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Chester County Law Reporter

(USPS 102-900)

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C. Eldridge Containers vs. Selective Insurance Co., *et al.*

Judgment on the pleadings – Insurer’s duty to defend – Commercial auto policy

1. Judgment on the Pleadings should be granted only where the pleadings demonstrate that no genuine issue of material fact exists and the moving party is entitled to judgment as a matter of law.
2. The interpretation of an insurance contract is a matter of law for the courts to decide.
3. The two-step analysis used to determine whether an insurer has a duty to defend includes a determination of the scope of coverage under the policy and a determination of whether the underlying action falls within the scope of coverage.
4. A tractor operated by an employee of Chris Eldredge Containers, LLC (CEC) backed into a service truck and injured a passenger in the truck. CEC requests a declaration Selective Insurance Company of America (Selective) is required to provide CEC a defense pursuant to a commercial auto policy. Selective argued the policy provides coverage for bodily injury resulting from the ownership, maintenance or use of a covered auto, defined within the policy as a land motor vehicle designed for travel on public roads and subject to mandatory insurance. CEC admitted it did not maintain insurance on the tractor and it was not designed for public roads. The Court Held Selective’s Motion for Judgment on the Pleadings was granted.

R.E.M.

C.C.P., Chester County, Pennsylvania, Civil Action no. 2022-02348-MJ; Chris Eldredge Containers, LLC vs. Crum & Forster Specialty Insurance Company, Selective Insurance Company of America, *et al.*

Stephen R. McConnell for Plaintiff

Samuel E. Paul for Defendant

Binder, J., October 10, 2023:-

CHRIS ELDREDGE CONTAINERS, LLC

vs.

CRUM & FORSTER SPECIALTY
INSURANCE COMPANY, ET. AL.

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO. 2022-02348-MJ

ORDER and MEMORANDUM

AND NOW, this 10th day of October, 2023, upon consideration of Defendant Selective Insurance Company of America’s Motion for Judgment on the Pleadings filed July 14, 2023, Plaintiff’s response thereto, Defendant’s sur-reply and for the reasons set forth in the attached Memorandum, it is hereby **ORDERED** and **DECREED** that the Motion is **GRANTED** and judgment is entered in favor of Defendant Selective Insurance Company of America.

BY THE COURT:

/s/ **BRET M. BINDER, J.**

MEMORANDUM

The instant Declaratory Judgment action arises from an underlying lawsuit pending in the Court of Common Pleas of Philadelphia County. The Plaintiff in the underlying action (Chris Logan) alleges he sustained injuries from an accident which occurred on property owned by Plaintiff herein (Chris Eldredge Containers, LLC) when a tractor operated by one of Plaintiff's employees backed into a service truck in which Mr. Logan was a passenger. In Count II of the Complaint in the instant action, Plaintiff requests a declaration that Selective Insurance Company of America (Selective) is required to provide Plaintiff with a defense in the underlying action pursuant to a commercial auto policy provided by Selective to Plaintiff.

Judgment on the Pleadings should be granted only where the pleadings demonstrate that no genuine issue of material fact exists and the moving party is entitled to judgment as a matter of law. Pfister v. City of Philadelphia, 963 A.2d 593 (Cmwlth.Ct. 2009).

Selective bases the instant Motion on the argument that the policy provides coverage for bodily injury only where such injury results from the ownership, maintenance or use of a "covered auto" (emphasis added). Selective asserts that the tractor involved in the accident does not qualify as a "covered auto" and further argues that this position is supported by admissions of fact made by Plaintiff in its pleadings as well as the express provisions of the policy.

The interpretation of an insurance contract is a matter of law for the courts to decide. Weisman v. Green Tree Ins. Co., 670 A.2d 160 (Super.Ct. 1996); Kvaerner Metals Div. of Kvaerner U.S., Inc. v. Commercial Union Ins. Co., 908 A.2d 888 (Pa. 2006). The court engages in a two-step analysis to determine whether an insurer has a duty to defend: (1) a determination of the scope of coverage under the policy; and (2) a determination of whether the underlying action falls within the scope of coverage. See; Kvaerner, 908 A.2d at 899-900. Selective quotes extensively from the policy with regard to what qualifies as a covered "auto." An "auto" is defined as a "land motor vehicle . . . designed for travel on public roads" or a land vehicle that is subject to compulsory or financial responsibility law or other motor vehicle insurance law. In its response to Selective's New Matter Plaintiff admits that it did not maintain insurance on the tractor pursuant to Pennsylvania's Motor Vehicle Financial Responsibility Law and that the tractor is designed to be used off public roads, streets, highways, or any other public rights of way. (Answer to Selective's New Matter paragraphs 17 and 20). In addition, Selective argues that for similar reasons, the tractor does not qualify for coverage under the Limited Mobile Equipment Coverage endorsement. Finally, Selective argues that the tractor is not a "covered" auto as it does not qualify under any of the three categories classified as covered autos. In its response, Plaintiff fails to set forth facts to rebut Selective's arguments.

Accordingly, for the reasons set forth above, this court will enter an order granting Defendant's Motion for Judgment on the Pleadings.

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NOTICES

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DISSOLUTION NOTICE

NOTICE is hereby given that the shareholders and directors of Altair, Inc., a Pennsylvania corporation, with an address of 101 Willowbrook Lane, West Chester, PA 19382, have approved a proposal that the corporation dissolve voluntarily 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. UNRUH, TURNER, BURKE & FREES, Solicitors P.O. Box 515 West Chester, PA 19381-0515

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that GLOBAL REGULATORY WRITING SOLUTIONS INC. is currently in the process of voluntarily dissolving.

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

BAKER, Geraldine Florence, a/k/a Geraldine B. Baker and Geraldine Baker, late of City of Coatesville. James H. Baker, 898 Old Wilmington Road, Coatesville, PA 19320, care of KATHLEEN K.

GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

CACALLORI, Samuel, a/k/a Samuel J. Cacallori and Samuel John Cacallori, late of East Pikeland Township. Wendy D. Somers, care of MATTHEW L. ROSIN, Esquire, 101 W. Elm St., Ste. 400, Conshohocken, PA 19428, Administratrix. MATTHEW L. ROSIN, Esquire, Royer Cooper Cohen Braunfeld LLC, 101 W. Elm St., Ste. 400, Conshohocken, PA 19428, atty.

