lot No. 9 on the above mentioned plan.

BEING the same premises which MARIE Margaret Lewis, Widow by Deed dated January 9, 1992 and recorded in the Office of Recorder of Deeds of Chester County on January 22, 1992 at Book 2757, Page 242 Instrument #73249 granted and conveyed unto Marie L Dry and Warren T Dry.

Tax Parcel # 43-10L-19

PLAINTIFF: PHH Mortgage Corporation  
VS

DEFENDANT: **Marie L Dry and Warren T Dry**

SALE ADDRESS: 889 Old Lancaster Road, A/K/A Lot 9 Philadelphia and Lancaster Turnpike, Berwyn, PA 19312

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

**SALE NO. 25-6-179**

**Writ of Execution No. 2022-03808**

**DEBT \$141,029.55**

ALL THAT CERTAIN lot or piece of ground with the East side of a block of two brick dwelling houses thereon erected known as Stirling Street, situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the north curb line of Stirling Street, 253 feet west of the intersection of the west curb line of Twelfth Avenue with the said curb line of Stirling Street; thence north 04 degrees 57 minutes west and passing through the center of the middle partition wall dividing the premises herein conveyed from the premises immediately adjoining on the west 168 feet to the south side of Juniper Street; thence by same north 85 degrees 03 minutes east 25 feet to a corner of land now or late of Albert M. Suckle and Dora,

his wife; thence south 4 degrees 57 minutes east 168 feet to the north curb line of Stirling Avenue; thence by same south 85 degrees 03 minutes west 25 feet to the place of beginning.

CONTAINING 4,200 square feet of land be the same more or less.

BEING THE SAME PREMISES which Robert Di Pierro, by Indenture dated 01-29-04 and recorded 02-11-04 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 6064 Page 746, granted and conveyed unto Michael A. Brunson, as Sole Owner.

Tax Parcel # 16-7-98

PLAINTIFF: Citigroup Mortgage Loan Trust, Inc. 2006- NC2, Asset Backed Pass Through Certificates Series 2006-NC2,

U.S. Bank National Association, as Trustee

VS

DEFENDANT: **Michael A. Brunson**

SALE ADDRESS: 1135 Stirling Street, Coatesville, PA 19320

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

**SALE NO. 25-6-180**

**Writ of Execution No. 2017-11590**

**DEBT \$1,087,262.95**

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

All That Certain lot or piece of ground with the buildings and improvements thereon erected, situate in Kennett Township, Chester County, Pennsylvania, bounded and described according to a Subdivi-

sion Plan prepared for Thirgen LLC, prepared by River Basin Engineering, dated 3/30/2004, last revised 10/28/2004 and recorded on 2/8/2005, as Plan #17329, as follows, to wit:

Beginning at a point in the bed of East Hillendale Road (T-343), being a corner of lands now or late of Betty J. Crosson and Karen Elaine Buckingham; thence leaving said point of beginning, leaving East Hillendale Road, along the lands now or late of Betty J. Crosson and Karen Elaine Buckingham and partly along lands now or late of Gerald F., Jr. and Sybil S. Curtin, South 22 degrees 41 minutes 16 seconds East, 342.23 feet to a point, marking a corner of Lot #2; thence along Lot #2, South 67 degrees 18 minutes 49 seconds West, 303.97 feet to a point in the line of Lot #3; thence along Lot #3 North 22 degrees 41 minutes 16 seconds West, 45.22 feet to a point in the line of lands now or late of Peter F. Petroll thence along the said lands now or late of Peter F. Petroll, the 2 following courses and distances; (1) North 67 degrees 49 minutes 19 seconds East, 30.51 feet to a point; (2) North 22 degrees 41 minutes 16 seconds West, 330.57 feet to a point in the bed of the first mentioned East Hillendale Road; thence along the bed of East Hillendale Road, North 68 degrees 17 minutes 00 seconds East, 273.50 feet to the first mentioned point and place of beginning.

Being Lot #1 as shown on said Plan.

Containing 2.3745 acres of land, be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO BABATUNDE EBODA AND MONICA EBODA, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM C. ANASTASIADIS CO., INC., A DELAWARE CORPORATION, DATED AUGUST 15, 2007, RECORDED AUGUST 17, 2007, AT DOCUMENT ID 10781078, AND

RECORDED IN BOOK 7242, PAGE 2118, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI # 62-02-0068

PLAINTIFF: HBSC Bank USA, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-AR5

VS

DEFENDANT: **Babatunde Eboda; Monica Eboda**

SALE ADDRESS: 100 Black Cherry Lane, Chadds Ford, PA 19317

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

**SALE NO. 25-6-181**

**Writ of Execution No. 2024-06387**

**DEBT \$225,557.88**

MUNICIPALITY: EAST FALLOW-FIELD TOWNSHIP, CHESTER COUNTY

UPI # 47-2-20.77

IMPROVEMENTS thereon: a residential dwelling; CONTAINING .2848 ACRES

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **MATTHEW S. GOMBA AND MELANIE D. GOMBA**

SALE ADDRESS: 307 Trestle Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT P. WENDT, ESQ. 914-219-5787 EXT 490**

**SALE NO. 24-4-118**

**Writ of Execution No. 2023-00812**

**DEBT \$551,605.28**

ALL THAT CERTAIN LOT OR PIECE  
OF GROUND WITH THE BUILDINGS  
AND IMPROVEMENTS THEREON  
ERECTED, SITUATE IN THE TOWN-  
SHIP OF EAST GOSHEN, COUNTY  
OF CHESTER, COMMONWEALTH OF  
PENNSYLVANIA

BEING PARCEL NUMBER: 53-4L-127

PLAINTIFF: AMERIHOMES MORT-  
GAGE COMPANY, LLC

VS

DEFENDANT: **CAROLE H. QUADAG-  
NO; PETER J. QUADAGNO**

SALE ADDRESS: 1626 Herron Lane,  
West Chester, PA 19380

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