



# Chester County Law Reporter

(USPS 102-900)

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WEST CHESTER, PENNSYLVANIA, MARCH 31, 2022

No. 13

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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*

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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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**Bailer v. Bailer**

## COVID vaccination of children – Best interests of children

1. The Centers for Disease Control and Prevention recently approved and recommended COVID-19 vaccinations for children over the age of 5.
2. The court has the authority to take judicial notice of indisputable adjudicative facts.
3. The testimony of an expert witness is limited to the scope of their expert report.
4. The polestar of any child custody dispute is to reach a decision which serves the ‘best interest’ of the child. Factors to be considered in arriving at such a determination include the child’s physical, intellectual, emotional and spiritual wellbeing.
5. Clinical trials show that the vaccines are effective, especially against severe illness, hospitalization and death. Further, the COVID-19 vaccine for children between the ages of 5 and 11 are safe and effective.
6. COVID-19 ranks as one of the top ten causes of death for children ages 5 through 11.
7. The vaccine is 90% effective at preventing COVID-19 in children ages 5 through 11 years of age; only in rare situations will a COVID-19 vaccination result in severe allergic reaction or inflammation of the heart muscle.
8. Although natural immunity may provide protection against COVID-19 infection, vaccination is the primary and recommended immunity either with or in the absence of natural immunity from a previous COVID infection.
9. COVID-19 cases among U.S. children are increasing exponentially, far exceeding the peak of past waves of the pandemic.
10. Mother and Father have shared legal custody their two children, ages 6 and 8, meaning they share the right to make major decisions affecting the best interests of the children, including medical decisions. Mother seeks to have the Children vaccinated against COVID-19 and Father disagrees. Further, the children’s pediatrician recommended the children be vaccinated with the Pfizer vaccine. While this matter was pending, one of the children contracted COVID-19. Father contends that natural immunity provides better protection than that provided by the COVID-19 vaccines and, because the long-term effects of the vaccines are unknown, they pose too great of a risk to be administered to his children. The court is unpersuaded that the risks of taking the vaccines are greater than the benefits of the protections afforded by them. The court finds that it is in the best interest of the children to receive the Pfizer vaccine and grants Mother’s Petition for Special Relief, providing Mother shall have temporary sole legal custody to permit Mother her to have the children vaccinated against COVID-19 and receive all follow-up vaccinations for COVID-19. Father requested that in the event the court granted the relief sought by Mother, that a stay be put in place to afford

Father time to appeal. The court finds that it is not in the Children's best interest to implement a stay of its order as further delay in administering the vaccine may increase the possibility that the children will be exposed to the serious complications that may attend a new or subsequent COVID-19 infection.

R.E.M.

C.C.P., Chester County, Pennsylvania; Civil Action Nu. 2019-09332-CU; Purdy R. Tran Bailer v. Joshua R. Bailer

Gerald L. Shoemaker For Plaintiff/Mother  
Cheryl Ann McCallin for Defendant/Father  
Verwey, J., January 28, 2022:-

[70 Ches. Co. Rep. **Bailer v. Bailer**PURDY R. TRAN BAILER,  
Plaintiff,

v.

JOSHUA R. BAILER,  
Defendant.IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

NO. 2019-09332-CU

CIVIL ACTION

**DECISION**

Plaintiff, Purdy R. Tran Bailer (hereinafter “Mother”), and Defendant, Joshua R. Bailer (hereinafter “Father”), entered into a Stipulated Custody Order dated February 6, 2020 regarding their two (2) minor children, M.B. and M.L.B. Pursuant to the Stipulated Custody Order, Mother and Father have shared legal custody of M.B. and M.L.B. (collectively the “Children”). The parties’ shared custody includes,

the right to make major decisions affecting the best interests of the Children, including but not limited to medical, religious and educational decisions. This means that the parties shall jointly make major parenting decisions affecting the health, welfare, education, and religion of the children, after discussion and consultation with each other, with the goal of obtaining a consensus based on policy in the Children’s best interests.

Stipulated Order at para. 1(a). The parties are before the court because Mother seeks to have the Children vaccinated against COVID-19 and Father disagrees. After hearing, the court grants Mother’s Petition for Special Relief to permit her to have the Children vaccinated against COVID-19.<sup>1</sup>

**PROCEDURAL HISTORY**

On November 24, 2021, Mother filed a Petition for Special Relief seeking “sole legal custody as it relates to COVID-19 vaccinations for the Children (or requiring that the children be vaccinated against COVID-19 and receive all follow-up vaccinations).” Mother also sought counsel fees in the amount of \$2,500.

A hearing was scheduled on Mother’s Petition for December 15, 2021. The December 15, 2021, hearing was continued at the request of Father’s counsel due to a trial conflict and the matter was rescheduled to January 5, 2022, by order dated December 1, 2021. A rule was issued by the court on December 13, 2021, scheduling

<sup>1</sup> This matter is decided pursuant to Pa.R.C.P. 1915.13 (Special Relief).

the hearing for January 18, 2022. On January 5, 2022, Father sought a continuance of the scheduled January 18, 2022, hearing based on the representation to the court that he would “be out of the state for business from January 14-21, 2022.” In reliance on the representation set forth in Father’s Motion for Continuance, and opposing party’s agreement thereto, the court granted the continuance on January 5, 2022, and scheduled the matter for a hearing on January 24, 2022.<sup>2</sup>

Father then filed a second Motion for Continuance, which alleged that his unidentified expert witness was unavailable to testify on January 24, 2022, and that the expert would be available the following day, which would conflict with a pending trial date of Father’s counsel. Mother’s counsel would not agree to the proposed continuance and on January 19, 2022, the court denied Father’s Motion for Continuance.<sup>3</sup> The hearing in the matter was held on January 24, 2022.