CARLSEN, Richard A., late of Coatesville. Scott A. CarlSEN, 744 McCordle Drive, West Chester, PA 19380, care of JESSICA L. FISHER, Esquire, 601 Hawthorne Drive, Suite 2A, Hollidaysburg, PA 16648, Executor. JESSICA L. FISHER, Esquire, McQuaide Blasko, 601 Hawthorne Drive, Suite 2A, Hollidaysburg, PA 16648, atty.

CREPEAU, Charles E., late of Uwchlan Township. Deborah L. Campbell, care of GILBERT P. HIGH, JR., Esquire, 40 E. Airy St., P.O. Box 671, Norristown, PA 19401-0671, Executrix. GILBERT P. HIGH, JR., Esquire, High Swartz LLP, 40 E. Airy St., P.O. Box 671, Norristown, PA 19401-0671, atty.

DiMARZIO, JR., Frank J., late of Elverson. Jessica K. Weyer, 1 Weyer Lane, Hamburg, PA 19526, care of RUSSELL E. FARBIARZ, Esquire, 64 N. 4th Street, Hamburg, PA 19526, Executrix. RUSSELL E. FARBIARZ, Esquire, Antanavage Farbiarz, PLLC, 64 N. 4th Street, Hamburg, PA 19526, atty.

DUNCAN, Norman Clifford, late of Tredyffrin Township. Nathaniel James Duncan, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Administrator. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

FIORE, Theresa, late of Malvern. Patricia DiMino and Linda M. Norris, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

HEINE, Helen Claire, a/k/a Helen C. Heine, late of East Goshen Township. M. Susan Palmer, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

HENRY, Mary T., late of East Coventry Town-

ship. Susan M. Saylor, care of DAVID G. GARNER, Esquire, 2129 East High Street, Pottstown, PA 19464, Executrix. DAVID G. GARNER, Esquire, 2129 East High Street, Pottstown, PA 19464, atty.

HIDDLESON, JR., Thomas V., late of City of Coatesville. Linda A. Cheesman, 221 Westbury Court, Downingtown, PA 19335, care of KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HINEMAN, Martin Litz, late of West Chester. Deborah L. Hineman, Executor.

HUNTOON, Irene F., late of East Goshen Township. Kenneth H. Huntoon, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

JOHNSON, Dorothy K., late of Downingtown Borough. Claude Johnson, 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.

PANOS, Thalia Kouvatas, a/k/a Thalia Tsantes and Thalia Kouvatas, late of Devon, Tredyffrin Township. Stephanie Tsantes, 1 Drake Knoll, Lewes, DE 19958, Executrix.

PARKHURST, Maureen Lynch, late of West Chester. Kevin Lynch, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Administratrix. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

PETERSON, Emma, a/k/a Emma G. Peterson, late of Tredyffrin Township. John Peterson, care of MARK D. RASSMAN, Esquire, PO Box 342, Kennett Square, PA, 19348, Executor. MARK D. RASSMAN, Esquire, PO Box 342, Kennett Square, PA, 19348, atty.

PICKEL, Calvin Conner, a/k/a Calvin C. Pickel, late of Pennsbury Township. Arthur B. Neeham, care of ALBERT R. RIVIEZZO, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executor. ALBERT R. RIVIEZZO, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

REISINGER, Jannette E., a/k/a Jannette B. Reisinger, late of West Whiteland Township. Patricia N. Reisinger, care of JANET M. COLLITON,

Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

SAALMANN, Knute Dieter, late of East Goshen Township. Leah DiStefano, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton PA 19341-2450, Administrator. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton PA 19341-2450, atty.

SCHEMPP, Alfred Carl, a/k/a Alfred Carl Schempp Sr. and Fred C. Schempp, late of Exton. Alfred Carl Schempp Jr., 753 Jackson Rd., Stewartsville, NJ 08886, care of STEPHANIE A. HENRICK, Esquire, 1001 Conshohocken State Road, Suite 1-210, West Conshohocken, PA 19428, Executor. STEPHANIE A. HENRICK, Esquire, Obermayer Rebmann Maxwell & Hippel, LLP, 1001 Conshohocken State Road, Suite 1-210, West Conshohocken, PA 19428, atty.

VANDERBILT, Christa E., a/k/a Christa Vanderbilt, late of Kennett Township. Tanya V. Cramer, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Blecinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

YOUNG, Helen M., a/k/a Helen May Young, late of Downingtown Borough. Martha Jane Kline, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

CO-EXECUTOR'S NOTICE

ESTATE OF EDITH H. ROWLAND

LATE OF PAOLI, PA

Letters Testamentary have been granted in the estate set forth below. All persons having claims against the estate of the decedent named below are requested to present the same and all persons indebted to the decedent are requested to make payment, without delay, to the co-executors or their attorney indicated:

Co-Executors

David R. Rowland and Hobart Rowland
c/o Waldman Law Group, P.C.
Wyomissing, PA 19610

2nd Publication

ANDES, James Graham, a/k/a J. Graham Andes,

late of East Bradford. Matthew Sloyer, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Administrator. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

BARAN, Janusz, late of Paoli. Julia Baran, 4 Rochsolach Rd, Paoli, PA 19301, Administratrix.

FINCH, Diane H., late of Upper Uwchlan Township. Clarke W. Finch, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

HARTSHORNE, Richard Lyndel, late of Willistown Township. Steven R. Hartshorne, 71 Trappers Run, Morgantown, PA 19543, Executor.

HARVEY, William E., late of Easttown Township. Christopher M. Harvey, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

HECKMAN, John Bruce, a/k/a J. Bruce Heckman, late of Uwchlan Township. Peter Heller Heckman, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

HERR, Ronald Eugene, late of West Sadsbury Township. Ronald Herr, Jr., John Herr, Robin Kurman and James Herr, care of JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, Executors. JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, atty. Phone #610-857-5500.

