



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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Czerwinski v. Pa. Dept. of Health, et al.

Jurisdiction – Declaratory judgment – Application for Italian citizenship – Granting of favors

1. Petitioner seeks an order from this court which would establish a chain of American ancestors extending from Italian ancestors for an application he could use as part of an application for Italian citizenship.
2. Petitioner argued this Court had jurisdiction pursuant to 20 Pa.C.S. Section 711(9), which concerns birth records and shall be filed where Petitioner resides. This Court found that section inapplicable because Petitioner was not seeking to modify birth records, etc. and Petitioner resides in Delaware, not Chester County.
3. Petitioner next sought jurisdiction through 20 Pa.C.S. Section 712(3), but this Court noted that section referred back to Section 711, under which this Court had already determined it had no jurisdiction.
4. Petitioner also asserted 54 Pa.C.S. Section 701 conferred authority to grant the Petitioner but this Court noted Petitioner was not attempting to change anyone's name and, because Petitioner did not reside in Chester County, such a filing was improper in Chester County.
5. The final argument for jurisdiction was under 42 Pa.C.S. Section 7532, under which a court can grant a declaratory judgment. This Court determined the Petitioner had not demonstrated this Court had respective orphans' court jurisdiction.
6. Whether this Court should take jurisdiction of a declaratory judgment proceeding is a matter of sound judicial discretion, not a matter of right.
7. An action for declaratory judgment is available to obtain declaration of existing legal rights, duties, or status of parties if declaration will aid in determination of genuine, justiciable controversy.
8. Here, there is simply no controversy to decide as there is no other party with a possible adverse interest which could make the relief sought controversial.
9. This Court concluded respondents, including a governmental department, were listed merely to create the illusion of a possible adversarial proceeding and contest.
10. In a government circumscribed by law, where the discretion of the judiciary is necessarily restricted, the granting of favors is not a judicial function.
11. Simply because no one objects, this Court will not put its imprimatur on uncontested genealogical research to help Petitioner achieve a personal goal.

R.E.M.

C.C.P., Chester County, Pennsylvania, Orphans' Court Division, No. 1522-1742; Mark Czerwinski v. Pennsylvania Department of Health and Bureau of Vital Statistics & Registries Division of Vital Records; Chester County Archives

Salene R. Kraemer for Petitioner

Hall, P.J., June 9, 2023:-

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

MARK CZERWINSKI, Petitioner

v.

PENNSYLVANIA DEPARTMENT OF HEALTH AND BUREAU OF VITAL
STATISTICS & REGISTRIES DIVISION OF VITAL RECORDS; CHESTER
COUNTY ARCHIVES

Docket No. 1522- 1742

DECREE

AND NOW, this 9th day of June, 2023, upon consideration of the Amended Petition for Affirmation in Application for Italian Dual Citizenship (“Petition”) filed by Mark Czerwinski (“Petitioner”) on November 21, 2022, and following the April 11, 2023 hearing held thereon, it is hereby **ORDERED** and **DECREED** that the Petition is **DENIED** for lack of jurisdiction.¹

BY THE COURT:

/s/ John L. Hall, P.J.

¹ Petitioner seeks an order from this court which he could use as part of an application for Italian citizenship submitted to the Office of the Consulate General of Italy (“Italian Consulate”). For the Italian Consulate to approve him as a citizen, Petitioner represented that he must establish Italian citizenship by descent. To do this, he must establish a chain of American ancestors extending from Italian ancestors in his application. Petitioner alleges that his line of American ancestors with Italian descent begins with his maternal great-grandmother, then to his grandmother and mother, and finally to him. To facilitate his application, Petitioner requests this court to declare that while each ancestor may have used multiple names, as shown on copies of certain old official documents extending back to the nineteenth century, including copies of ancient Italian documents, each variously named ancestor is the same person. Petitioner represented that he is not permitted to establish these name variances directly with the Italian Consulate.

In addition to the submitted document copies, during the hearing multiple family members of Petitioner testified by remote access to their knowledge of the different names used by certain ancestors. Neither Petitioner, nor any of his witnesses or attorneys, appeared in person during the hearing or traveled to Chester County. All of them were in either Delaware, Maryland, Illinois, or hundreds of miles away in Pennsylvania.

As to jurisdiction, Petitioner first argued that this court has mandatory jurisdiction to grant his request pursuant to 20 Pa.C.S. § 711(9). That subsection states:

9) **Birth records.**--Except as provided in section 713, all proceedings which may be necessary to be presented to a court for determination with regard to issues concerning recordation of birth and birth records or the alteration, amendment or modification of such birth records or the right to obtain a certified copy of the same. Whenever a person is entitled to take an appeal from the action of the Department of Health in connection

with any matters concerning birth records the appeal shall be taken to the orphans' court division of the county in which the person is a resident. In all other matters in which a petition is addressed to a court in connection with matters of birth records, the filing of which petition is not in the nature of an appeal but is an original proceeding, shall be filed and determined by the orphans' court division of the county in which the petitioner resides.

This statute, however, is inapplicable. The Petitioner is not seeking to record, alter, amend or modify a birth record, including any Chester County birth record. Among the many documents referenced by Petitioner, there was only one birth record which originated in Chester County, a 1924 birth certificate. But to that solitary birth certificate, the Petition does not describe any "issues concerning recordation of birth and birth records or the alteration, amendment or modification of such birth records or the right to obtain a certified copy of the same." The birth record was only referenced for the names of certain persons listed in it. Additionally, the Petition is an original filing, not an appeal, and therefore, according to § 711(9), required to be "filed and determined by the orphans' court division of the county in which the petitioner resides." Petitioner does not reside in Chester County. He resides in Delaware. Consequently, § 711(9) cannot provide the court orphans' court jurisdiction to approve the requested order.

Petitioner next argues that 20 Pa.C.S. § 712(3), regarding the court's non-mandatory jurisdiction, provides jurisdiction to the court. Section 712 states that the court "may" exercise jurisdiction in certain cases. Subsection (3) states, "**Other matters.**--The disposition of any case where there are substantial questions concerning matters enumerated in section 711 and also matters not enumerated in that section." As described above, the only subsection the Petitioner cites from section 711 is the birth records subsection 711(9), but that subsection does not provide orphans' court jurisdiction. Therefore, there cannot be any "substantial questions" concerning matters enumerated in section 711 for subsection 712(3) to apply.

In his January 24, 2023 brief, Petitioner also asserts that 54 Pa.C.S. § 701 confers upon the court the authority to grant the requested order. That statute, as part of the "Judicial Change of Name" chapter, does not pertain to or grant orphans' court jurisdiction, but rather sets forth the requirements for the court to approve a name change. Those requirements include the filing of a petition setting forth the reasons for the name change, the current residence of the petitioner and any residence for the five (5) years prior to the filing of the petition. Notice of the name change and date and time of the hearing must then be published in two newspapers of general circulation in the county where the petitioner resides or a county contiguous to that county. At the time of the hearing, the name change petitioner must present proof of publication of the published notice and certificates of the official searches conducted by the prothonotary, clerk of courts, recorder of deeds and register of wills/clerk of the orphans' court which prove there are no judgments, decrees of record or similar matters against the petitioner. Herein, Petitioner does not seek to change the names of his deceased ancestors and did none of the name change requirements. Even if he had sought a name change, the statute assumes that the petitioner is the person whose name is sought to be changed when it requires the petition to state the reasons "to change the petitioner's name." Finally, the statute requires that the petition be filed "in the court of common pleas of the county in which the individual resides." As previously stated, Petitioner does not reside in Chester County, and all of the ancestors Petitioner seeks to reference in his proposed order are deceased. Consequently, Petitioner has done nothing to comply with § 701, cannot comply with its essential requirements and did not demonstrate how it would confer orphans' court jurisdiction on the court.

Petitioner's final argument is that 42 Pa.C.S. § 7532 authorizes the court to issue the requested order as a declaratory judgment. Section 7532 states, "Courts of record, within their respective jurisdictions, shall have power to declare rights, status, and other legal relations whether or not further relief is or could be claimed. No action or proceeding shall be open to objection on the ground that a declaratory judgment or decree is prayed for. The declaration may be either affirmative or negative in form and effect, and such declarations shall have the force and effect of a final judgment or decree." This argument initially fails because Petitioner has not demonstrated that the court has "respective" orphans' court jurisdiction over the Petition. Even if such orphans' court jurisdiction existed, the authority to issue a declaratory judgment is discretionary, not mandatory. "Fundamentally, whether or not a court should take jurisdiction of a declaratory judgment proceeding is a matter of sound judicial discretion. It is not a matter of right." *State Farm Mut. Auto. Ins. Co. v. Semple*, 180 A.2d 925, 927 (Pa. 1962).