### **Matters Not in Dispute**

The parties do not appear to dispute the fact that the Centers for Disease Control and Prevention (“CDC”) has recently approved and recommended COVID-19 vaccinations for children over the age of five (5). (Petition at para. 5 and Answer at para. 5). M.B. is currently eight (8) years of age and M.L.B. is currently six (6). The parties agree that both Children are over the recommended age for vaccination. (Petition, para. 6; Answer, para. 6). The Children’s pediatrician, Dr. Scott Pugh, M.D., F.A.A.P., recommended that the Children be vaccinated with the Pfizer-BioNTech COVID-19 vaccine. (“Pfizer vaccine”). However, Father consulted Dr. Pugh regarding his recommendation and represented that the doctor was unable to adequately address his concerns with regard to both the unique nature of the Pfizer vaccine and the possible long-term detrimental effects it may have on his Children. (Petition, para. 8; Answer, para. 8). Father refuses to consent to the Children being vaccinated and “has consulted with other medical professionals including a virologist and does not feel the vaccine is safe for his young Children.” (Petition, para. 9; Answer, para. 9).

### **Mother’s Position and Support**

Mother wants the Children to be vaccinated against COVID-19. In support of her position, Mother testified, *inter alia*, that she had relied on the recommendations of the Children’s pediatrician, the CDC and the American Academy of Pediatrics (“AAP”) in seeking to have the Children vaccinated against COVID-19. Mother sought the admission of information found on the CDC’s website addressing the development of the COVID-19 vaccine, understanding mRNA COVID-19 vaccines, myths and facts about COVID-19 vaccines for children, and myths and facts about COVID-19

<sup>2</sup> During the hearing in this matter, Father testified that his business meetings are held remotely and that on at least one day during the timeframe set forth in his Motion for Continuance, he had gone skiing.

<sup>3</sup> While this matter was pending, M.L.B. contracted COVID-19, testing positive on January 11, 2022.

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vaccines. These documents were admitted without objection as Exhibit P-2 through P-6. The court has the authority to take judicial notice of the submitted documents pursuant to Pa. R.E. 201. *See, In Interest of D.S.*, 622 A.2d 954, 957-58 (Pa. Super. 1993) (court may take notice of indisputable adjudicative fact); *see also*, Pa.R.E. 201 cmt. (“This rule is identical to F.R.E. 201, except for paragraph (f).”); *United States v. Bednarski*, No. 1:19-CRIM-20(2), 2022 WL 80080 \*4 n.6, 7 (W.D. Pa. 2022) (taking judicial notice of information related to COVID-19 found on CDC website); *Robertson v. Warden*, No. 1:20-CV-2117, 2021 WL 916253 \*2 n.3 (W.D. Pa. 2021) (taking judicial notice of information related to COVID-19 found on CDC website); *Banks v. County of Allegheny*, 568 F.Supp.2d 579, 596 n.9 (W.D. Pa. 2008) (taking judicial notice of CDC website for information regarding MRSA).

Mother also submitted a document titled “COVID-19 Vaccines in Children and Adolescents” which was prepared by the AAP. The document was also admitted without objection as Exhibit P-7.

### **Father’s Position and Support**

Father’s primary reason for his opposition to the Children being vaccinated is the lack of studies regarding the long-term effects of the vaccine on children. Father testified in support of his position and submitted information from the AAP titled “Children and COVID-19: State Level Data Report” and CDC titled “COVID-19 Cases and Hospitalizations by COVID-19 Vaccination Status and Previous COVID-19 Diagnosis – California and New York, May-November, 2021.” Those documents were admitted without objection as Exhibits D-3 and D-4. The court also has the authority to take judicial notice of the submitted documents pursuant to Pa. R.E. 201.

Father contends that natural immunity provides better protection than that provided by the COVID-19 vaccines and that because the long-term effects of the vaccines are unknown, they pose too great of a risk to be administered to his Children. Although Father acknowledged that the CDC, the Food and Drug Administration (“FDA”) and the AAP have greater knowledge than he regarding vaccines, he represented that he talked to a number of doctors and others, and was not convinced of the safety of the vaccine given potential side effects. Father offered no testimony regarding the possible long-term effects of children being infected with COVID-19, either with or without vaccination.

Between filing the Petition on November 24, 2021 and the hearing date on January 24, 2022, there is no record of Father, or any proposed expert witness who may testify on his behalf, providing Mother’s counsel with an expert report for review and none was provided at the hearing. Although the testimony of an expert witness is limited to the scope of their expert report<sup>4</sup> and in this case no report was provided, the court granted Father some latitude in permitting him to call his father, Joseph Bailer, as an expert in virology, drug trials, and clinical studies.

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<sup>4</sup> *C.f.*, *Daddona v. Thind*, 891 A.2d 786 (Pa. Super. 2006) (affirming, *inter alia*, trial court’s admission of expert testimony within the scope of expert’s report).

Mr. Bailer testified regarding the process for approval of vaccines, which testimony was consistent with the information set forth in Exhibit P-2. Mr. Bailer did not appear to know that the FDA had granted full approval of the Pfizer vaccine for people age 16 years and older. Mr. Bailer testified that the vaccines are ineffective against the Omicron variant of COVID-19. He also believed that natural immunity provided greater protection than the COVID-19 vaccine and that the need for such vaccine for children was waning because infections were decreasing. Mr. Bailer relied, in part, on exhibits D-3 and D-4 in reaching his conclusions. Because Mr. Bailer had not submitted an expert report, or any other report upon which he might testify, the court restricted his testimony regarding any trials or studies he may have reviewed that were not provided to Mother's counsel as he would not be able to review that information and adequately prepare for cross-examination.