HIESTAND, Miriam McAvoy, late of Phoenixville. Christine M. Hyson, 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.

HOULAHAN, Thomas K., late of East Goshen Township. Kathleen M. Houlahan, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

JOHNSON, JR., Edgar L., late of West Goshen Township. Lindsay Skinner, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Administrator. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

KING, Patricia L., a/k/a Patricia Lee King, late of Uwchlan Township. Catherine A. King and Thomas Alan King, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executors. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

LUBIC, Nicholas W., late of North Coventry Township. Shawn P. Lubic, 3 Morgan Lane, Media, PA 19063 and Bethany A. Badzik, 512 Union Street, Birdsboro, PA 19508, care of DAVID G. GARNER, Esquire, 2129 East High Street, Pottstown, PA 19464, Executors. DAVID G. GARNER, Esquire, 2129 East High Street, Pottstown, PA 19464, atty.

MAGYARIK, James Edward, a/k/a James Magyarik, late of Uwchlan Township. Jacqueline A. McWilliams, 1710 Painters Crossing, Chadds Ford, PA 19317, care of ANDREW V. GUILFOIL, Esquire, 41 E. Front St., Media, PA 19063, Executrix. ANDREW V. GUILFOIL, Esquire, Holber & Guilfoil, 41 E. Front St., Media, PA 19063, atty.

McVAUGH, Nicole Christine, late of West Chester Borough. Christine DiPretore, care of KELLY C. HAYES, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Administratrix. KELLY C. HAYES, Esquire, McAndrews, Mehalick, Connolly, Hulse & Ryan, P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

MURRAY, Joseph William, late of Exton. David Murray and Michael Murray, Executors.

ODORISIO, Christine Simpson, a/k/a Christine S. Odorisio, late of East Bradford Township. Mark D. Odorisio, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executor. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

ODORISIO, Nicholas R., a/k/a Nicholas Rocco Odorisio, late of Kennett Square Borough. Mark D. Odorisio, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executor. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

QUARTO, Kathryn Patricia, late of Phoenix-

ville. Francis G. Quarto, 159 Westridge Place South, Phoenixville, PA 19460 and Lisa A. Walton, 8603 N. Ironwood Reserve Way, Tucson, AZ 85743, care of KATHLEEN M. LOCKWOOD, Esquire, 39 Narbrook Park, Narberth, PA 19072, Executor. KATHLEEN M. LOCKWOOD, Esquire, 39 Narbrook Park, Narberth, PA 19072, atty.

RAVIELLI, Catherine T., late of East Goshen Township. Joseph A. Bellinghieri, 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.

RICH, Constance, a/k/a Connie, late of Phoenixville. Tina Slater, 416 11th Ave N, Lake Worth Beach, FL 33460, Executrix.

ROMANO, Linda, a/k/a Linda Marie Romano, late of Westtown Township. Joseph C. Romano, 3406 Embarcadero Court, Springfield, PA 19064, care of MICHAEL K. MOLINARO, Esquire, 2327 West Chester Pike, Ste. 200, Broomall, PA 19008, Executor. MICHAEL K. MOLINARO, Esquire, 2327 West Chester Pike, Ste. 200, Broomall, PA 19008, atty.

RIGGINS, Shirley Anne, a/k/a Shirley B. Riggins and Shirley A. Riggins, late of West Caln Township. Deborah R. Messner, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

SMITH, Patricia M., late of East Fallowfield Township. Jeanette M. Lewis, care of WALTER J. TIMBY, III, Esquire, 100 W. 6th St., Ste. 204, Media, PA 19063, Executrix. WALTER J. TIMBY, III, Esquire, Gibson & Perkins, PC, 100 W. 6th St., Ste. 204, Media, PA 19063, atty.

WISNIEWSKI, Michelle Bernadette, late of New Garden Township. Edward Wisniewski, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

3rd Publication

AMIDON, Caroline W., late of East Nantmeal Township. Elizabeth A. Kokoronis, 786 Nantmeal Rd., Glenmoore, PA 19343 and Charles S. Amidon, 15 Deer Pond Ln., Chadds Ford, PA 19317, care of MATTHEW D. GILBERT, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, Executors. MATTHEW D. GILBERT, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210,

Wayne, PA 19087, atty.

BAUERNSCHMIDT, Dolores H., late of East Goshen. Jeffrey W. Bauernschmidt, care of LISA COMBER HALL, Esquire, 27 S Darlington St, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St, West Chester, PA 19382, atty.

BRENNAN, III, John J., late of Uwchlan Township. Steven A. East, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Media, PA 19063, Executor. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 W. Third St., Media, PA 19063, atty.

CLARK, Marie B., a/k/a Marie Byrd Clark and Helen Marie Clark, late of West Goshen Township. Mitchell D. Clark, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executor. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

DIBERT, Louise D., late of Caln Township. Karen Mathews, 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.

EARLL, Valerie L., a/k/a Valerie Lynn Earll, late of East Caln Township. Jennifer M. Prakash, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

GRAHAM, Mary Jude Theresa, late of Malvern. Richard Morgan, 63 Black Bear Court, Honey Brook, PA 19344, Executor.

GRIEST, Everett George, late of Sadsbury Township. Kelly Lynn Worrell, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrator. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

HOFFMAN, Ann G., late of Willistown Township. Robert F. Hoffman, care of ANDREW H. DOHAN, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 E. King Rd., Malvern, PA 19355-3049, atty.

HOLSTEIN, Bernadine, late of Honey Brook Township. William B. Cooper, III, P.O. Box 673, Exton, PA 19341-0673, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executor. WILLIAM B. COOPER, III, Esquire, Fox

Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

Estate of Clifford HOYLE

Hoyle, Clifford late of Phoenixville, PA. Karen Walsh, c/o David W. Crosson, Esq., Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101, Administratrix. Crosson Richetti & Daigle, LLC 609 W. Hamilton St. Suite 301 Allentown, PA 18101

HUVER, John Patrick, late of Treddyffrin. Annemarie Huver McAnally, 1401 E Woodbank Way, West Chester, PA 19380, Administratrix.