Furthermore, and fundamentally, there is simply no controversy to decide even if the court considered

issuing a declaratory judgment. “An action for declaratory judgment is available to obtain declaration of existing legal rights, duties, or status of parties if declaration will aid in determination of genuine, justiciable controversy.” *Warner v. Continental/CNA Ins. Companies*, 688 A.2d 177, 180 (Pa. Super. 1996), reargument denied, appeal denied 698 A.2d 68 (Pa. 1997). *Sub judice*, there is no other party with a possible adverse interest which could make the relief sought controversial. While Petitioner has listed the Pennsylvania Department of Health and Bureau of Vital Statistics and Registries Division of Vital Records [sic] and the Chester County Archives as nominal adverse parties, there is no evidence, indication or logic that either of those entities would have even a remote interest in Petitioner’s lineage, ancestors or additional citizenship. Unsurprisingly, there is no proof that either of these offices were ever even served or given notice by Petitioner to plead pursuant to Pa.R.O.C.P. 3.5(a) or (b) when his Petition was filed. Just as telling, neither the original petition filed on August 8, 2022, the Petition filed on November 21, 2022, nor the March 14, 2023 motion to reschedule hearing, appear to have been served by Petitioner upon the respondents. Even if they had been served, those departments, whose principal functions pertain to official document collection, cataloging and preservation, would have no reason to raise a justiciable controversy regarding a proposed order having no effect on any of their documents. The court is left to conclude that the respondents are listed to create the illusion of a possible adversarial proceeding and contest. Consistent with that conclusion, no one filed an answer to the Petition, no one appeared in opposition, no one cross-examined the witnesses, and no one raised an objection to the admission of old document copies created by unheard from others, about unheard from others and originating elsewhere.

While this court is sympathetic to Petitioner’s quest for Italian citizenship, a declaration by this court that multiple names were used by deceased ancestors is simply not within this court’s jurisdiction to make. If it were, any person desiring affiliation or membership in any entity, organization, club, or association, could require the court to issue an order tailored to meet the requisite application requirements. Consequently, the court will not put its imprimatur on what essentially is uncontested genealogical research simply because no one objects, and it helps someone achieve a personal goal. In a government circumscribed by law, where the discretion of the judiciary is necessarily restricted, the granting of favors is not a judicial function.

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CHANGE OF NAME NOTICE**IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA****CIVIL ACTION****LAW NO. 2023-08140-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Brandon Michael Abel Rebel was filed in the above-named court and will be heard on Monday, January 22, 2024 at 02:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, October 20, 2023

Name to be changed from: Brandon Michael Abel Rebel to: Brandon Michael Rebel

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

Build Long Term Success, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all creditors and claimants of ADVANCED OFFICE ENVIRONMENTS, INC., a PA corp., that the corp. is voluntarily dissolving, and that its Board of Directors is now engaged in winding up and settling the affairs of the corp. so that its corporate existence shall be ended pursuant to the provisions of the PA Business Corp. Law of 1988. MAUREEN A. OSTIEN, Solicitor, LUBKER OSTIEN LAW, LLC, 390 Waterloo

Blvd., Ste. 210, Exton, PA 19341

2nd Publication of 2**DISSOLUTION NOTICE**

Notice is hereby given that the Board of Directors of the Point Lookout Farmlife & Water Preserve Foundation, Inc., a Pennsylvania Nonprofit Corporation, with an address of 101 S Fairville Road, Chadds Ford, PA 19317, have approved a Motion that the Corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended. LISA A FLAGG, ASSISTANT TREASURER Point Lookout Farmlife & Water Preserve Foundation, Inc.

101 S Fairville Road

Chadds Ford, PA 19317

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

BELL, Hans Frederick, late of Uwchlan Township. Hans G. Bell, 211 Prescott Dr., Chester Springs, PA 19425, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

BIEGALSKI, John L., a/k/a John Biegalski, late of East Pikeland Township. Phyllis Biegalski, care of GEORGE M. RITER, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Administratrix. GEORGE M. RITER, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

BIEHL, Lucy Jean, late of Phoenixville. Kathy Ann Simmonds, 6 Barbara Drive, Malvern, PA 19355, Executor.

EARNHART, Ruth, late of Honey Brook. Nancy Morrill, P.O. Box 36, Gabriels, NY 12939, care of TODD ALLEN ELLIOTT, Esquire, 835 West Chester Pike - 2nd Floor, West Chester, PA 19382, Admin-

istratrix. TODD ALLEN ELLIOTT, Esquire, Elliott Legal Services, 835 West Chester Pike - 2nd Floor, West Chester, PA 19382, atty.

Letter Testamentary have been granted in the Estate of **BARBARA H. FLECK**, late of West Caln Township. All persons having claims or demands on the Estate are requested to make them known, and all persons indebted to the said decedent are requested to make payment without delay.

Brian T. Fleck, c/o The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Attorney.

FRAIN, Ursula M., late of North Coventry Township. Alicia L. Fanella, 708 E. Philadelphia Ave., Boyertown, PA 19512, care of JOHN A. KOURY, JR., Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. JOHN A. KOURY, JR., Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

FRANKHOUSER, Mary C., late of West Chester. Michael Zoeller, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Administrator. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

FRITZ, Robert D., late of West Brandywine. Amy F. Reilly, 117 Locust Lane, Exton, PA 19341, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

GALUSKA, Marguerite S., a/k/a Marguerite E. Spencer, late of East Goshen Township. Carol E. Spencer, 25 Cobblestone Ln., Aston, PA 19104, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executrix. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

GENTRY, Louis F., late of Valley Township. Louis C. Gentry, care of CHRISTOPHER M. MURPHY, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executor. CHRISTOPHER M. MURPHY, Esquire, Breslin Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

GODWIN, Judith E., a/k/a Judith Godwin Castaldi, Judy Castaldi and Judy Godwin, late of Tredyffrin Township. Selena Mello, care of DENIS A. GRAY, Esquire, 115 Bloomingdale Ave., Carriage House, Ste. 100, Wayne, PA 19087, Executrix. DENIS A. GRAY, Esquire, Palmer & Gray LLP, 115 Blooming-

dale Ave., Carriage House, Ste. 100, Wayne, PA 19087, atty.

GREENWOOD, John R., late of Tredyffrin Township. Diane Greenwood, care of LISA COMBER HALL, Esquire, 27 S Darlington St, West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St, West Chester, PA 19382, atty.

HADDEN, Guy Thomas, late of Honey Brook Township. Shane T. Hadden, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HOY, Joyce Thomas, late of West Chester. Beth Fitzgerald, 7 Pump House Circle, Hockessin, DE 19707-2030, care of KRISTINE F HUGHEY, Esquire, 22 W Second St, Media, PA 19063, Executrix. KRISTINE F HUGHEY, Esquire, Speare and Hughey, 22 W Second St, Media, PA 19063, atty.

JACOBSON, Carolyn, late of New Garden Township. Karin Topp, 320 W. Saddle River Rd., Upper Saddle River, NJ 07458, care of ERIC B. SORKI, Esquire, 1025 Laurel Oak Rd., Voorhees, NJ 08043, Executrix. ERIC B. SORKI, Esquire, Archer & Greiner, P.C., 1025 Laurel Oak Rd., Voorhees, NJ 08043, atty.

JONES, Raymond Simms, late of Paoli. Regina A. Jones, c/o Nancy J. Thompson (Power of Attorney), 2033 Commons Circle, Batavia, OH 45103, care of MARY ALICE GWYNN, Esquire, 817 George Bush Blvd., Delray Beach, FL 33483, Personal Representative. MARY ALICE GWYNN, Esquire, Mary Alice Gwynn, P.A., 817 George Bush Blvd., Delray Beach, FL 33483, atty.

KOCH, William C., late of East Goshen Township. Brandon J. Koch, 25 Paper Mill Road, Newtown Square, PA 19073, Executor.

LEWIS, SR., LeRoy R., late of West Brandywine. Sonya J. Lewis, 87 Andover Road, Glenmoore, PA 19343, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale PA 19372, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale PA 19372, atty.

LONG, Judith Lee, late of Caln Township. Gordon W. Good, Esq., 340 Lincoln Highway, Thorndale, PA 19372, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MARTIN, Hilda M, late of West Grove. Jacqueline C. Smith, 408 Cedar Spring Road, Kennett Square, PA 19348, Executrix.

POTTS, Ralph Neil, late of Riverside, California. Brian Vance Potts, care of HOLLY S. FILIUS, Esquire, 101 North Pointe Blvd Suite 202, Lancaster, PA 17601, Administrator. HOLLY S. FILIUS, Esquire, Russell, Kraft and Gruber, LLP, 101 North Pointe Blvd Suite 202, Lancaster, PA 17601, atty.

SINGLEY, Jane Ann, late of Uwchlan Township. Nancy Haydon, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Executrix. RYAN J. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

SVOKOS, Vasilios, a/k/a Vasilios Konstantin Svokos and Billy Svokos, late of Caln Township. Lambrine Svokos, care of NIKOLAOS I. TSOURO, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Administrator. NIKOLAOS I. TSOURO, Esquire, Law Offices of Wendy F. Blecinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

THOMPSON, Judith T., a/k/a Judy T. Thompson, late of New Garden Township. Kenneth S. Thompson, Jr., 2002 Nicholby Dr., Wilmington, DE 19808, Executor.