On cross-examination, Mr. Bailer acknowledged that natural immunity wanes over time, he is vaccinated against COVID-19, he accepts the CDC's authority, he does not know the long-term effects of having COVID-19, and he believes that vaccines for vulnerable people are appropriate, but not for healthy children.

### ANALYSIS

“The polestar of any child custody dispute is to reach a decision which serves the ‘best interest’ of the child ... factors to be considered in arriving such a determination include the child’s physical, intellectual, emotional and spiritual wellbeing.” *Beers v. Beers*, 493 A.2d 116, 117-118 (Pa. Super. 1985) (citations omitted). There is no question that both Mother and Father love their Children and want to do what they believe to be in their best interest with regard to the proposed vaccine but they are unable to reach a consensus with regard to this decision.

### Safety of Pfizer Vaccine

The United States maintains a National Vaccine Program through the Department of Health and Human Services, the purpose of which is to “achieve optimal prevention of human infectious disease through immunization and to achieve optimal prevention against adverse reactions to vaccines.” 42 U.S.C. § 300aa-1. The National Vaccine Program is responsible for, *inter alia*, vaccine research, vaccine development, safety and efficacy, testing, licensing of vaccine manufacturers and vaccines, production and procurement of vaccines, distribution and use of vaccines, and evaluating the need for and the effectiveness and adverse effects of vaccine and immunization activities. 42 U.S.C. § 300aa-2. Federal law mandates safer childhood vaccines that result in fewer and less serious adverse reactions. Those vaccines are, among other things, manufactured, processed and labeled with warnings that are attached thereto. 32 U.S.C. § 300aa-27.

The National Vaccine Program carries out its mission through various entities including, but not limited to, the CDC and the FDA. The parties do not



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appear to dispute that that the CDC has specialized knowledge and authority with regard to vaccines, including the COVID-19 vaccine, and both parties rely on CDC documentation in support of their positions.

Although Father contends that there is a lack of studies on the long-term impacts of the COVID-19 vaccines, including the Pfizer vaccine, all have been through the three (3) required phases of clinical trials and no trial phase has been skipped. (Exh. P-2). Those trials show that the vaccines are “effective, especially against severe illness, hospitalization and death.” (Exh. P-2). The FDA has granted full approval of the Pfizer vaccine for people 16 years of age and older. (Exh. P-2). The mRNA vaccines, including Pfizer for M.B. and M.L.B., have been held to rigorous safety and effectiveness standards applied to all vaccines in the United States. (Exh. P-3). The COVID-19 vaccine for children between the ages of five (5) and eleven (11) are safe and effective. (Exh. P-4). In clinical trials of the vaccines, side effects were mild, the most common being a sore arm. (Exh. P-4).

The lack of studies on the long-term impact of the COVID-19 vaccines on children must be balanced against the known impacts of COVID-19 on children. COVID-19 ranks as one of the top ten causes of death for children ages 5 through 11 years of age. (Exh. P-4). Children who are not vaccinated and become infected with COVID-19 may be at risk of prolonged infection conditions, hospitalization, and long-term conditions that last for several weeks or longer and develop into serious complications such as Multi-System Inflammatory Syndrome. (Exh. P-4). The vaccine is ninety percent (90%) effective at preventing COVID-19 in children ages 5 through 11 years of age. (Exh. P-4). The CDC does acknowledge that in *rare situations* a COVID-19 vaccination may result in severe allergic reaction or Myocarditis and Pericarditis which involves an inflammation of the heart muscle. (Exh. P-4). There is no evidence that the COVID-19 vaccine causes female or male fertility or reproductive issues. (Exh. P-4).<sup>5</sup>

### **Natural Immunity**

Father asserts that natural immunity will provide sufficient protection for M.B. and M.L.B. In submitting documentation from the CDC, Father and Mr. Bailer assert that the CDC has concluded that infection derived protection, or natural immunity, is greater than that provided by the COVID-19 vaccine. The document upon which they rely makes clear that the timeframe where natural immunity provided greater protection than the COVID-19 vaccine coincided with early declining vaccine-induced immunity in many people.<sup>6</sup> (Exh. D-4). The CDC information submitted by Father also concludes that,

thus, vaccination remains the safest and primary strategy to prevent

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<sup>5</sup> Father testified that he has allowed his Children to have all required vaccines, but remains concerned about the safety of the COVID-19 vaccine. However, it appears that no vaccine is 100% safe. See, 42 U.S.C. § 300aa-14 (Vaccine Injury Table).

<sup>6</sup> The referenced study was also limited to data from two (2) states, California and New York.

SARS-CoV2 infections, associated complications and onward transmission. Primary COVID-19 vaccination, additional doses and booster doses are recommended by CDC's Advisory Committee on immunization practices to insure that all eligible persons are up to date with COVID-19 vaccination, which provides the most robust protection against initial infection, severe illness, hospitalization, long-term sequelae, and death.

(Exh. D-4).

At least one study shows that those who do not get vaccinated after recovery from a COVID infection are "more than two times as likely to get COVID-19 again than those who get fully vaccinated after their recovery." (Exh. P-5). Protection through natural immunity may vary depending on the severity of the illness, the time since infection, and age. (Exh. P-5). Although natural immunity may provide protection against COVID-19 infection, the evidence submitted by both parties reach the same conclusion: vaccination is the primary and recommended immunity either with or in the absence of natural immunity from a previous COVID infection.