KILKUCKI, Michael T., a/k/a Michael Thomas Kilkucki, late of East Vincent Township. Stephen P. Kilkucki, care of JEREMY A. WECHSLER, Esquire, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, Executor. JEREMY A. WECHSLER, Esquire, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, atty.

KAPLAN, Judy Linda, a/k/a Judith L. Kaplan, late of East Pikeland Township. Frederick Eisner, care of KEVIN J. RYAN, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms, LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

MANZ, Donald Joseph, a/k/a Donald J. Manz and Donald Manz, late of East Goshen Township. Anna Manz, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

MAPP, Yvonne L., a/k/a Yvonne Renverse Mapp, late of Oxford Borough. Laura Anderson, 305 Hudson Dr., Newark, DE 19711, 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.

NEIBURG, Marie Elizabeth, late of Treddyffrin Township. Judy N. Young, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Ave, Brookhaven, PA 19015, Executor. DANA M. BRESLIN, Esquire, Breslin Murphy Roberts, P.C., 3305 Edgmont Ave, Brookhaven, PA 19015, atty.

NOEL, Verna M., late of East Pikeland Township. James H. Noel, JR., 1912 Revolutionary Dr., Phoenixville, PA 19460, care of FREDERICK M. NICE, Esquire, 2755 Century Blvd., Wyomissing, PA

19610, Executor. FREDERICK M. NICE, Esquire, Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610, atty.

PAUL, III, Anthony J. D., late of Treddyffrin Township. Barbara D. Paul and Edward Kaier, care of WILLIAM W. KEFFER, Esquire, 1735 Market St., 19th Fl., Philadelphia, PA 19103, Executors. WILLIAM W. KEFFER, Esquire, Montgomery McCracken Walker & Rhoads, LLP, 1735 Market St., 19th Fl., Philadelphia, PA 19103, atty.

PEPPEL, Margaret E., late of Uwchlan Township. David Scott Peppel, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

Estate of Robert L. PFALTZGRAFF, JR.
Pfaltzgraff, Jr., Robert L. late of Treddyffrin Twp., PA. Robert Louis Pfaltzgraff, III, c/o John R. Lundy, Esq., Lundy Beldecos & Milby, PC, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, Executor. Lundy Beldecos & Milby, PC 450 N. Narberth Ave. Suite 200 Narberth, PA 19072

STICKNEY, Roger F., late of Honey Brook Township. Bonnie Sikorski, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

USAVAGE, SR., Paul Joseph, late of West Brandywine Township. Gregory M. Usavage, 2035 Creek Lane, Green Lane, PA 18054, care of CHRISTOPHER H. MEINZER, Esquire, 516 Main Street, Pennsburg, PA 18073, Executor. CHRISTOPHER H. MEINZER, Esquire, Meinzer Law Office, 516 Main Street, Pennsburg, PA 18073, atty.

WARREN, Guy Suttle, late of Willistown Township. Phyllis Horn Epstein, 1515 Market St., Ste. 1505, Philadelphia, PA 19102, care of PHYLLIS HORN EPSTEIN, Esquire, 1515 Market St., Ste. 1505, Philadelphia, PA 19102, Executrix. PHYLLIS HORN EPSTEIN, Esquire, Epstein, Shapiro & Epstein, P.C., 1515 Market St., Ste. 1505, Philadelphia, PA 19102, atty.

WILT, Robert Jacobs, late of Southern Veterans Center, Spring City. Robert Jacobs Wilt, Jr., 122 Bucktown Crossing, Pottstown, PA 19465, Executor.

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

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 22, 2023, for **House of Anagha** with a principal place of business located at 719, N.Haines Circle, Downingtown, PA 19335 in Chester County. The individual interested in this business is Chitra Guru, also located at 719, N.Haines Circle, Downingtown, PA 19335. This is filed in compliance with 54 Pa.C.S. 311.

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

Lauren Smith Nutrition Coaching LLC, with its principal place of business at 1076 Clipper Mill, West Chester, PA 19382. The application has been (or will be) filed on: Friday, December 15, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Lauren Smith, 1076 Clipper Mill, West Chester, PA 19382.

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

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 8, 2023, for **Premiere Asset Recovery** with a principal place of business located at 518 Kimberton Rd #311, Phoenixville, PA 19460 in Chester County. The individual interested in this business is David Violante, also located at 518 Kimberton Rd #311, Phoenixville, PA 19460. This is filed in compliance with 54 Pa.C.S. 311.

1st Publication of 3

TRUST NOTICE

Notice is hereby given of the death of Dorothy T. Arnold late of West Whiteland Twp., Chester County, PA. The settlor of the revocable trust set forth below has died, and no personal representative has been appointed for said decedent's estate. All persons having claims or demands against said decedent or trust are requested to make known the same and all persons indebted to said decedent or trust are requested to make payment without delay to the trustee or the trust's attorney named below: Trust: Dorothy T. Arnold Revocable Trust Trustee: Terrance Arnold, 6 Whippoorwill Drive, Petersburg, NJ 08270. Attorney: David Thierman, Esquire, 551 New Road, Suite D, Somers Point, NJ 08244.

1st Publication of 3

TRUST NOTICE

Declaration of Trust of Richard Benson dtd. 04/19/2001. Richard Benson, Deceased. Late of Penn Twp., 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 Deanna D. Benson, Trustee c/o Charles J. Durante, Esq., 1201 N. Market St., 20th Fl., Wilmington, DE 19801. Or to her Atty.: Charles J. Durante, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilm-

ington, DE 19801

HEARING NOTICE

David Sumski Jr. has filed a Petition for Involuntary Transfer of Vehicle Title, Case No. 2023-09631-MJ. Hearing is scheduled on February 8, 2024 at 9:30am Courtroom 15, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Vehicle Description: 1997 Dodge Ram Van VIN 2B6KB31Z5VK508976 Plate HF40432. Attorney for Mr. Sumski: Aubrey Strosser (610) 710-4510.

LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE
CHESTER COUNTY BAR ASSOCIATION
15 EAST GAY STREET – 2ND FLOOR
WEST CHESTER, PENNSYLVANIA 19380
(610) 692-1889**

**NOTICE UNDER RULE 2958.2 OF
JUDGMENT AND EXECUTION THEREON**

NOTICE OF DEFENDANT'S RIGHTS

National Bank of Malvern vs. Faunbrook Estate of West Chester, LLC

TO: **Faunbrook Estate of West Chester, LLC**
A judgment in the amount of \$671,104.14 has been entered against you and in favor of the plaintiff without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The court has issued a writ of execution which directs the sheriff to levy upon and sell certain real property owned by you to pay the judgment. The sheriff's sale has been scheduled for February 15, 2024.

You may have legal rights to defeat the judgment or to prevent or delay the sheriff's sale.

- I. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT OR DELAY OF THE SHERIFF'S SALE PRIOR TO THE SHERIFF'S SALE OR YOU MAY LOSE YOUR RIGHTS.
- II. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS.
- III. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.
- IF YOU CANNOT AFFORD TO HIRE A

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following Chester County attorneys have been **Administratively Suspende**d by Order of the Supreme Court of Pennsylvania dated November 15, 2023, pursuant to Rule 111(b), Pa.R.C.L.E, which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective December 15, 2023, for Compliance Group 1.

Herman, Christopher Alan
Kennedy, K. Scott
Taylor, Michael Thomas

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

3rd Publication of 3

NOTICE

West Goshen Township vs. Jeffrey G. Jordan - No. 2019-02183-LN - Court of Common Pleas of Chester County, PA. Notice is given that the above was named as Defendant in an action by Plaintiff to recover unpaid sewer and collection fees for property located at 1130 Grove Road, West Chester, PA, Tax Parcel #52-2L-78. A Writ of Scire Facias for \$1,029.65 was filed July 17, 2023 and reissued October 26, 2023. You are notified to plead to the Writ within 15 days of the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** Lawyer Reference and Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Buckley Brion McGuire & Morris, LLP, 118 W. Market St., West Chester, PA 19382-2928, 610.436.4400.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help. You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

3rd Publication of 3

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

IN RE: B.B.H., a/k/a E.J.B.
Case Number: AD-23-0037

Thomas Maxwell O'Keefe, Esq.
Attorney for Chester County
Department of Children, Youth and Families

TO: David Beard

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Lauren Hanson have to a male minor child, B.B.H., a/k/a E.J.B. (d.o.b. 9/19/21), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for January 27, 2024, at 9:00 o'clock A.M., Honorable John L. Hall in Court Room No. 1, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

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, January 18th, 2024 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Tuesday, February 20th, 2024.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

SALE NO. 24-1-2

Writ of Execution No. 2003-04081

DEBT \$267,586.06

PROPERTY SIUTATE IN TOWNSHIP OF WILLISTOWN

TAX PARCEL #54-IP-299

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NA. AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NA, AS TRUSTEE, AS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR BEARN STEARNS ASSET BACKED SECURITIES TRUST,

2001-3, ASSET BACKED CERTIFICATES SERIES 2001-3

VS

DEFENDANT : **PATRICIAM. HALSEY**

SALE ADDRESS: 3 Bryan Avenue, Malvern,PA 19355

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

SALE NO. 24-1-3

Writ of Execution No. 2019-01785

DEBT \$72,925.41

PROPERTY SITUATE IN TOWNSHIP OF VALLEY

TAX ID/UIP PARCEL NO. 38-05C-0086.070/ 38-5C-86.7

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY

VS

DEFENDANT : **SUSAN F. BOYD-NOEL A/K/A SUSAN BRADLEY**

SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320

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

SALE NO. 24-1-4

Writ of Execution No. 2015-01455

DEBT \$149,507.56

PROPERTY SITUATE IN KENNETT TOWNSHIP

TAX PARCEL #62-02J-0003

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT : **DOROTHY N. CONNOLLY & FREDERICK P. MRAZ**

SALE ADDRESS: 36 Refi Circle, Phoenixville, PA 19460

SALE ADDRESS: 9 Woodchuck Way, Lot 9, Kennett Square, PA 19348

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

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

SALE NO. 24-1-5

Writ of Execution No. 2015-06920

DEBT \$135,576.05

PROPERTY SITUATE IN KENNETT TOWNSHIP

TAX PARCEL # 62-02J-0003 / 62-21-3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **DOROTHY N. MRAZ A/K/A DOROTHY C. MRAZ A/K/A DOROTHY N. CONNOLLY & FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Way, Kennett Square, PA 19348

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

SALE NO. 24-1-6

Writ of Execution No. 2022-03227

DEBT \$345,411.64

PROPERTY SITUATE IN TOWNSHIP OF EAST PIKELAND

TAX PARCEL #2603E00400000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **CLINT R. GALLAGHER**

SALE NO. 24-1-7

Writ of Execution No. 2012-09196

DEBT \$638,783.91

PROPERTY SITUATE IN EAST NOTTINGHAM TOWNSHIP

TAX PARCEL #69-3-161

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING L.P.

VS

DEFENDANT: **MATTHEW J. GIBSON**

SALE ADDRESS: 329 Heron Drive, Lincoln University, PA 19352

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

SALE NO. 24-1-10

Writ of Execution No. 2017-06901

DEBT \$235,463.87

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

All that certain lot or piece of ground Situate in the Township of Penn, in the County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Final Plan prepared for Emiline B. Gray by N.M. Lake, Inc., Engineers and Surveyors (Oxford, PA) dated

September 17, 1985 and revised January 6, 1986 and recorded as Chester County Plan No. 617 as follows, to wit:

Beginning at a point on the Southeasterly side of a certain 50 feet wide right of way which extends Southwestwardly from Ewing Road, at the Southwest corner of Lot #1, which point is measured the 3 following courses and distances along said right of way from its intersection with the Southwesterly side of Ewing Road; (1) South 37 degrees 00' 12" West 100.00 feet to a point of curve; (2) along the arc of a circle curving to the left having a radius of 125.00 feet the arc distance of 47.65 feet to a point of tangent; (3) South 15 degrees 09' 46" West 191.70 feet to the beginning point; thence along Lot #1 South 74 degrees 50' 14" East 310.51 feet to a point in line of land of Earl M. Cole; thence along said Cole's land South 17 degrees 32' 42" West 286.42 feet to a point a corner of Lot #3; thence along Lot #3 North 74 degrees 50' 14" West 298.61 feet to an iron pin set on the Southeasterly side of the aforementioned 50 feet wide right of way; thence along the same North 15 degrees 09' 46" East 286.17 feet to the point and place of beginning.