TREGO, Jeffrey Thomas, late of Parkesburg Borough. Jodi Taylor, care of JOHN J. DEL CASALE, Esquire, 300 W. State St., Ste. 207, Media, PA 19063-2639, Administrator. JOHN J. DEL CASALE, Esquire, M. Mark Mendel, LTD., 300 W. State St., Ste. 207, Media, PA 19063-2639, atty.

WASHKO, Andrew Robert, late of Spring City. Michael Andrew Washko, 1946 County Line Road, Barto, PA 19504, Personal Representative.

2nd Publication

BENESKI, Beverly J., late of Lower Oxford Township. Nicholas Machinas Beneski, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild, LLP, P.O. Box 673, Exton, PA 19341, atty.

BRANCA, Linda Marie, late of Schuylkill Township. Denis A. Branca, care of SEAN MURPHY, Esquire, 340 N. Lansdowne Ave., Lansdowne, PA 19050, Executor. SEAN MURPHY, Esquire, 340 N. Lansdowne Ave., Lansdowne, PA 19050, atty.

CAVANAUGH, Michael F., late of West Chester.

Lisa Ent, care of KEVIN T. VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, Administrator. KEVIN T. VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, atty.

COOKE, JR., William J., a/k/a William J. Cooke, late of Thornberry Township. Joseph P. Boni, care of MARITA MALLOY HUTCHINSON, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. MARITA MALLOY HUTCHINSON, Esquire, Wetzel Gagliardi Fetter & Lavin, LLC, 122 S. Church St., West Chester, PA 19382, atty.

DAVIDSON, JR., Alexander, late of West Chester. Richard Hartstone, 120 MacDougal Street, 1, New York, NY 10012, care of PAUL J. RUBINO, Esquire, 123 East Gay, West Chester, PA 19380, Executor. PAUL J. RUBINO, Esquire, Rubino Law, LLC, 123 East Gay, West Chester, PA 19380, atty.

DeMARCO, Mary, late of West Goshen Township. Thomas DeMarco, care of JESSICA L. WILSON, Esquire, 30 Cassatt Avenue, Berwyn, PA 19312, Executor. JESSICA L. WILSON, Esquire, McAndrews, Mehalick, Connolly, Hulse & Ryan P.C., 30 Cassatt Avenue, Berwyn, PA 19312, atty.

FLAHERTY, Edward Joseph, a/k/a Edward J. Flaherty and Edward Flaherty, late of West Chester. Maureen Flaherty, 750 E. Marshall Street, Unit 206, West Chester, PA 19380, care of DEIRDRE A. AGNEW, Esquire, 1450 East Boot Rd, Bldg 400A, West Chester, PA 19380, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Rd, Bldg 400A, West Chester, PA 19380, atty.

HYATT, Gary L., late of East Bradford. Elizabeth M. Hyatt, 900 Trail Run Lane, West Chester, PA 19382, Executrix.

Estate of Charlene **Latsha**, deceased, a.k.a Charlene J. Latsha, late of North Coventry Township, Chester County, Pennsylvania.

Letters Testamentary, on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make immediate payment, and those having legal claims to present the same, without delay to: the estate Executor, Marlene Briel, c/o Lisa J. Cappelletta, Esquire 1236 East High Street, Pottstown, PA 19464; or the estate attorney, Lisa J. Cappelletta, Esquire 1236 East High Street, Pottstown, PA 19464.

LUCIANO, Peter, late of East Goshen Township. Denise Summa, care of NICHOLAS W. STATHES, Esquire, 899 Cassatt Road, Suite 320, Berwyn, PA 19312, Executrix. NICHOLAS W. STATHES, Esquire, Toscani, Stathes & Zoeller, LLC, 899 Cassatt

Road, Suite 320, Berwyn, PA 19312, atty.

MERLINI, Alice Perna, a/k/a Alice A. Merlini, late of West Grove. Michael R. Perna, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

NESSCIO, Mary, late of Uwchlan Township. Lucy Poole, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 193410-0673, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 193410-0673, atty.

PERRY, Bruce, late of East Whiteland Township. Timothy Phiri, 270 Swedesford Road, Malvern, PA 19355, care of JAMES C. DALTON, Esquire, 17 W. Gay Street, West Chester, PA 19380, Executor. JAMES C. DALTON, Esquire, Unruh Turner Burkes & Frees, P.C., 17 W. Gay Street, West Chester, PA 19380, atty.

Letters Testamentary have been granted in the Estate of **DOROTHY J. POLAND**, late of East Caln Township. All persons having claims or demands on the Estate are requested to make them known, and all persons indebted to the said decedent are requested to make payment without delay.

Jeanne L. Schwarzer, c/o The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Attorney.

RESSLER, Uldine O., late of West Whiteland Township. Norman J. Pine, 104 S. Church St., West Chester, PA 19382, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrator. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

RYAN, Doris M., late of Downingtown Borough. Elizabeth Barnard, care of NINA B. STRYKER, Esquire, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102, Executrix. NINA B. STRYKER, Esquire, Obermayer Rebmann Maxwell & Hoppel LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102, atty.

SCHAFFER, Mary B., late of Honey Brook. Robert Gregory Kahler, 891 Franklin Street, Melrose, MA 02176, care of LISA COMBER HALL, Esquire, 27 S Darlington St., West Chester, PA 19382, Administrator C.T.A.. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S

Darlington St., West Chester, PA 19382, atty.

SHETRON, Gene E., late of East Goshen Township. John C. Shetron, 1629 Margo Ln., West Chester, PA 19380, care of DAVID W. BIRNBAUM, Esquire, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006, Executor. DAVID W. BIRNBAUM, Esquire, Howland, Hess, Guinan, Torpey, Cassidy, O'Connell & Birnbaum, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006, atty.

SIMMONS, Patricia A., late of West Caln Township. Matthew Simmons, 407 Old Airport Road, Douglassville, PA 19518, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

TEGLER, Suzanne H., a/k/a Suzanne Hamilton Tegler, late of Uwchlan Township. Suzanne T. Craig, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Ave, Berwyn, 19312, Executrix. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Ave, Berwyn, 19312, atty.

TIEBOUT, Peter Richard, a/k/a Peter R. Tiebout, late of West Brandywine Township. Polly Tiebout, care of MARISA J. HERMANOVICH, Esquire, 2600 New Rd., Northfield, NJ 08225, Administratrix. MARISA J. HERMANOVICH, Esquire, King Barnes, 2600 New Rd., Northfield, NJ 08225, atty.

TURNER, Frederick J., late of Birmingham Township. Virginia G. Turner and Katherine French Turner Nichols, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, Executrices. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, atty.

WILLIAMS, Jennifer Lynn, late of Chester County. Samantha Spangler, 10224 Abington Way, Manassas, VA 20110, Administrator.

3rd Publication

BELT, Barbara Mountain, late of Marlborough Township. David R. Mountain, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

BRAVACOS, Anna Marie, a/k/a Anna Marie Sasso, late of Tredyffrin Township. John G. Bravacos, III, 30 Keldon Court, Glenmoore, PA 19343, Julie Bravacos Siegele, 197 Orchard Way, Berwyn, PA

19312, and Christopher M. Bravacos, 344 Maple Avenue, Hershey, PA 17033, care of THERESA L. SHADE WIX, Esquire, 4705 Duke Street, Harrisburg, PA 17109, Executors. THERESA L. SHADE WIX, Esquire, Wix, Wenger & Weidner, 4705 Duke Street, Harrisburg, PA 17109, atty.

CARPENTER, Jean M., late of South Coventry Township. Dean J. Carpenter and Sharon C. Lott, care of NICOLAS F. METER, Esquire, 1401 E. High St., Pottstown, PA 19464, Executors. NICOLAS F. METER, Esquire, Meter Law Offices, LLC, 1401 E. High St., Pottstown, PA 19464, atty.

DeGEISO, Richard C., late of West Goshen Township. Paul DeGeiso, care of Cordes Law LLC, 27 South State Street, Newtown, PA 18940, Executor. DENISE M. CORDES, Esquire, Cordes Law LLC, 27 South State Street, Newtown, PA 18940, atty.

DOAN, ELIZABETH T., late of Charlestown Township. Elizabeth Ann Doan, 117 E. Chestnut St., West Chester, PA 19380, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executrix. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

DUNCAN, June A., late of East Goshen Township, West Chester. J. Andrew Duncan, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 E. King Road, Malvern, PA 19355-3049, atty.

DUNFEE, Sharon Ann, late of West Grove Township. L. Peter Temple, Esq., 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.

FORRESTER, Sandra Kay, late of East Goshen Township. James Lee Forrester, 2849 Fairway Forest Circle, Salem, VA 24153, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executor. DANA M. BRESLIN, Esquire, Breslin Murphy Roberts, P.C., 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

GAEBEL, William F., late of Pocopson Township. Thomas F. Gaebel, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

GLOSKEY JR., Richard Herman, late of Coatesville. Elisabet Gloskey, 226 Coleridge Lane, Coatesville, PA 19320, care of DANIEL F. MONAHAN,

Esquire, 350 Eagleview Blvd., Suite 150, Exton, PA 19341, Administrator. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 350 Eagleview Blvd., Suite 150, Exton, PA 19341, atty.