### **Increase in COVID-19 in Children**

Mr. Bailer concluded that cases of COVID-19 among children were declining and there is less need for them to obtain the protections of the COVID-19 vaccine. However, this conclusion is not credible when considered in conjunction with the evidence placed in the record by Father. According to information submitted by Father, "COVID-19 cases among U.S. children are *increasing exponentially* far exceeding the peak of past waves of the pandemic." (Exh. D-3) (emphasis added). Nearly 8.5 million children have tested positive for COVID-19 since the beginning of the pandemic and 11% of that total were added two weeks prior to the issuance of the AAP document submitted by Father. (Exh. D-3). The AAP also noted that there is a need to collect more age specific data with regard to severe illness with variants and potential long-term effects of COVID-19 infection, but expressed no concerns about the long-term impact of the vaccines on children. (Exh. D-3).

The court gives significant weight to the information provided by the CDC. There is no evidence of sufficient weight or credibility that would lead the court to find that the COVID-19 vaccine (Pfizer) poses a greater threat to the Children's health and well-being than infection or reinfection with COVID-19. The court acknowledges that, at present, there do not appear to be any studies regarding the long-term impact of COVID-19 vaccines on children, but the court is unpersuaded by the evidence submitted at the hearing, that the COVID-19 vaccines, including the Pfizer vaccine, are unsafe or that the risks of taking the vaccines are greater than the benefits of the protections afforded by them.

The court finds that it is in the best interest of M.B. and M.L.B. to receive the Pfizer vaccine and Mother shall have temporary sole legal custody to permit Mother to have M.B. and M.L.B. vaccinated against COVID-19 and receive all follow-up

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vaccinations for COVID-19.<sup>7</sup> Mother's request for counsel fees is denied.

BY THE COURT:

Dated: January 28, 2022

/s/ Anthony T. Verwey, J.

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<sup>7</sup> Father requested that in the event the court granted the relief sought by Mother, that a stay be put in place to afford Father time to appeal. M.L.B. contracted COVID-19 during the pendency of this matter. The court finds that it is not in the Children's best interest to implement a stay of its order as further delay in administering the vaccine may increase the possibility that the Children will be exposed to the serious complications that may attend a new or subsequent COVID-19 infection, as discussed hereinabove.

**Bailer v. Bailer**

93 (2022)]

PURDY R. TRAN BAILER,  
Plaintiff,

v.

JOSHUA R. BAILER,  
Defendant.

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

NO. 2019-09332-CU

CIVIL ACTION

**ORDER**

AND NOW, this 28th day of January, 2022, upon consideration of the Petition for Special Relief filed by Plaintiff, the response thereto filed by Defendant, and after hearing it is ORDERED that:

Plaintiff's request for temporary sole legal custody to make decisions regarding the vaccination of minor Children, M.B. and M.L.B., with the Pfizer BioNTech COVID-19 vaccine is GRANTED.

Plaintiff's request for counsel fees is DENIED.

BY THE COURT:

/s/ Anthony T. Verwey, J.

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CLERK OF THE ORPHANS' COURT  
DIVISION OF THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

**AUDIT LIST**

**ACCOUNTS LISTED FOR AUDIT ON**

**WEDNESDAY, APRIL 6, 2022**

**Courtroom 18 at 9:00 A.M. PREVAILING TIME**

**THE HONORABLE KATHERINE B. L. PLATT**

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

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**ESTATE OF JEAN E. MILLER, DECEASED** **1516-0755**  
FIRST AND FINAL ACCOUNT  
OF: DARLENE OLEAR, EXECUTOR  
HARRY MILLER, EXECUTOR

ATTORNEY(S):  
SEAMUS M. LAVIN, ESQUIRE

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**IN RE: LEE JARVIS DAVENPORT, TRUST** **1522-0561**  
FIRST AND FINAL ACCOUNT  
OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE

ATTORNEY(S):  
LUKE EDMONDSON, ESQUIRE  
KAREN M. STOCKMAL, ESQUIRE

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**ESTATE OF STEPHEN R. CONWAY, DECEASED** **1520-0440**  
FIRST AND FINAL ACCOUNT  
OF: JENNIFER CONWAY, EXECUTOR

ATTORNEY(S):  
KARYN L. SEACE, ESQUIRE

**NOTICES**

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 22-03210**

NOTICE IS HEREBY GIVEN that the name change petition of Luke Thomas Keegan was filed in the above-named court and will be heard on Wednesday, May 4, 2022 at 10:30 AM, in Courtroom 16 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Tuesday, March 8, 2022  
Name to be changed from: Luke Thomas Keegan  
Dove Ocean Keegan  
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. re: G.K. AD-21-0066**

NOTICE IS HEREBY GIVEN that the name change petition of Geert Koningstein was filed in the above-named court and will be heard on Tuesday, May 10, 2022 at 10:00 AM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Wednesday, October 6, 2021  
Name to be changed from: Geert Koningstein to:

Maurice G. Koningstein-Sunstein

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 Monday, March 21, 2022 for **Parson, Inc.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Real Estate  
William J. Luttrell, III, Esq.  
11 S. Olive St., Fl. 2  
Media, PA 19063

**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 Monday, March 14, 2022 for **International Chinese Arts Society of Americas** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: The primary purpose is to promote appreciation for and enjoyment and understanding of the visual, performing, folk, and media arts.