Containing 2.001 acres of land be the same more or less. Being a Lot #2 as shown on above mentioned Plan.

Together with the free and common use, right, liberty and privilege in and of the said 50 feet wide right of way as a passageway, watercourse and means of ingress and regress to and from Ewing Road in common with the other owners, tenants and occupiers of the other lots of ground abutting and bounding upon the same an entitled to the use and enjoyment thereof, at all times hereafter forever. Subject however to a proportionate part of the expense of maintaining and keeping the said right of way in good order and repair at all times hereafter forever.

BEING THE SAME PROPERTY CON-

VEYED TO CLARENCE W. GRAY III WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CLARENCE W. GRAY III AND KATHLEEN H. GRAY, DATED FEBRUARY 4, 2003, RECORDED FEBRUARY 25, 2003, AT DOCUMENT ID 10193852, AND RECORDED IN BOOK 5583, PAGE 768, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 58-01-0012.020 PARCEL NO.: 58-01-0012.020

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF11 Master Participation Trust

VS

DEFENDANT : **Clarence W. Gray, III**
SALE ADDRESS: 727 Ewing Road, Cochranville, PA 19330

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

SALE NO. 24-1-11
Writ of Execution No. 2023-03615
DEBT \$81,541.82

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

All that certain message or dwelling and lot or piece of ground, situate in the Township of Tredyffrin, aforesaid, bounded and described as follows: Beginning in the middle of Summit Avenue opposite the middle of the division wall dividing the message erected on the hereon described premises from that adjoining on the North; thence by land of McClelland and passing through the middle of said division wall, North 62 degrees 20 minutes East, 89.5 feet; thence by the same land North 65 de-

gress 16 minutes East, 70.7 feet to a line of land belonging to Sarah and Horace Witworth; thence by the same South 27 degrees 51 minutes East, 30.2 feet to an iron pin, a corner of land belonging to now or formerly of Mary E. Kincade; thence by the Kincade land, South 62 degrees 09 minutes West, 160.1 feet to an iron pin in the middle of Summit Avenue; thence along the middle of the same, North 27 degrees 51 minutes West, 34.35 feet to the first mentioned point and place of beginning.

BEING THE SAME PROPERTY CONVEYED TO PERRY T. CLARKE AND KIMBERLY CLARKE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM THOMAS VALENTINE AND JOAN VALENTINE, HUSBAND AND WIFE, DATED MARCH 17, 1992, RECORDED MARCH 27, 1992, AT INSTRUMENT NUMBER 089382, AND RECORDED IN BOOK 2870, PAGE 448, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: PERRY T. CLARKE DIED JANUARY 14, 2014, AND THROUGH TENANCY BY THE ENTIRETY IN THE ABOVE DEED ALL OF HIS INTEREST PASSED TO KIMBERLY CLARKE.

BEING UPI NUMBER 4309L00220000 PARCEL NO.: 4309L00220000

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT : **Kimberly Clarke**

SALE ADDRESS: 21 Summit Avenue, Paoli, AKA Tredyffrin, PA 19301

PLAINTIFF ATTORNEY: **MANLEY DEASKOCHALSKILLC 614-220-5611**

SALE NO. 24-1-12

Writ of Execution No. 2013-12186

DEBT \$148,949.28

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

All that certain message or tract of land situate in the Borough of Modena, County of Chester and State of PA, bounded and described in accordance with a recent survey made by J.W. Harry, C.E., February 8, 1941 as follows:

Beginning at a point in the center of Brandywine Avenue in line with the East side of Baker Street; thence continuing along the center of said Brandywine Avenue South 44 degrees 01 minutes East 90 feet to a corner of land of William J. Elliott; thence by the same South 45 degrees 59 minutes West, 166.5 feet to the North side of Fulton Street; thence along said Fulton Street North 44 degrees 01 minutes West 90 feet to a point on the East side of Baker Street; thence by the same North 45 degrees 59 minutes East 166.5 feet to the point and place of beginning.

BEING THE SAME PROPERTY CONVEYED TO WAYNE GUYER SR. AND TAMARA L. GUYER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM RICHARD A. DUSEWICZ, DATED AUGUST 1, 2005, RECORDED AUGUST 12, 2005, AT INSTRUMENT NUMBER 10562995, AND RECORDED IN BOOK 6582, PAGE 2138, CHESTER COUNTY, PENNSYLVANIA RECORDS.

BEING UPI NUMBER 10-001-0004.0000 PARCEL NO.: 10-001-0004.0000

PLAINTIFF: U.S. Bank National Association, as Trustee for Credit Suisse First

Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-8, Home Pass-Through Certificates, Series 2005-8

VS

DEFENDANT : **Wayne Guyer, Sr.; Tamara L. Guyer**

SALE ADDRESS: 141 North Brandywine Avenue, Modena, PA 19358

PLAINTIFF ATTORNEY: **MANLEY DEASKOCHALSKILLC 614-220-5611**

SALE NO. 24-1-13

Writ of Execution No. 2021-09643

DEBT \$798,918.19

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision for Pohlig Builders, Inc., made by Chester Valley Engineers, Inc., Paoli, Penna., dated 8/19/1993 and being last revised 12/17/1993, recorded 4/19/1994 in Plan #12454, more fully described as follows, to wit:

BEGINNING at a point on the Northeastly side of an unnamed road, said point being a corner of Open Space as shown on said Plan; thence extending from said beginning point along the unnamed road the (2) following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 625 feet, the arc distance of 215.57 feet to a point of compound curve and (2) on the arc of a circle curving to the right, having a radius of 228.95 feet, the arc distance of 123.34 feet to a point, a corner of Lot #8; thence extending along the same South 63 degrees 26 minutes 53 seconds East, 228.95 feet to a point in line of land now or late of Great Valley Presbyterian Church; thence extending along

the same South 7 degrees 35 minutes 22 seconds East, 200 feet to a point a corner or Open Space; thence extending along the same South 82 degrees 24 minutes 38 seconds West, 203.90 feet to the first mentioned point and place of beginning.