HARDCASTLE, Erma H., late of East Goshen Township, West Chester. Linda A. Schuster, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 E. King Road, Malvern, PA 19355-3049, atty.

HART, Thomas Wyrick, late of East Goshen Township. Elizabeth A. Hart, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

HILL, Daniel G., late of West Chester. Raymond Hill, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Administrator. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

HUMANICK, Joseph, late of Borough of Downingtown. Dale L. Lane, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

HUSTED, Thomas Wayne, late of Upper Uwchlan Township. Jeffrey Thomas Husted, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Administrator. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

KANE, Troy Franklin, late of Schuylkill Township. Shelley Vanclief-Kane, 25 Sheffield Court, Phoenixville, PA 19460, Executrix.

Letters Testamentary have been granted in the Estate of GRACE C. LAWRENCE, late of West Whiteland Township. All persons having claims or demands on the Estate are requested to make them known, and all persons indebted to the said decedent are requested to make payment without delay.

Lisa A. March, c/o The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Attorney.

MAIDA, Glorita J., late of Tredyffrin Township. Maria Maida Leviner, 5 Pleasantwood Rd., Newark,

DE 19702 and Michael X. Maida, 775 Blairwood Ct., San Jose, CA 95120, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executors. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

MARTIN, George W., late of Pennsbury Township. Neil W. Head, Esquire, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

McTIERNAN, Janis H., late of West Goshen Township. John M. McTiernan, 797 Mercer Lane, West Chester, PA 19380, Executor.

NESSEL, Barbara Frazier, a/k/a Barbara F. Nessel, late of East Goshen Township. Stephen F. Nessel, 6 Cypress Ln., Downingtown, PA 19335, 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.

OWEN, Arnold C., late of Westtown Township. Ronald D. Owen, 499 King Rd., West Chester, PA 19380, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

PATTERSON, Randolph Robert, late of Borough of West Chester. Jennifer L. Ritz, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

PEGG, Marion C., late of East Goshen Township. Thomas F. Pegg, 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.

PETIET, Carol M., late of East Pikeland Township. Charles A. Petiet, 1265 Main St., Linfield, PA 19468, care of JAMES R. FREEMAN, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. JAMES R. FREEMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

PHIPPS, William Richard, late of Coatesville Borough. Richard William Phipps and Lucille D. Phipps, care of DENNIS C. VONDRAN, JR., Es-

quire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administrators CTA. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, P.C., 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

PLEBANI, JR., Marino Thomas, a/k/a Tom Plebani, late of East Marlborough Township. Anita M. D'Amico, 65 S. Third St., Oxford, PA 19363, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

RAPPAPORT, Linda, a/k/a Linda B. Rappaport, late of West Chester. Bret Rappaport, 1518 Manley Rd, Apt B46, West Chester, PA 19382, Executor.

SHEPPARD, Nancy, a/k/a Nancy J. Sheppard and Nancy J. Bauer, late of East Vincent Township. Cynthia L. Batten, 804 W. Marion Ave., Spring City, PA 19475, care of JOSEPH K. KOURY, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. JOSEPH K. KOURY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SMITH, Marilyn F., late of Oxford Borough. Arlene McVickar, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

SMITH, Joseph Michael, a/k/a Mike Smith, late of Spring City. Sheri L. Smith, 1380 Meadowview Drive, Pottstown, PA 19464, Executor.

STILLWELL, Geraldine J., a/k/a Gerladine Joan Cavanagh Stillwell, late of Uwchlan Township. Christine J. Hunt, 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.

YOCUM, Margaret Carol, a/k/a M. Carol Yocum, late of Honey Brook Township. NANCY W. PINE, 104 S. Church St., West Chester, PA 19382, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

YOUNG, JR., William Black, late of Willistown Township. Phyllis D. Bruce, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

2023 Notice of Petition for Judicial Tax Sale

NOTICE

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: Anthony Morris, Esquire

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

IN RE: DOUGLAS J. GESSLER : IN THE COURT OF COMMON PLEAS

ELIZABETH B. GESSLER

2617 FAIRHOPE ROAD

WILMINGTON, DE 19810

: CHESTER COUNTY, PENNSYLVANIA

Premises: WS MEETING HOUSE RD AT BOR : NO. 2022-07452
7 AC S

Tax Parcel: 5-2-2.1

TO: DOUGLAS J. GESSLER & ELIZABETH B. GESSLER

NOTICE OF PETITION FOR JUDICIAL TAX SALE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
610-429-1500

NOTICE

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: Anthony Morris, Esquire

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

IN RE: ROBERT WILSON : IN THE COURT OF COMMON PLEAS

EVERETT HENDERSON

BOX 143

EARLEVILLE, MD 21919

: CHESTER COUNTY, PENNSYLVANIA

Premises: E & REAR OF S THIRD ST
LOT

: NO. 2023-04530

Tax Parcel: 6-8-150

TO: EVERETT HENDERSON

NOTICE OF PETITION FOR JUDICIAL TAX SALE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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West Chester, PA 19380
610-429-1500

NOTICE

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: Anthony Morris, Esquire

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

IN RE: RB LAND HOLDING, LP	: IN THE COURT OF COMMON PLEAS
2205-A COMMERCE ROAD	
FOREST HILL, MD 21050	: CHESTER COUNTY, PENNSYLVANIA

Premises: SW COR W FOURTH AVE & LILY	: NO. 2023-04062
LOT 1	

Tax Parcel: 8-5-345.1

TO: RB LAND HOLDING, LP

NOTICE OF PETITION FOR JUDICIAL TAX SALE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
610-429-1500

NOTICE

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: Anthony Morris, Esquire

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

~~(610)436-4400~~

IN RE: RB LAND HOLDING, LP : IN THE COURT OF COMMON PLEAS

2205-A COMMERCE ROAD

FOREST HILL, MD 21050 : CHESTER COUNTY, PENNSYLVANIA

Premises: WS LILY LN : NO. 2023-04063
LOT 2

Tax Parcel: 8-5-345.2

TO: RB LAND HOLDING, LP

NOTICE OF PETITION FOR JUDICIAL TAX SALE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
610-429-1500

NOTICE

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: Anthony Morris, Esquire

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

IN RE: RB LAND HOLDING, LP : IN THE COURT OF COMMON PLEAS

2205-A COMMERCE ROAD

FOREST HILL, MD 21050 : CHESTER COUNTY, PENNSYLVANIA

Premises: WS LILY LN : NO. 2023-04064
LOT 3

Tax Parcel: 8-5-345.3

TO: RB LAND HOLDING, LP

NOTICE OF PETITION FOR JUDICIAL TAX SALE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
610-429-1500

NOTICE

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: Anthony Morris, Esquire

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

IN RE: RB LAND HOLDING, LP : IN THE COURT OF COMMON PLEAS

2205-A COMMERCE ROAD

FOREST HILL, MD 21050 : CHESTER COUNTY, PENNSYLVANIA

Premises: WS LILY LN : NO. 2023-04065
LOT 4

Tax Parcel: 8-5-345.4

TO: RB LAND HOLDING, LP

NOTICE OF PETITION FOR JUDICIAL TAX SALE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
610-429-1500

NOTICE

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: Anthony Morris, Esquire

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

IN RE: RB LAND HOLDING, LP	: IN THE COURT OF COMMON PLEAS
2205-A COMMERCE ROAD	
FOREST HILL, MD 21050	: CHESTER COUNTY, PENNSYLVANIA

Premises: SE COR W FOURTH AVE & LILY	: NO. 2023-04066
LOT 5	

Tax Parcel: 8-5-345.5

TO: RB LAND HOLDING, LP

NOTICE OF PETITION FOR JUDICIAL TAX SALE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral Service
 15 West Gay Street
 West Chester, PA 19380
 610-429-1500

NOTICE

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: Anthony Morris, Esquire

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

IN RE: RB LAND HOLDING, LP : IN THE COURT OF COMMON PLEAS

2205-A COMMERCE ROAD

FOREST HILL, MD 21050 : CHESTER COUNTY, PENNSYLVANIA

Premises: ES LILY LN : NO. 2023-04067
LOT 6

Tax Parcel: 8-5-345.6

TO: RB LAND HOLDING, LP

NOTICE OF PETITION FOR JUDICIAL TAX SALE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
610-429-1500

NOTICE

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: Anthony Morris, Esquire

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

IN RE: RB LAND HOLDING, LP	: IN THE COURT OF COMMON PLEAS
2205-A COMMERCE ROAD	
FOREST HILL, MD 21050	: CHESTER COUNTY, PENNSYLVANIA

Premises: ES LILY LN	: NO. 2023-04068
LOT 7	

Tax Parcel: 8-5-345.7

TO: RB LAND HOLDING, LP

NOTICE OF PETITION FOR JUDICIAL TAX SALE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral Service
 15 West Gay Street
 West Chester, PA 19380
 610-429-1500