**DISSOLUTION NOTICE**

NOTICE IS HERBY GIVEN that the Members of HMS Interiors, Inc. a Pennsylvania corporation with an address of 986 Ivy Lane, Pottstown, PA 19464, have approved a proposal that the corporation voluntarily dissolve, and that Members are now engaged in winding up and settling the affairs of the corporation under the provisions of §1975 of the Pennsylvania Business Corporation Law of 1988, as amended.  
Keith Donmoyer, Secretary/Treasurer  
986 Ivy Lane  
Pottstown, PA 19464

**DISSOLUTION NOTICE**

Notice is hereby given that the board of directors of Chester County Family Academy Foundation, a Pennsylvania nonprofit corporation (the "Corporation") have approved a proposal that the Corporation dissolve voluntarily, and that the Board of Directors of the Corporation is now engaged in winding up

and settling the affairs of the Corporation under the provisions of Chapter 59, Subchapter F of the Pennsylvania Nonprofit Corporation Law of 1988, as amended, so that the Corporation's existence shall end upon the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

Any correspondence regarding the foregoing should be directed to Stradley, Ronon, Stevens & Young, LLP, 2005 Market Street, Suite 2600, Philadelphia, Pennsylvania 19103; c/o Jason R. Jones.  
Board of Directors  
Chester County Family Academy Foundation  
March 17, 2022

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### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by Green Tree Office Plaza, a Pennsylvania limited partnership, hereby provides notice of its dissolution and requests that persons having claims against the company present them in accordance with this Notice.

All claims must be in writing and must contain the name and address of the claimant, the amount of the claim, a description of the basis of the claim, and any documentation supporting the claim, including any prior notices sent to the company.

All claims should be sent to:

Green Tree Office Plaza  
1758 Travers Wharf Road  
Cambridge, MD 21613  
Attn: Steve Smith

Any claim against the company will be barred unless an action to enforce the claim is commenced within two years after publication of this Notice.

The barring of a claim against the partnership will also bar any corresponding claim against any general partner or person dissociated as a general partner which is based on 15 Pa.C.S.A. §8644 (relating to general partner's liability).

Lamb McErlane, PC  
24 East Market Street, P.O. 565  
West Chester, PA 19381  
Attn: Roger N. Huggins, Esquire

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### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by Greensmith, LLC, a Pennsylvania limited liability company, hereby provides notice of its dissolution and requests that persons having claims against the company present them in accordance with this

Notice.

All claims must be in writing and must contain the name and address of the claimant, the amount of the claim, a description of the basis of the claim, and any documentation supporting the claim, including any prior notices sent to the company.

All claims should be sent to:

Greensmith, LLC  
1758 Travers Wharf Road  
Cambridge, MD 21613  
Attn: Steve Smith

Any claim against the company will be barred unless an action to enforce the claim is commenced within two years after publication of this Notice.

Lamb McErlane, PC  
24 East Market Street, P.O. 565  
West Chester, PA 19381  
Attn: Roger N. Huggins, Esquire

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### 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

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

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

**CASTELLI, Mary Elda**, a/k/a Mary E. Castelli, late of Tredyffrin Township. Denise K. Dolin, care of ALBERT R. RIVIEZZO, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. ALBERT R. RIVIEZZO, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

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

**FRANKLIN, Richard L.**, late of East Caln Town-



ship. Nancy Franklin, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

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

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

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

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

**HINZ**, Joan Herndon, late of Pennsbury Township. Catherine H. McNally, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

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

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

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

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

**McCUSKER**, Gunnel H., a/k/a Gunnel D. H. McCusker, late of West Chester Borough. Thomas M. McCusker, Jr., care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

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

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

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

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

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

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

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

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

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

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

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

**ZABER**, Loretta A., late of West Chester Borough. Mary Elizabeth Zaber-Butterworth (a/k/a Mary Beth Zaber), care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

## 2nd Publication

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

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

PA 19460, atty.

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

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

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

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

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

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

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

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

**FRENCH-MILLER**, Christina Alice, a/k/a

Christina French Miller, late of East Pikeland Township. George Benson Miller, 479 Main Street, Hingham, MA 02043, Executor.

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

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

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

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

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

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

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

**MADISON**, Belinda Joyce, a/k/a Belinda J. Madison, late of West Goshen Township. Ryan Eric Gibbs, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

**MASSO**, Margaret, a/k/a Margaret A. Masso, late of New London Township. Dean Anton Masso, 201 Owenwood Dr., Lincoln University, PA 19352, Exec-

utor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

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

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

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

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

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

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

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

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

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

### 3rd Publication

**BARR, SR.**, Paul V., late of West Bradford Township. Paul V. Barr, Jr., 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.

**BECK**, Herbert P., late of Honey Brook Township. Jeffrey L. Beck, 3470 Horseshoe Pike, Honey Brook, PA 19344, Executor. R. DOUGLAS GOOD, Esquire, Good & Harris, LLP, 132 W. Main St., New Holland, PA 17557, atty.

**CLEAVER**, Linda Jean, late of Londonderry Township. Kenneth Cleaver, care of ALEXANDER J. GINSBURG, Esquire, 441 N 5th Street- Suite 100, Philadelphia, PA 19123, Executor. ALEXANDER J. GINSBURG, Esquire, Peter Bowers PC, 441 N 5th Street- Suite 100, Philadelphia, PA 19123, atty.

**DALLER**, Eleanor Y., late of Atglen Borough. Edward H. Myers, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Administrator C.T.A. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

**ESODA**, Bernard Joseph, late of East Marlborough Township. William Vincent Esoda, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**FISKE**, Roberta B., a/k/a Roberta C. Fiske, Roberta Claire Fiske, late of Tredyffrin Township. Desiree D. Horgan & Robyn B. Hornaday, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Ave., Berwyn, PA 19312, Executrices. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Ave., Berwyn, PA 19312, atty.

**FRANK**, Linda Cecile, late of West Brandywine Township. Grace Anna Farrow, 1200 North Street, NW, Washington, DC 20005, Rachel Agnes Cuyjet Robbins, 168 Highwood Ave., Apt. 2, Weehawken, NJ 07086 and Leon Wallace Robbins, III, 1004 Yarmouth Ln., Mt. Laurel, NJ 08054, Executors. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

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

**GONCE**, William Carl, late of Lower Oxford Township. Deborah M Gonce, 325 Lancaster Pike, Oxford, PA 19363, Administrator.