BEING Lot #9 as shown on said Plan.

BEING THE SAME PREMISES which Foresite Land Corporation by Deed dated February 19, 1998 and recorded March 3, 1998 in Book 4309, page 1596 Instrument #13824 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Richard Bohner and Patricia Bohner, husband and wife, in fee.

Parcel #43-4-257

PLAINTIFF: New Residential Mortgage Loan Trust 2014-3

VS

DEFENDANT : **Richard Bohner and Patricia Bohner**

SALE ADDRESS: 1201 Brentford Lane, Malvern, PA 19355

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

SALE NO. 24-1-14

Writ of Execution No. 2022-08685

DEBT \$119,749.27

ALL THAT CERTAIN message or tract of land with the West house of a block of 2 dwelling houses erected thereon situated in the Borough of Modena, County of Chester and State of Pennsylvania, bounded and described according to a recent survey made by J.W., Harry, as follows:

BEGINNING at a point in the middle of a public road leading from Mortonville to Coatesville, known as North Brandywine Avenue; thence by and along the middle line of said road North 44 degrees 01 minute West 22.75 feet to the East side of a

15 feet wide private alley; thence by the same North 45 degrees 59 minutes East 190 feet to a stake in the line of land of the Bethlehem Steel Company; thence by the same South 44 degrees 01 minute East 22.25 feet to a corner of land about being conveyed to Levis P. McNelly; thence by the same South 45 degrees 59 minutes West 190 feet and passing thru the center of the middle partition wall dividing the premises herein being conveyed from the premises adjoining on the East, about being conveyed to the said Levis P. McNelly, to the place of beginning.

Being the same premises which Darla Ames, Executrix of the Estate of Elizabeth Branson, deceased and Darla Ames, specific devisee under the Will of Elizabeth Branson, deceased by Deed dated 12/29/2008 and recorded 12/31/2008 in Chester County in Record Book 7565 Page 1798 conveyed unto Jessica M. Beach, in fee.

Parcel ID: 1001 00110000

UPI: 10-1-11

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT : **Jessica M. Beach**

SALE ADDRESS: 126 North Brandywine Avenue, Coatesville PA 19320

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

SALE NO. 24-1-15

Writ of Execution No. 2023-01590

DEBT \$110,461.73

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF SOUTH COATESVILLE, COUNTY OF CHESTER, STATE OF PENNSYLVANIA:

Parcel Number: 0903 00200300

PLAINTIFF: ALLY BANK

VS

DEFENDANT : **ANASTASIA KEAN**

SALE ADDRESS: 44 Overhill Road, Coatesville, PA 19320

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

SALE NO. 24-1-17

Writ of Execution No. 2022-04735

DEBT \$25,814.36

ALL THAT CERTAIN Unit, SITUATE in West Whiteland Township, Chester County, Commonwealth of Pennsylvania, being within Building Group #8 and being designated as CONDOMINIUM UNIT #7, in Exhibit B of the Declaration of Condominium of Railway Square dated 11/23/1987 and recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester, Pa. on 12/2/1987 in Deed Book 986 page 81, and Plats and Plans for Railway Square Condominium, dated 11/9/1987 and recorded in Condominium Plan Book 1 1st Amendment in Record Book 1014 page 20, Second Amendment in Record Book 1063 page 353 and recorded as part of the Declaration, 3rd Amendment in Record Book 1107 page 598, 4th Amendment in Record Book 1155 page 354, 5th Amendment in Record Book 1202 page 16, 6th Amendment in Record Book 1298 page 359, 7th Amendment in Record Book 1298 page 365, 8th Amendment in Record Book 1461 page 582, 9th Amendment in Record Book 1461 page 592, 10th Amendment in Record Book 1497 page 191, 11th Amendment in Record Book 1651 page 522, 11th Amendment in Record Book 1886 page 8, 13th Amendment in Record Book 1886 page 18, 13th Amendment in Record Book 1886 page 29, 14th Amendment in Record Book 1886 page 40, 15th Amendment in

Record Book 2098 page 524, 16th Amendment in Record Book 2288 page 10, 17th Amendment in Record Book 2433 page 280, 18th Amendment in Record Book 2528 page 435, 19th Amendment in Record Book 2659 page 224, 20th Amendment in Record Book 3888 page 893, 21st Amendment in Record Book 3183 page 178, 22nd Amendment in Record Book 3183 page 188, 23rd Amendment in Record Book 3577 page 2299, 24th Amendment in Record Book 3632 page 2270, 25th Amendment in Record Book 3648 page 690, 26th Amendment in Record Book 3888 page 903, 27th Amendment in Record Book 3888 page 914, 28th Amendment in Record Book 3904 page 999, 29th Amendment in Record Book 4076 page 374 and 30th Amendment in Record Book 7507 page 1093.

TOGETHER with all right, title and interest being initially and ultimately undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

TOGETHER with all right, title and interest of, in and to the Limited Common Elements designated for this Unit in the Declaration of Condominium and/or Plats and Plans.

BEING the same premises which Linda Ann Antonini by Deed dated September 29, 2009 and recorded in the Office for the Recording of Deeds in and for Chester County in Deed Book 7786, at Page 2140 et seq., granted and conveyed unto Maureen Lavin, in fee.

BEING Chester County Tax Parcel No. 41-5-662.