NOTICE

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: Anthony Morris, Esquire

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

IN RE: RB LAND HOLDING, LP	: IN THE COURT OF COMMON PLEAS
2205-A COMMERCE ROAD	
FOREST HILL, MD 21050	: CHESTER COUNTY, PENNSYLVANIA

Premises: ES LILY LN	: NO. 2023-04069
LOT 8	

Tax Parcel: 8-5-345.8

TO: RB LAND HOLDING, LP

NOTICE OF PETITION FOR JUDICIAL TAX SALE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
610-429-1500

NOTICE

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: Anthony Morris, Esquire

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

IN RE: RB LAND HOLDING, LP : IN THE COURT OF COMMON PLEAS
 2205-A COMMERCE ROAD
 FOREST HILL, MD 21050 : CHESTER COUNTY, PENNSYLVANIA

Premises: WS LILY LN CLDSC : NO. 2023-04070
 LOT 9

Tax Parcel: 8-5-345.9

TO: RB LAND HOLDING, LP

NOTICE OF PETITION FOR JUDICIAL TAX SALE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral Service
 15 West Gay Street
 West Chester, PA 19380
 610-429-1500

NOTICE

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: Anthony Morris, Esquire

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

IN RE: RB LAND HOLDING, LP : IN THE COURT OF COMMON PLEAS

2205-A COMMERCE ROAD

FOREST HILL, MD 21050 : CHESTER COUNTY, PENNSYLVANIA

Premises: ES LILY LN CLDSC : NO. 2023-04071
LOT 10

Tax Parcel: 8-5-345.10

TO: RB LAND HOLDING, LP

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(610)436-4400

IN RE: RB LAND HOLDING, LP	: IN THE COURT OF COMMON PLEAS
2205-A COMMERCE ROAD	
FOREST HILL, MD 21050	: CHESTER COUNTY, PENNSYLVANIA

Premises: ES LILY LN CLDSC	: NO. 2023-04072
LOT 11	

Tax Parcel: 8-5-345.11

TO: RB LAND HOLDING, LP

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(610)436-4400

IN RE: ARNOLD L. RUNNER, JR.	: IN THE COURT OF COMMON PLEAS
30 BEALE DRIVE	
PARKESBURG, PA 19365	: CHESTER COUNTY, PENNSYLVANIA

Premises: SS & REAR OF BEALE DR	: NO. 2023-04531
LOT 2	

Tax Parcel: 8-6-6.1A

TO: ARNOLD L. RUNNER, JR.

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West Chester, PA 19382

(610)436-4400

IN RE: ARNOLD L. RUNNER, JR. : IN THE COURT OF COMMON PLEAS

30 BEALE DRIVE

PARKESBURG, PA 19365 : CHESTER COUNTY, PENNSYLVANIA

Premises: SS OF W FIFTH AVE : NO. 2023-04532
LOT 91

Tax Parcel: 8-6-75

TO: ARNOLD L. RUNNER, JR.

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(610)436-4400

IN RE: ETLIS PROPERTY : IN THE COURT OF COMMON PLEAS

MANAGEMENT, LLC

443 BIANCA CIRCLE : CHESTER COUNTY, PENNSYLVANIA

DOWNINGTOWN, PA 19335

Premises: NW COATES & BOUNDARY ST : NO. 2022-07823
LOT

Tax Parcel: 16-2-143

TO: ETLIS PROPERTY MANAGEMENT, LLC

NOTICE OF PETITION FOR JUDICIAL TAX SALE

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West Chester, PA 19382

(610)436-4400

IN RE: PERCY M. FOSTER : IN THE COURT OF COMMON PLEAS

RENA FOSTER

C/O ROSINA L. SMITH : CHESTER COUNTY, PENNSYLVANIA

866 COATES STREET

COATESVILLE, PA 19320

Premises: SS COATES ST : NO. 2022-07824

LOT & DWG

Tax Parcel: 16-2-237

TO: PERCY M. FOSTER & THE ESTATE OF RENA FOSTER, DECEASED

NOTICE OF PETITION FOR JUDICIAL TAX SALE

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NOTICE

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By: Anthony Morris, Esquire

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

~~(610)436-4400~~

IN RE: FANNIE N. PERRY	: IN THE COURT OF COMMON PLEAS
805 EAST CHESTNUT STREET	
COATESVILLE, PA 19320	: CHESTER COUNTY, PENNSYLVANIA

Premises: NS E CHESTNUT ST	: NO. 2022-07825
LOT & DWG	

Tax Parcel: 16-2-327

TO: THE ESTATE OF FANNIE N. PERRY, DECEASED

NOTICE OF PETITION FOR JUDICIAL TAX SALE

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NOTICE

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: **Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

~~(610)436-4400~~

IN RE: CORNELIUS BRIDY	: IN THE COURT OF COMMON PLEAS
DOROTHY F. BRIDY	
315 CHARLES STREET	: CHESTER COUNTY, PENNSYLVANIA
COATESVILLE, PA 19320	

Premises: NS CHARLES ST	: NO. 2022-07826
LOT & DWG	

Tax Parcel: 16-4-148

TO: CORNELIUS BRIDY & THE ESTATE OF DOROTHY F. BRIDY, DECEASED

NOTICE OF PETITION FOR JUDICIAL TAX SALE

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 West Chester, PA 19380
 610-429-1500

NOTICE

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By: Anthony Morris, Esquire

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

IN RE: BRIAN GALE	: IN THE COURT OF COMMON PLEAS
444 OAK STREET	
COATESVILLE, PA 19320	: CHESTER COUNTY, PENNSYLVANIA

Premises: SS OF OAK ST	: NO. 2022-07828
LOT & DWG	

Tax Parcel: 16-11-26

TO: BRIAN GALE

NOTICE OF PETITION FOR JUDICIAL TAX SALE

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NOTICE

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: Anthony Morris, Esquire

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

~~(610)436-4400~~

IN RE: ROBERT E. WILSON : IN THE COURT OF COMMON PLEAS

JOHN GAMBONE

P.O. BOX 287

: CHESTER COUNTY, PENNSYLVANIA

FAIRVIEW VILLAGE, PA 19409

Premises: NW SCHOOLHOUSE RD & E CEDA : NO. 2023-04533
LOT 11

Tax Parcel: 18-1-101.3

TO: BARCHESTER, INC.

NOTICE OF PETITION FOR JUDICIAL TAX SALE

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By: Anthony Morris, Esquire

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West Chester, PA 19382

(610)436-4400

IN RE: JAMES P. MAY : IN THE COURT OF COMMON PLEAS

C/O ETHEL MAY GRIFFIN

21 GRANITE HILL LANE : CHESTER COUNTY, PENNSYLVANIA

GLENMOORE, PA 19343

Premises: WS & REAR OF GRANITE HILL : NO. 2022-07450
LOT

Tax Parcel: 31-4-120.1

TO: JAMES P. MAY

NOTICE OF PETITION FOR JUDICIAL TAX SALE

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By: Anthony Morris, Esquire

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West Chester, PA 19382

(610)436-4400

IN RE: JAMES HERY : IN THE COURT OF COMMON PLEAS

BARBARA HERY

2260 POLLY ADAMS ROAD : CHESTER COUNTY, PENNSYLVANIA

BELFAST, TN 37019

Premises: SS OF UPER VALLEY RD : NO. 2022-07449
LOT

Tax Parcel: 36-5-115.1

**TO: BARBARA HERY & THE ESTATE OF JAMES R. KRUSE, DECEASED
C/O SUZEAHN M. KRUSE, EXECUTOR**

NOTICE OF PETITION FOR JUDICIAL TAX SALE

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West Chester, PA 19382

(610)436-4400

IN RE: PATRICIA A. RESTREPO : IN THE COURT OF COMMON PLEAS

LUIS A. RESTREPO : CHESTER COUNTY, PENNSYLVANIA

902 CHARLES STREET

COATESVILLE, PA 19320

Premises: SS CHARLES ST : NO. 2022-08127

LOT & DWG

Tax Parcel: 38-5C-82

TO: THE ESTATE OF PATRICIA A. RESTREPO, DECEASED & THE ESTATE OF LUIS A. RESTREPO, DECEASED

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West Chester, PA 19382

(610)436-4400

IN RE: DOMINIC HARTZ	: IN THE COURT OF COMMON PLEAS
1545 ART SCHOOL ROAD	
CHESTER SPRINGS, PA 19425	: CHESTER COUNTY, PENNSYLVANIA

Premises: NS SPRUCE ST	: NO. 2022-08128
LOT & DWG	

Tax Parcel: 38-5F-95

TO: THE ESTATE OF DOMINIC HARTZ, DECEASED

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West Chester, PA 19382

(610)436-4400

IN RE: ALBERT L. WHITMORE, III	: IN THE COURT OF COMMON PLEAS
ISABEL H. WHITMORE	
2305 KINGS HIGHWAY	: CHESTER COUNTY, PENNSYLVANIA
COATESVILLE, PA 19320	