**GRIEST**, Florine A., a/k/a Anna Florine Griest, late of Highland Township. Kenneth W. Griest, Jr., 163 Old Race Track Rd., Coatesville, PA 19320 &

Kimberly A. Davis, 118 Boulder Hill Rd., Mohnton, PA 19540, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**HEGEDUS**, Donald T., late of North Coventry Township. Ronald T. Hegedus, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, Administrator. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, atty.

**HUMPHREYS**, Charles E., late of West Pikeland Township. Jean D. Humphreys, 1520 Yellow Springs Rd., Chester Springs, PA 19425, Administratrix. KENNETH E. MARTIN, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, atty.

**LORT, III**, Charles G., late of W. Brandywine Twp. Lori McCormick, care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Rd., Downingtown, PA 19335, Administrator. HUDSON L. VOLTZ, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Rd., Downingtown, PA 19335, atty.

**McCORMICK, JR.**, Henry Clement, a/k/a Hank McCormick, late of West Chester. Jennifer McCormick, 125 Freedom Valley Circle, Coatesville, PA 19320, Administratrix. JAYNE A. GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

**McNEIL**, Thomas O., late of West Goshen Township. Lisabeth McGinnis and Catherine Bauer, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executrices. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

**McSHEA**, Elizabeth A., late of Lower Oxford. George P. McShea, 125 Lincoln Rd, Collegeville, PA 19426, Administrator. JAYNE A. GARVER, Esquire, J Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

**MISCOVICH**, Robert Raymond, a/k/a Robert Miscovich, late of Lower Oxford Township. Lisa Colangelo, care of KRISTEN R. MATTHEWS, Esquire, 403 W. Lincoln Highway, Ste. 110, Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 403 W. Lincoln Highway, Ste. 110, Exton, PA 19341, atty.

**MULVANEY**, Vera E., late of City of Coatesville. Lorie S. Weiss, 1015 Stirling St., Coatesville, PA 19320, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway,

Thorndale, PA 19372, atty.

**PERNISI**, Angelina Margret, a/k/a Angie, Angelina, late of Exton. John J Pernisi Jr, 213 Biddle Dr., Exton, PA 19341, Executor.

**RIGBY JR**, Howard N., late of Willistown Twp. Bryn Mawr Trust Co., 1436 Lancaster Avenue, Berwyn, PA 19312, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., P.O. Box 494, Paoli, PA 19301-0494, atty.

**RYBINSKI, JR.**, Frank A., a/k/a Francis A. Rybinski, Jr., late of Elk Township. Craig D. Rybinski, care of JOSEPH A. BELLINGHIEREI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIEREI, Esquire, MacElree Harvey, LTD, 17 W. Miner St., West Chester, PA 19382, atty.

**TAYLOR**, Charlotte P., late of Kennett Square Borough. Julian Onderdonk, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19380, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin, LLC, 122 S. Church St., West Chester, PA 19380, atty.

**WAITNEIGHT**, Peter F., late of East Goshen Township. Elizabeth Waitneight, care of NATHAN EGNER, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executrix. NATHAN EGNER, Esquire, Law Offices Of Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

**WOYNER**, Eugenia B., late of New London Township. Joan Mashura, 257 Tudor Circle, Lincoln University, PA 19352, Executrix.

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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*

**Tangent CCMC**, with its principal place of business at 6 William Penn Drive, Downingtown, PA 19335. The application has been (or will be) filed on: Thursday, March 17, 2022. The name(s) and address(es)

of the individual(s) or entity(ies) owning or interested in said business: Amara Haber. Janet J. Satterthwaite, Esq. Hudson L. Voltz, PC 110 Hopewell Rd. Ste. 200 Downingtown, PA 19335

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### CORPORATION NOTICE

#### LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that on Monday, January 31, 2022 a Certificate of Organization was filed in the Pennsylvania Department of State for **Southeast Rentals LLC**, in accordance with the provisions of the Limited Liability Act of 1994. Janis M. Smith, Esq., Solicitor Janis M. Smith Attorney At Law 4203 West Lincoln Highway Parkesburg, PA 19365

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### CORPORATION NOTICE

#### LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that on 1/27/2022, a Certificate of Organization – Domestic Limited Liability Company was filed with the Pennsylvania Department of State for the **G2 Investing, LLC**, in accordance with the provisions of the Limited Liability Act of 1994. Janis M. Smith Attorney At Law 4203 West Lincoln Highway Parkesburg, PA 19365

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### NONPROFIT CORPORATION NOTICE

VALLEY CREEK CHURCH has been incorporated under the provisions of the Nonprofit Corp. Law of 1988, as amended, for the following purposes: for charitable purposes within the meaning of section (501)(c)(3) of the Internal Revenue Code. GAWTHROP GREENWOOD, PC, Solicitors, P.O. Box 562, West Chester, PA 19380

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### 2nd Publication of 3

#### TRUST NOTICE

HELEN B. HILLER LIVING TRUST DTD. MARCH 24, 2004, FIRST AMENDMENT DTD. AUGUST 27, 2018 HELEN B. HILLER, Deceased Late of Phoenixville Borough, Chester County, PA This Trust is in existence and all persons having

claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to CHARLES W. HILLER, TRUSTEE, 118 Leshia Dr., Morrisville, PA 19067,

Or to his Attorney:

YVETTE E. TAYLOR

LAW OFFICES OF TAYLOR-HACHOOSE

301 Oxford Valley, Ste. 102A

Yardley, PA 19067

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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, April 21st, 2022 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, May 23rd, 2022.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time and place of sale. **Payment must be paid in cash, certified check or money order made payable to the purchaser or “Sheriff of Chester County”. The balance must be made payable to “Sheriff of Chester County”. within twenty-one (21) days from the date of sale by 4PM.**

**FREDDA L. MADDOX, SHERIFF**

**1st Publication of 3**

**SALE NO. 22-4-76**

**Writ of Execution No. 2012-11368**

**DEBT \$4,058.30**

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

Tax Parcel No. 39-3-21.5

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

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

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

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

**SALE NO. 22-4-77**

**Writ of Execution No. 2017-04146**

**DEBT \$1,696.70**

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

Tax Parcel No. 16-2-211

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Traci Morris**

SALE ADDRESS: 786 Coates Street, Coatesville, PA 19320

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

**SALE NO. 22-4-79**

**Writ of Execution No. 2017-02220**

**DEBT \$1,908.17**

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

Tax Parcel No. 16-6-776

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Jennifer Rodriguez**

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

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

**SALE NO. 22-4-80**

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

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

Tax Parcel No. 39-3Q-22

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

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

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

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

**SALE NO. 22-4-82**

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

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

Tax Parcel No. 47-4-453

PLAINTIFF: East Fallowfield Township

VS

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

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

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

**SALE NO. 22-4-88**

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

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

Tax Parcel No. 16-6-611

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Charnette Coleman**

SALE ADDRESS: 987 Olive Street, Coatesville, PA 19320

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

**SALE NO. 22-4-92**

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

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

Tax Parcel No. 39-4B-37

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

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

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

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



**SALE NO. 22-4-93**

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

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

Tax Parcel No. 41-5-1270

PLAINTIFF: West Whiteland Township  
VS

DEFENDANT: **Mary E. Hufnagel**

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

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

**SALE NO. 22-4-94**

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

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

Tax Parcel No. 1-9-1190

PLAINTIFF: Borough of West Chester  
VS

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

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

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

**SALE NO. 22-4-97**

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

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

Tax Parcel No. 16-6-96

PLAINTIFF: City of Coatesville VS

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

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

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

**SALE NO. 22-4-98**

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

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

Tax Parcel No. 47-4-72

PLAINTIFF: East Fallowfield Township  
VS

DEFENDANT: **Janet S. MacKay**

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

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

**SALE NO. 22-4-100**

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

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

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

Tax Parcel No. 1-8-84

PLAINTIFF: Borough of West Chester

VS

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

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

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

**SALE NO. 22-4-104**

**Writ of Execution No. 2017-01948**

**DEBT \$2,294.94**

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

Tax Parcel No. 16-2-240.1

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Steve Wah**

SALE ADDRESS: 872 Coates Street, Coatesville, PA 19320

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

**SALE NO. 22-4-107**

**Writ of Execution No. 2015-06473**

**DEBT \$10,067.87**

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

Tax Parcel No. 29-7-155.54

PLAINTIFF: West Brandywine Township Municipal Authority

VS

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

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

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

**SALE NO. 22-4-109**

**Writ of Execution No. 2019-11359**

**DEBT \$1,264.75**

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

Tax Parcel No. 38-2Q-183

PLAINTIFF: Township of Valley

VS

DEFENDANT: **William Hyden & Ethel Hyden**

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

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

**SALE NO. 22-4-110**

**Writ of Execution No. 2018-01684**

**DEBT \$1,801.06**

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

Tax Parcel No. 55-2H-134

PLAINTIFF: Easttown Township

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

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

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

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

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

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

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

PROPERTY SITUATE IN CITY OF  
 COATESVILLE

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

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

SALE ADDRESS: 1016 Stirling Street,  
 Coatesville, PA 19320

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

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

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

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

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

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

PLAINTIFF ATTORNEY: **ROBERTSON,**<sup>15</sup>

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

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

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

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

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

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

Tax ID: 36-05-0135.060

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

VS

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

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

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

**SALE NO. 22-4-117**

**Writ of Execution No. 2020-02720**

**DEBT \$416,643.33**

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

Tax Parcel No. 2808 01000900

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

VS

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

SALE ADDRESS: 103 Tucker Lane, Coatesville, PA 19320

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

**SALE NO. 22-4-118**

**Writ of Execution No. 2017-09494**

**DEBT \$192,649.32**

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

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

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

TAX PARCEL NO. 29-3-9

PLAINTIFF: Truist Bank fka Branch Banking and Trust Company

VS

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

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

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

**SALE NO. 22-4-119**

**Writ of Execution No. 2019-03881**

**DEBT \$163,158.52**

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

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

TAX PARCEL NO. 53-2P-254

PLAINTIFF: Citizens Bank of PA

VS

DEFENDANT: **Dorothy S. Plantholt**

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

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

**SALE NO. 22-4-120**

**Writ of Execution No. 2019-03141**

**DEBT \$73,153.39**

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

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

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

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

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

Being Lot 13 on said Plan.

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

BEING UPI NUMBER 38-05C-0086.070

PLAINTIFF: PNC Bank, National Association

VS

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

SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320

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

**Carl L. Webb**

SALE ADDRESS: 123 Nevins Way, Coatesville, PA 19320

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

**SALE NO. 22-4-121**

**Writ of Execution No. 2013-05784**

**DEBT \$353,416.48**

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

Tax Parcel No. 30-06-0023.040

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

VS

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

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

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

**SALE NO. 22-4-122**

**Writ of Execution No. 2019-03763**

**DEBT \$195,269.93**

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

Parcel Number: 280400663700

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

VS

DEFENDANT: **Geraldine J. Webb &**

**SALE NO. 22-4-123**

**Writ of Execution No. 2019-12289**

**DEBT \$337,255.96**

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF EASTTOWN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF DEVON PARK DEVELOPMENT, AS PREPARED BY FRANKLIN AND LINDSEY, CIVIL ENGINEERS, PHILA., PA DATED 12-14-1938 AND RECORDED IN PLAN BOOK #2 PAGE 10, BOUNDED AND DESCRIBED ACCORDING TO SAID PLAN, AS FOLLOWS, TO WIT:

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

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

BEING LOT #28 ON SAID PLAN.