PLAINTIFF: Railway Square Condominium Association

VS

DEFENDANT : **Maureen Lavin**

SALE ADDRESS: 946 Railway Square, West Chester, PA 19380

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

SALE NO. 24-1-19

Writ of Execution No. 2022-02407

DEBT \$18,313.89

Township of West Brandywine, County of Chester, State of Pennsylvania

Tax Parcel UPI #: 29-71-33

PLAINTIFF: Woodbrooke Homeowners Association

VS

DEFENDANT : **Jason K. Vaughan**

SALE ADDRESS: 28 Woodbrooke Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BRADY & CISSNE LAW 267-415-6625**

SALE NO. 24-1-20

Writ of Execution No. 2022-02945

DEBT \$18,313.89

EXHIBIT "A"

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION OF FOX KNOLL MADE BY BERGER AND HAYES, INC., CONSULTING ENGINEERS THORNDALE, PA DATED 9/011987, LAST REVISED 3/31/1988 AND RECORDED IN CHESTER COUNTY AS PLAN NO. 8989-9002 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TROTTERS WAY (FORMERLY HUNTERS CIRCLE) (50 FEET WIDE), SAID POINT BEING A MUTUAL CORNER OF LOTS NO. 3 AND 2, THE HEREIN DESCRIBED LOT L THENCE LEAVING

TROTTERS WAY AND ALONG LOT NO, 3, SOUTH 46 DEGREES 07 MINUTES 25 SECONDS WEST, 210 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF H. MARTIN; THENCE ALONG LANDS OF MARTIN NORTH 43 DEGREES 52 MINUTES 35 SECONDS WEST, 169.55 FEET TO A POINT A CORNER OF LOT NO. 1; THENCE ALONG LOT NO. 1, NORTH 49 DEGREES 15 MINUTES 30 SECONDS WAY, THENCE ALONG SAID RIGHT-OF-WAY THE TWO (2) FOLLOWING COURSES AND DISTANCES: (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 275 FEET, THE ARC DISTANCE OF 15.04 FEET; AND (2) SOUTH 43 DEGREES 52 MINUTES 35 SECONDS EAST, 143 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BE THE CONTENTS THEREOF WHAT THEY MAY.

BEING the same premises which William E. Supplee, Jr. and Michelle L. Fennimore n/k/a Michelle Supplee by Deed dated October 7, 2003 and recorded in the Office of Recorder of Deeds of Chester County on November 10, 2003 at Book 5971, Page 1711 granted and conveyed unto William E. Supplee, Jr.

PARCEL NO.: 47-6-39.2

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT : **William E. Supplee, Jr.**

SALE ADDRESS: 310 Trotters Way,
Coatesville, PA 19320-4620

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

SALE NO. 24-1-21

Writ of Execution No. 2023-03415

DEBT \$685,468.68

ALL THAT CERTAIN tract of land, with the message and improvements hereon erected, SITUATE on the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Survey made by N.M. Lake, Inc., Civil Engineers and Land Surveyors, Oxford, Pennsylvania, being No. 84109 and dated December 1984 as follows:

BEGINNING at a point set in the title line near the intersection of Birmingham Road (LR 15087) and Pennsylvania Route 52 and 100, and said point marking a corner of lands of this about to be described tract and a corner of Weavers' Lebanon Bologna Company; thence leaving said point of beginning and by said title line of aforementioned LR 15087 the following 3 courses and distances: (1) North 59 degrees 40 minutes 45 seconds West 74.01 feet to a point; thence (2) North 68 degrees 06 minutes 36 seconds West 77.67 feet to a point; thence (3) North 72 degrees 50 minutes 54 seconds West 300.35 feet to a point marking a corner of this and a corner of remaining lands of William A. Limberger, Et. UX; thence by remaining lands of Limberger following 3 courses and distances; (4) North 14 degrees 30 minutes 47 seconds East 200.65 feet to an iron pin set; thence (5) North 80 degrees 04 minutes 46 seconds East 379.86 feet to an iron pin set; thence (6) crossing over a right of way of Route 53 and 100, South 30 degrees 42 minutes 25 seconds East 304.95 feet to a point, marking a corner of this and a set in line of lands of Weaver's Lebanon Bologna Company; thence (7) by lands of Weaver's Lebanon Bologna Company South 45 degrees 53 minutes 43 seconds West 218.96 feet to the point and place of beginning.

BEING the same premises which Robert

F. Morris and Glenn Kickner, by Indenture dated 11/14/05 and recorded 11/22/05 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6690 page 707, granted and conveyed unto Robert A. Powers and Anne K. Powers, in fee.

AND BEING the same premises which the Sheriff of Chester County, by Deed Poll dated 8/16/18 and recorded 10/19/18 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 9831 page 868, granted and conveyed unto CJD Group, LLC in fee.

AND BEING the same premises which CJD Group, LLC, by Indenture dated 3/29/19 and recorded 4/1/19 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 9902 page 366, granted and conveyed unto 595 Birmingham Road, LLC in fee.

AND BEING the same premises which 595 Birmingham Road, LLC, by Indenture dated 8/1/2020 and recorded 10/20/2020 in Office of the Recorder of Deeds in and for the County of Chester in Record Book 10314 page 2041, granted and conveyed unto Strodes Mill Partners, LLC and Robert A. Powers in fee.

Tax Parcel # 51-7-113

PLAINTIFF: Joseph D. Bound

VS

DEFENDANT : **Strodes Mill Partners, LLC and Robert A. Powers**

SALE ADDRESS: 595 Birmingham Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **TERKANIAN LAW, LLC 267-281-8200**

SALE NO. 24-1-22

Writ of Execution No. 2022-08309

DEBT \$179,751.73

PROPERTY SITUATE IN BOROUGH

OF HONEY BROOK

SOLD AS THE PROPERTY OF: SYLVIA E. VERNON and DAVID LEE VERNON SR.

TAX PARCEL#12-02-0160

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association

VS

DEFENDANT : **SYLVIA E. VERNON & DAVID LEE VERNON SR.**

SALE ADDRESS: 4460 Horseshoe Pike a/k/a 8 East Main Street, Honey Brook, PA 19344

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

SALE NO. 24-1-23

Writ of Execution No. 2022-09920

DEBT \$190,806.45

Property to be sold is situated in the borough/township of Coatesville, County of Chester and State of Pennsylvania.

Parcel Number : 28-6-1

PLAINTIFF: U.S. Bank Trust National Association as Trustee of the Bungalow Series IV Trust

VS

DEFENDANT : **Cheryl L. Fryberger**

SALE ADDRESS: 368 Martins Corner Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **DANA MARKS, ESQ. 212-471-5100**