Premises: NS OF KINGS HWY	: NO. 2022-08130
LOT 1 DWG & GAR	

Tax Parcel: 39-3-21.5

TO: ALBERT L. WHITMORE, III & THE ESTATE OF ISABEL H. WHITMORE, DECEASED

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West Chester, PA 19382

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IN RE: BENJAMIN JACKS : IN THE COURT OF COMMON PLEAS

SHIRLEY E. JACKS

3151 WALNUT STREET : CHESTER COUNTY, PENNSYLVANIA

THORNDALE, PA 19372

Premises: NS WALNUT ST : NO. 2022-08132
LOT

Tax Parcel: 39-4L-26

TO: THE ESTATE OF BENJAMIN JACKS, DECEASED & THE ESTATE OF SHIRLEY E. JACKS, DECEASED

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IN RE: MAUDE CUNNINGHAM : IN THE COURT OF COMMON PLEAS
 C/O ESSIE KNIGHT
 96 BEACON SQUARE : CHESTER COUNTY, PENNSYLVANIA
 CHESTERBROOK, PA 19087

Premises: NS OF GREEN HOLLOW RD : NO. 2018-09622
 LOT

Tax Parcel: 54-1K-38

TO: THE ESTATE OF MAUDE CUNNINGHAM, DECEASED C/O THE ESTATE OF ROBERT E. CUNNINGHAM, DECEASED, EXECUTOR

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West Chester, PA 19382

~~(610)436-4400~~

IN RE: MIKE DOUGHERTY : IN THE COURT OF COMMON PLEAS

1 CABIN LANE

WEST CHESTER, PA 19382 : CHESTER COUNTY, PENNSYLVANIA

Premises: LENAPE CABIN CLUB INC : NO. 2021-06916

CABIN 1 X

Tax Parcel: 63-4-102.1X

TO: MIKE DOUGHERTY

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(610)436-4400

IN RE: DONNA SPEELHOFFER : IN THE COURT OF COMMON PLEAS
867 ASPEN AVENUE
SPRING CITY, PA 19475 : CHESTER COUNTY, PENNSYLVANIA

Premises: LOT 867A : NO. 2021-06919
SGL WD MBL HM

Tax Parcel: 2105_0002475T

TO: DONNA SPEELHOFFER A/K/A DONNA WEINSTEIGER

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By: Anthony Morris, Esquire

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West Chester, PA 19382

(610)436-4400

IN RE: CHRISTOPHER BERGNER : IN THE COURT OF COMMON PLEAS
 416 ARROWHEAD COURT
 HONEY BROOK, PA 19344 : CHESTER COUNTY, PENNSYLVANIA

Premises: LOT 1097 : NO. 2021-06920
 DBL WD MBL HM

Tax Parcel: 2208_7711097T

TO: CHRISTOPHER BERGNER

NOTICE OF PETITION FOR JUDICIAL TAX SALE

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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 on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, November 16th, 2023 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 December 18th, 2023.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

2nd Publication of 3

SALE NO. 23-11-306
Writ of Execution No. 2022-07251
DEBT \$10,099.04

ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected, Situate in the Township of Willistown, County of Chester, and Commonwealth of Pennsylvania, described according to a Title Plan for Complex II and Complex III, Willistown Woods, made by Henry S. Conrey, Inc., division of Chester Valley Engineers, Inc., dated January 7, 1962, and recorded in Chester County, as Plan No. 3924 on April

1, 1982, known as 207 Hampstead Place, West Chester, PA,

UPI No. 54-8E-8

PLAINTIFF: Willistown Woods Home-owners Associations, Inc.

VS

DEFENDANT: **Joseph Shawn and Kirsten Shawn**

SALE ADDRESS: 207 Hampstead Place, West Chester, PA 19382

PLAINTIFF ATTORNEY: **STEVEN L. SUGARMAN & ASSOCIATES 610-889-0700**

SALE NO. 23-11-307
Writ of Execution No. 2023-00305
DEBT \$7,352.37

ALL THAT CERTAIN lot, or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Plan “Marsh Harbour” made by NTH/Russell Associates, Consulting Engineers, Ex-ton, PA, dated 5-31-1983 and recorded in Chester County as Plan No. 9581, as fol-lows, to wit:

BEGINNING at an interior point, said point also being the Northeast corner of Unit No. 57 as shown on said Plan, thence extending North 47 degrees 25 minutes 00 seconds East, 20.00 feet to a corner of Unit No. 59, thence extending along same South 42 degrees 35 minutes 00 seconds East 100.00 feet to a point, thence extend-ing South 47 degrees 25 minutes 00 sec-onds West 20.00 feet to a corner of Unit No. 57 thence extending North 42 degrees 35 minutes 00 seconds West 100.00 feet to the first mentioned point and place of beginning.

BEING Unit No. 58 as shown on said Plan.

BEING commonly known as 106 Whisling Swan Lane, Downingtown, PA 19335.

UNDER AND SUBJECT to the ultimate width of right of way of any public highways, roads or streets, all public utility rights of way, whether or not of record, as well as to any and all easements or rights of way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

BEING the same premises which William Ortega, a/k/a Guillermo Ortega and Louise Eleanor Bal Ortega by Deed dated March 31, 2000 and recorded in the Office for the Recording of Deeds in and for Chester County in Deed Book 4774, at Page 1599 et seq., granted and conveyed unto William Ortega, a/k/a Guillermo Ortega and Louise Eleanor Bal Ortega, as Co-Trustees of the Louise E. Ortega & William Ortega Revocable Living Trust, in fee. Upon information and belief, William Ortega a/k/a Guillermo Ortega departed this life on March 29, 2005. Upon information and belief, Louise Eleanor Bal Ortega a/k/a Louise E. Ortega departed this life on October 20, 2018.

Tax Parcel No. 32-3Q-58.

PLAINTIFF: Marsh Harbour Community Association

VS

DEFENDANT: **The Louise E. Ortega & William Ortega Revocable Living Trust**

SALE ADDRESS: 106 Whispering Swan Lane, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CLEMONS RICHTER & REISS, P.C. 215-348-1776**

SALE NO. 23-11-308
Writ of Execution No. 2023-00070
DEBT \$452,172.75

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUN-

TY OF CHESTER, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN LONDON GROVE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION OF THE HILLS OF SULLIVAN FOR THE WILKINSON GROUP MADE BY EDWARD B. WALSH & ASSOCIATES, INC., CIVIL ENGINEERS, 760 SPRINGDALE DRIVE, EXTON, PA 19341 (610) 363-1360, DATED 2-8-1993 LAST REVISED 3-1-1994 AND RECORDED AS PLAN #13027 AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF WELLSVILLE LANE A CORNER OF LOT 59 ON SAID PLAN, THENCE EXTENDING ALONG SAID LOT AND ALONG LOT 58, NORTH 25 DEGREES 46 MINUTES 11 SECONDS WEST PARTLY CROSSING A 20 FEET WIDE STORM WATER EASEMENT THE DISTANCE OF 180.00 FEET TO A POINT IN THE BED OF SAID EASEMENT AND A CORNER OF LOT 77, THENCE EXTENDING ALONG SAID LOT AND PARTLY CROSSING SAID 20 FEET WIDE STORM WATER EASEMENT, NORTH 55 DEGREES 15 MINUTES 56 SECONDS EAST 185.67 FEET TO A POINT ON THE SOUTHERLY SIDE OF RUSHFORD PLACE, THENCE EXTENDING ALONG SAME SOUTH 67 DEGREES 16 MINUTES 25 SECONDS EAST RE-CROSSING SAID 20 FEET WIDE STORM WATER EASEMENT 91.54 FEET TO A POINT OF CURVE, THENCE EXTENDING ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THE ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENT ON THE NORTHERLY SIDE OF WELLSVILLE LANE, THENCE EXTENDING ALONG SAME SOUTH 22 DEGREES

43 MINUTES 33 SECONDS WEST 35.44 FEET TO A POINT OF CURVE, THENCE EXTENDING ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 325.00 FEET THE ARC DISTANCE OF 235.42 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING, CONTAINING 38,168 SQUARE FEET MORE OR LESS.

BEING LOT 76 ON SAID PLAN.

TITLE TO SAID PREMISES IS VESTED IN MARTIN HARVITZ AND LISA STRATTON- HARVITZ, HUSBAND AND WIFE BY DEED FROM LISA STRATTON-HARVITZ DATED SEPTEMBER 23, 2014 AND RECORDED SEPTEMBER 25, 2014 IN DEED BOOK 5019, PAGE 153 INSTRUMENT NUMBER 11367701. THE SAID MARTIN HARVITZ DIED ON MARCH 29, 2020 THEREBY VESTING TITLE IN HIS SURVIVING SPOUSE LISA STRATTON-HARVITZ BY OPERATION OF LAW.