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

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

BEING PARCEL NO. 55-2H-232.

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

VS

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

SALE ADDRESS: 327 Highland Avenue, Devon, PA 19333

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

**SALE NO. 22-4-124**

**Writ of Execution No. 2016-06126**

**DEBT \$346,964.84**

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

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

IMPROVEMENTS thereon: a residential property PLAINTIFF: Loancare, LLC

VS

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

SALE ADDRESS: 2085 Valley Road, Parkesburg, PA 19365

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

**SALE NO. 22-4-125**

**Writ of Execution No. 2021-07585**

**DEBT \$255,235.60**

PROPERTY SITUATE IN BOROUGH OF PHOENIXVILLE

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

TAX PARCEL NO: 15-13-580

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **Abby Sue Cannon Solely**



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

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

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

tion

VS

DEFENDANT: **Kelly E. Thomson**

SALE ADDRESS: 3553 Manor Road, Glenmoore, PA 19343

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

**SALE NO. 22-4-126**

**Writ of Execution No. 2016-06785**

**DEBT \$617,828.05**

**SALE NO. 22-4-128**

**Writ of Execution No. 2019-01307**

**DEBT \$241,276.05**

PROPERTY SITUATE IN TOWNSHIP OF WEST PIKELAND

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

TAX PARCEL NO: 34-04-0251.0000

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

VS

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

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

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

PROPERTY SITUATE IN CALN TOWNSHIP

SOLD AD THE PROPERTY OF: JOHN P. BOCCELLI

TAX PARCEL NO: 39-4-359

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **John P. Boccelli**

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

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

**SALE NO. 22-4-127**

**Writ of Execution No. 2019-08737**

**DEBT \$192,199.61**

**SALE NO. 22-4-129**

**Writ of Execution No. 2018-12076**

**DEBT \$240,062.42**

PROPERTY SITUATE IN TOWNSHIP OF WEST BRANDYWINE

SOLD AD THE PROPERTY OF: KELLY E. THOMSON

TAX PARCEL NO: 29-04-0118

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Freedom Mortgage Corpora-

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

follows, to wit:

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

BEING Lot No. 3 on said plan.

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

Parcel ID No. 58-4-93.2B

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

VS

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

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

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

**SALE NO. 22-4-130**

**Writ of Execution No. 2020-02782**

**DEBT \$125,847.18**

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

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

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

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

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

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

PARCEL NO.: 68-5F-42

PLAINTIFF: LNV Corporation

VS

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

SALE ADDRESS: 1596 Valley Road, Coatesville, PA 19320

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

**SALE NO. 22-4-131**

**Writ of Execution No. 2017-10312**

**DEBT \$60,659.05**

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

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

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

115 feet to the place of beginning.

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

PARCEL NO.: 16-06-0648

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

VS

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

SALE ADDRESS: 615 Belmont Street, Coatesville, PA 19320

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

**SALE NO. 22-4-132**

**Writ of Execution No. 2019-01609**

**DEBT \$30,395.17**

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

FOLLOW, TO WIT:

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

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

TAX I.D.# 60-5-96.4

PLAINTIFF: Truist Bank fka Branch Banking and Trust Company

VS

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

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

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

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

**SALE NO. 22-4-133**

**Writ of Execution No. 2018-12296**

**DEBT \$169,045.28**

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

BLR# 37-4A-1

IMPROVEMENTS thereon: a residential dwelling

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

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

VS

DEFENDANT: **Linda K. Seal**

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

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

**SALE NO. 22-4-134**

**Writ of Execution No. 2020-03164**

**DEBT \$145,079.15**

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

BLR# 56-7K-9

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **John Higgins**

SALE ADDRESS: 4651 Forge Road, Nottingham, PA 19362

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

**SALE NO. 22-4-135**

**Writ of Execution No. 2019-01103**

**DEBT \$228,170.58**

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

UPI No. 62-04-0782

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

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

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

**SALE NO. 22-4-136**

**Writ of Execution No. 2019-04973**

**DEBT \$494,307.17**

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

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

TAX PARCEL NO. 54-1-263

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

VS

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

SALE ADDRESS: 1205 Weatherstone Drive, Paoli, PA 19301

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

**SALE NO. 22-4-137**

**Writ of Execution No. 2019-02143**

**DEBT \$165,846.97**

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

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

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

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

UPI NO. 14-4-166

PLAINTIFF: BANKUNITED N.A.

VS

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

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

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

**SALE NO. 22-4-138**

**Writ of Execution No. 2019-06688**

**DEBT \$79,290.52**

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

BLR# 39-4D-1

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

SALE ADDRESS: 618 Bondsville Road, Downingtown, PA 19335

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

**SALE NO. 22-4-139**

**Writ of Execution No. 2019-12740**

**DEBT \$599,798.84**

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

BLR# 58-3-33.67

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

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

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

**SALE NO. 21-10-119**

**Writ of Execution No. 2021-00359**

**DEBT \$366,816.46**

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

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

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

UPI NO.: 32-3-456

IMPROVEMENTS thereon: consist of a single family residence

PLAINTIFF: ESSA Bank & Trust

VS

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

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

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

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