TAX I.D. #: 59-8-191.44

PLAINTIFF: AmeriHome Mortgage Company, LLC

VS

DEFENDANT: **Lisa Stratton-Harvitz a/k/a Lisa Straton- Harvitz and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 4 Wellsville Lane, Avondale, PA 19311

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

SALE NO. 23-11-309

Writ of Execution No. 2022-08245

DEBT \$82,498.27

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS GLENHARDIE CONDOMINIUM, LOCATED IN THE TOWNSHIP OF TREDYFFRIN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA C.S. 3101, ET. SEQ. BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF CHESTER, OF A DECLARATION, INCLUDING THE PLANS ATTACHED THERETO AS AN EXHIBIT, DATED JUNE 17, 1981 AND RECORDED IN MISCELLANEOUS DEED BOOK 519 PAGE 423, AND THE AMENDMENT TO DECLARATION DATED JULY 21, 1981 AND RECORDED JULY 22, 1981 IN MISCELLANEOUS DEED BOOK 523 PAGE 114, AND A SECOND AMENDMENT THEREOF DATED 10/19/1981 AND RECORDED 11/17/1981 IN MISCELLANEOUS DEED BOOK 534 PAGE 307, AND A THIRD AMENDMENT THEREOF DATED 6/10/1983 AND RECORDED 7/14/1983 IN MISCELLANEOUS DEED BOOK 594 PAGE 486, BEING AND DESIGNATED AS UNIT NO. 106, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

TITLE TO SAID PREMISES IS VESTED IN KRISTEN L. THEUNE BY DEED FROM ELIZABETH MCCORMICK DATED OCTOBER 1 2001 AND RECORDED OCTOBER 22, 2001 IN DEED BOOK 5092, PAGE 2320 INSTRUMENT NUMBER 100006836. TAX I.D. #: 43-6A-306

PLAINTIFF: The Bryn Mawr Trust Company

VS

DEFENDANT: **Kristen L. Theune**

SALE ADDRESS: 106 Drummers Lane, Wayne, PA 19087

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

**SALE NO. 23-11-311
Writ of Execution No. 2023-01652
DEBT \$280,446.19**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Plum Tree Tract IV, made by Momence-King Associates, Consulting Engineers, Ardmore, PA, dated 11/9/1987 and last revised 5/4/1988, and recorded as Plan File No. 8302-03, as follows, to wit:

BEGINNING at an interior point said point being a corner of Lot No. 60, as shown on said Plan; thence extending from said beginning point and along Lot. No. 60, South 66 degrees, 10 minutes, 00 seconds West 90.00 feet to a point; thence extending North 23 degrees, 50 minutes, 00 seconds West 20.00 feet to a point, a corner of Lot No. 58; thence extending along said Lot No. 58, North 66 degrees, 10 minutes, 00 seconds East 90.00 feet to a point; thence extending South 23 degrees, 50 minutes, 00 seconds East 90.00 feet to the first mentioned point and place of beginning.

BEING the same premises, which First 202 Corporation, a Pennsylvania Corporation by Deed dated November 29, 1994, and recorded in the Office of Recorder of Deeds of Chester County on December 7, 1994, at Book 3838, Page 2198 granted and conveyed unto Diane T. Blair.

PARCEL NO.: 51-8-108

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 2006-13

VS

DEFENDANT: **Diane T. Blair**

SALE ADDRESS: 683 Shropshire Drive, West Chester, PA 19382

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

**SALE NO. 23-11-313
Writ of Execution No. 2022-04308
DEBT \$183,787.59**

ALL THAT CERTAIN one-half of a double brick house and lot of land known as No. 39 East Main Street, South Pottstown, North Coventry Township, Chester County, Pennsylvania, bounded, limited and described according to a survey thereof made by Ralph E. Shaner, Engineer, January 28, 1932, as follows, to-wit;

BEGINNING at a point on the South side of East Main Street distant 347 feet 6 inches East from the southeast corner of East Main Street as a 20 feet wide alley lying between Hanover Street and Penn Street said point of beginning being a corner of property North 37 East Main Street; thence along said property line southwardly a distance of 140 feet to a point; thence eastwardly 25 feet to a point in line of house No. 41 East Main Street aforesaid, passing in part of said course and distance through the middle of the brick party wall between houses No. 39 and 41 East Main Street; thence along said East Main Street westwardly a distance of 25 feet to the point or place of beginning.

BEING THE SAME PREMISES AS Hartman Leigh Homes LLC, by Deed dated September 6, 2019, and recorded on Sep-

tember 10, 2019, by the Chester County Recorder of Deeds in Deed Book 9997, at Page 722, granted and conveyed unto Curtis Edward Pusch and Sarah Elizabeth Pusch, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 168 East Main Street, Pottstown, PA 19465. FORMERLY BEING KNOWN AND NUMBERED AS 39 East Main Street, Pottstown, PA 19465.

TAX PARCEL NO.17-3D-124.

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NewRez LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Curtis Edward Pusch, Sarah Elizabeth Pusch, and the United States of America**

SALE ADDRESS: 168 East Main Street f/k/a 39 East Main Street, North Coventry Township, Pottstown, PA 19465

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

**SALE NO. 23-11-314
Writ of Execution No. 2022-04933
DEBT \$254,233.16**

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Title Plan, Site Plan of Phase I Bonnie Blink Planned Residential Development, made by Yerkes Associates, Inc., dated 10/23/1980, last revised 05/14/1981 and recorded at Chester County as Plan No. 3813, as follows, to wit:

BEGINNING at an interior point on the Northeast curbline of Smallwood Court, a corner of No. 246 Smallwood Court; THENCE extending from said point of beginning, leaving the said side of Small-

wood Court and along No. 246, North 24 degrees 0 minutes East, crossing a 15 feet wide common access and utility easement, a 20 feet wide water easement and a 20 feet wide sanitary sewer easement, 100.81 feet to a point; THENCE extending South 66 degrees 0 minutes East, 25 feet to a corner of No. 242 Smallwood Court; THENCE extending along the same South 24 degrees 0 minutes West, recrossing the aforesaid easements, 107.54 feet to a point on the Northeast curbline of Smallwood Court; THENCE extending along the same North 50 degrees 56 minutes 49 seconds West, 25.89 feet to the first mentioned point and place of beginning.

EXCEPTING, however, therefrom and thereout in fee according to the provisions of 68 P.S., Chapter 19, Act of 08/14/1963, P.L. 871; ALL THAT CERTAIN volume of air space above a horizontal plane drawn at Elevation U.S.C.G.S. datum 498.5 feet, the aforesaid horizontal plane passing through a partly ceiling floor between the said premises and the above joining premises being known and numbered as Unit 243 Smallwood Court.

BEING Unit No. 244.

BEING the same premises which Megan K. Gallivan, by Deed dated 05/05/2016 and recorded 05/09/2016 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 9306, Page 2391, granted and conveyed unto Matthew R. Miller, Frances A. Miller and Blayre A. Miller, as joint tenants with right of survivorship.

AND THE SAID Blayre A. Miller is now known as Blayre A. Wright.

BEING THE SAME PREMISES which Blayre A. Miller n/k/a Blayre A. Wright and Matthew R. Miller and Frances A. Miller by Deed dated January 8, 2019 and recorded January 16, 2019 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 9871, Page 1724, Instrument No.

11648435 granted and conveyed unto Haydee Rivera, as sole owner, in fee.

UPI NO. 41-5M-223

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Jacqueline Tucker, known Heir of Haydee Rivera, deceased; Alex Coe, known Heir of Haydee Rivera, deceased; Chayanne Coe, known Heir of Haydee Rivera, deceased; Andrea Rivera, known Heir of Haydee Rivera, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Haydee Rivera, deceased**

SALE ADDRESS: 244 Smallwood Court, West Chester, PA 19380

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

**SALE NO. 23-11-315
Writ of Execution No. 2012-09656
DEBT \$787,244.53**

PROPERTY SITUTATE IN WEST PIKE-LAND TOWNSHIP

SOLD AS THE PROPERTY OF: BRIAN JARRATT A/K/A JAMES BRIAN JARRATT A/K/A BRADFORD J. JARRATT and JENNIFER A. JARRATT

TAX PARCEL #34-3-22.11

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-2

VS

DEFENDANT: **BRIAN JARRATT**

**A/K/A JAMES BRIAN JARRATT
A/K/A BRADFORD J. JARRATT &
JENNIFER A. JARRATT**

SALE ADDRESS: 1728 Valley Lane, Chester Springs, PA 19425

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

**SALE NO. 23-11-316
Writ of Execution No. 2022-06954
DEBT \$683,202.53**

ALL THAT CERTAIN tract of land, situate in the Township of Charlestown, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron pin in the White Horse Pike set for a corner of this and Thomas Hall's land, in line of land now or late of Wells Brothers; thence South 08 degrees East 47.3 feet to a stake in a stone wall set for a corner of lands now or late of Wells Brothers and lands now or late of Thomas Hall; thence South 00-1/2 degrees East 276.6 feet to an iron pin, a corner of lands now or late of Thomas Hall and P.M. Sharpless; thence South 10 degrees East 45.38 feet to a stake set for a corner of lands now or late of P.M. Sharpless and Margaret Lippincott; thence South 61-1/2 degrees West 465.8 feet to a stone, a corner of lands now or late of Margaret Lippincott and William H. Snyder, deceased; thence North 28- 1/2 degrees West 329.98 feet to a stake, a corner of lands now or late of William H. Snyder, deceased, and Thomas Hall; thence along said Hall's land, North 61-1/2 degrees East 622.88 feet to the place of beginning.

UPI #35-7-5

IMPROVEMENTS thereon: a single family residential dwelling

PLAINTIFF: Univest Bank and Trust Co.

VS

DEFENDANT: **William David Lees, Jr.**
SALE ADDRESS: 2079 Bodine Road,
Malvern, PA 19355

PLAINTIFF ATTORNEY: **KRISTEN
WETZEL LADD, ESQ. 610-692-1371**

SALE NO. 23-11-317
Writ of Execution No. 2023-01202
DEBT \$124,334.24

ALL THAT CERTAIN tract or lot or piece of land, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with Final Subdivision Plan of Caln Crest Apartments made for Caln Crest Apartments Co. by Pennonl Associates, Inc., Consulting Engineers, Philadelphia PA dated April 17, 1972 as last revised September 8, 1972 and recorded in Plan Book 48, page 8 as follows, to wit;

BEGINNING at the intersection of the Westerly property line of Lot Number 109 on the right-of way line of Andrew Circle; thence proceeding the following courses and distances; South 32 degrees 40 Minutes 21 seconds West 206.51 feet to the point, North 00 degrees 29 minutes 10 seconds East, 199.77 feet to a point; thence South 89 degrees 30 minutes 50 seconds East, 110.00 feet to a point, thence South 00 degrees 29 minutes 10 seconds West 25.00 feet to the point of beginning, consisting of .02838 acres, more or less, being Lot Number 8.

TITLE TO SAID PREMISES IS VESTED IN Yvette Hurst, by Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington D.C., by Lew Carlson, their Attorney in Fact, dated 12/18/2003 and recorded on 1/13/2004, by the Chester County Recorder of Deeds Office in Book 6038, Page 260, Instrument# 10365860.

Parcel# 39-03R-0186 UPI# 39-3R-186

PLAINTIFF: GSMPS Mortgage Loan Trust 2006-RP1, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **Yvette Hurst**
SALE ADDRESS: 332 Andrew Circle,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PARKER Mc-
CAY PA 856-596-8900**

SALE NO. 23-11-318
Writ of Execution No. 2018-12073
DEBT \$61,778.76

ALL THAT CERTAIN tract of land situated in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey dated December 29, 1972 by Berger and Hayes, Inc., Consulting Engineers and Surveyors, as follows: BEGINNING at a nail set at the intersection of the centerline of Route #842 and the division line between the Township of Pocopson and the Township of East Bradford; thence along the center line of Route #842, the following three courses and distances, to wit: (1) South 71 degrees 20 minutes 10 seconds East 131.45 feet to a point; thence (2) North 88 degrees 07 minutes 20 seconds East 98.30 feet to a point; thence (3) North 72 degrees 54 minutes 15 seconds East 94.18 feet to a nail a corner of land remaining of James E. Wright, Sr., thence along the land remaining to the said James E. Wright, Sr., the following four courses and distances, to wit: (1) South 23 degrees 47 minutes 25 seconds East 120.65 feet to a point; thence (2) South 00 degrees 56 minutes 35 seconds West 243.03 feet to a point; thence (3) South 73 degrees 20 minutes 30 seconds East 202.81 feet to an iron pin; thence (4) South 14 degrees 41 minutes 15 seconds West 150.00 feet to a point

at the centerline of Brandywine Creek; thence along the centerline of Brandywine Creek North 73 degrees 28 minutes 15 seconds West 265.77 feet to a point on the division line between the Township of East Bradford and the Township of Pocopson; thence along said division line North 27 degrees 45 minutes West 556.17 feet to the first mentioned point and place of beginning.

CONTAINING 2.985 acres of land be the same more or less.

BEING the same premises which Larry A. Woodward and Marilyn M. Woodward, husband and wife by Deed dated July 23, 1985 and recorded July 29, 1985 at West Chester Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 26 page 559, granted and conveyed unto Larry A. Woodward and Marilyn M. Woodward, husband and wife, in fee. AND the said Larry A. Woodward and Marilyn M. Woodward divorced by Final Divorce Decree dated January 31, 2008 at Chester County docket# 2004-10111-DI; AND, the said Larry A. Woodward departed this life July 3, 2021.

BEING PARCEL NUMBER: 51-6-17.7

PLAINTIFF: Brutscher, Foley, Milliner, Land & Kelly, LLP

VS

DEFENDANT: **Marilyn Woodward, a/k/a Marilyn McDowell**

SALE ADDRESS: 1370 Bridge Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **CLAIRE L. MILLINER, ESQ. 610-444-4848**

SALE NO. 23-11-319
Writ of Execution No. 2023-01513
DEBT \$116,526.79

EAST GOSHEN, CHESTER County, Pennsylvania, being

BLR# 53-06-0568

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **CHRISTOPHER M BRYAN**

SALE ADDRESS: 2306 Pond View Drive, West Chester, PA 19382

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

SALE NO. 23-11-320
Writ of Execution No. 2009-09730
DEBT \$600,939.30

Property situate in the TOWNSHIP OF EAST GOSHEN, CHESTER County, Pennsylvania, being

BLR# 53-4-510

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **DAVID H. WIRTH; CARON L. WIRTH**

SALE ADDRESS: 1718 Towne Drive, West Chester, PA 19380

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

SALE NO. 23-11-321
Writ of Execution No. 2022-05881
DEBT \$2,300,727.76

Property situate in the TOWNSHIP OF

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWN-

SHIP OF CHARLESTON, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL # 35-4-74.3N

PLAINTIFF: Navy Federal Credit Union
VS

DEFENDANT: **Andrew R. McLellan**

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

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC 215-886-8790**

SALE NO. 23-11-322
Writ of Execution No. 2022-08755
DEBT \$612,558.09

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 and Commonwealth of Pennsylvania, bounded and described according to a survey made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated May 27, 1965 and last revised December 20, 1965, as follows, to wit:

BEGINNING at a point by the intersection of the title line in the bed of Church Road (State L.R. 15118) and the extension of the title line in the bed of Clovelly Lane (fifty fee wide); thence extending from said point of intersection measured along the title line in the bed of Church Road North sixty nine degrees, six minutes West, Two hundred seventeen and seventy seven one-hundredths feet to a point; thence extending North twenty degrees fifty four minutes East, Two hundred fifteen and eighty one one hundredths feet to a point; thence extending South sixty four degrees, twenty six minutes East, Two Hundred thirty four and sixty three

one-hundredths feet to a point on the title line in the bed of Clovelly Lane, aforesaid; thence extending along the same South twenty five degrees, thirty four minutes West, One hundred ninety seven and thirty seven one-hundredths feet to the first mentioned point and place of beginning.

BEING County Parcel 55-5B-47.1

PLAINTIFF: Citadel Federal Credit Union
VS

DEFENDANT: **Eric D. Sweet and Carinne Y. Sweet**

SALE ADDRESS: 201 Church Road, Devon, PA 19333

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

SALE NO. 23-11-323
Writ of Execution No. 2023-02257
DEBT \$26,166.37

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED SITUATE IN THE TOWNSHIP OF WESTTOWN, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, DESCRIBED ACCORDING TO A SURVEY OF LOTS OF WESLEY R. PENNOYER ESTATES TO BE KNOWN AS "WESTTOWN PARK", MADE BY T.G. COLESWORTHY, COUNTY, SURVEYOR, DATED 4/30/53, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF GARDEN CIRCLE (40 FEET WIDE) SAID POINT BEING THE SOUTHEAST CORNER OF LOT NO. 35 ON SAID PLAN; THENCE LEAVING THE SAID NORTHERLY SIDE OF GARDEN CIRCLE AND EXTENDING ALONG THE EASTERLY LINE OF LOT NO. 35 NORTH 09 DEGREES 57 MINUTES WEST 150 FEET TO A POINT; THENCE EXTENDING NORTH 80 DEGREES 03 MINUTES

EAST, 115 FEET TO A POINT, A CORNER OF LOT #35 ON SAID PLAN; THENCE EXTENDING ALONG THE WESTERLY LINE OF LOT NO. 33 SOUTH 09 DEGREES 57 MINUTES EAST 150 FEET TO A POINT IN THE NORTHERLY SIDE OF GARDEN CIRCLE; THENCE EXTENDING ALONG THE NORTHERLY SIDE OF GARDEN CIRCLE SOUTH 80 DEGREES 03 MINUTES WEST, 115 FEET A POINT IN LINE OF LOT NO.35 THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING the same premises which Mark P. Simon and Judy A. Simon f/k/a Judith A. Kefer, by Deed dated April 27, 1993, and recorded in the Office of Recorder of Deeds of Chester County on June 21, 1993 at Book 3574, Page1403 granted and conveyed unto Mark P. Simon and Judy A. Simon.

PARCEL NO.: 67-40-32

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Judy A. Simon and Mark P. Simon**

SALE ADDRESS: 13 North Garden Circle, West Chester, PA 19380

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