



Chester County Law Reporter

(USPS 102-900)

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(USPS 102-900)

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Pillard v. Popolizio

Real Estate Seller's Disclosure Law – Compulsory nonsuit

1. The Real Estate Seller's Disclosure Law (RESDL) requires a seller to disclose to a potential buyer knowledge of a material defect regarding the condition of real property and its curtilage.
2. A material defect is a problem that would have a significant adverse impact on the value of the property or involves an unreasonable risk to people on the property.
3. The fact that a structural element, system or subsystem is near, at or beyond the end of its normal useful life is not by itself a material defect.
4. A seller may not make a representation that the seller has reason to know is false, deceptive or misleading; however, the seller is not obligated to make any specific investigation in order to complete the disclosure statement.
5. Plaintiffs brought claims under the (RESDL), Unfair Trade Practices and Consumer Protection Law (UTCPL); and Fraudulent Misrepresentation. Defendant responded within the disclosure statement that he was unaware of any past or present retaining wall problems on the Property. The Plaintiffs were in possession of a home inspection report prior to settlement; the report did not reference any deficiencies with respect to the retaining wall at issue. Although photographs indicated there to be some horizontal movement of the wall, they did not establish a lack of structural integrity. Further, the condition of the wall was obvious to Plaintiffs and the home inspector. The only evidence that Defendant was made aware of a potential structural problem related to the wall was from a neighbor who had no expertise to draw a conclusion concerning any structural issues of the wall. Plaintiffs called the Defendant in their case and he disputed he ever heard any such thing from his neighbor. There was no sufficient evidence to adequately support a verdict that Defendant made any false, deceptive or misleading statements in the disclosure statement or that Defendant failed to disclose a known material defect regarding the wall. The Court Held there was no evidence of a violation of the UTCPL or that Defendant made a fraudulent misrepresentation. The Court Held Defendant's request that the court enter a compulsory nonsuit on all of Plaintiffs' claims was granted.

R.E.M.

C.C.P., Chester County, Pennsylvania, No. 2021-10065-RC; Jody Pillard and Christine Pyne Mendoza v. Angelo Popolizio

Brian J. Forgue and Timothy Rayne for Plaintiffs
Guy A. Donatelli for Defendant

Mahon, J., September 14, 2023:-

JODY PILLARD and
CHRISTINE PYNE MENDOZA

V.

ANGELO POPOLIZIO,

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
NO. 2021-10065-RC

Brian J. Forgue, Esquire and Timothy Rayne, Esquire, Attorneys for Plaintiffs
Guy A. Donatelli, Esquire, Attorney for Defendant

DECISION AND ORDER

This lawsuit was called for a jury/non-jury trial to commence on September 11, 2023 at 9:30 a.m. Upon completion of Plaintiffs' case in chief on that same day, the trial court granted Defendant's request for a compulsory nonsuit pursuant to Pa. R.C.P. 230.1(b).¹ Nonsuit was granted on Count I: a claim brought pursuant to the Real Estate Seller's Disclosure Law ("RESDL"; 68 Pa. C.S. §§7301 et. seq.); Count II: a claim brought pursuant to the Unfair Trade Practices and Consumer Protection Law ("UTPCPL"; 73 P.S. §201-2(4)(xxi) (non-jury trial); and Count III: Fraudulent Misrepresentation.

The evidence adduced at trial in Plaintiffs' case in chief is as follows. On February 5, 2021, Plaintiffs and Defendant entered into an agreement of sale for the purchase of a residence located at 912 Greene Countrie Drive, West Chester, PA 19380 (the "Property"). Defendant had previously completed a Sellers Property Disclosure Statement ("Disclosure Statement") for the Property, dated August 11, 2020.² Plaintiffs hired a home inspection company that completed a physical inspection and report of the Property prior to settlement.³ Plaintiff, Jody Pillard, testified that the Plaintiffs were in possession of the home inspection report prior to settlement on the Property and further affirmed that the report did not reference any deficiencies with respect to the "jersey-barrier" retaining wall ("JB wall") which is at issue in this litigation.⁴

¹ Only one Defendant remained at the time of trial. Defendants Holly Gross and Berkshire Hathaway Fox & Roach Realtors previously settled with Plaintiffs after mediation.

² Neither the February 5, 2021 agreement of sale nor the August 11, 2020 Disclosure Statement were introduced into the trial record. However, Defendant testified that he responded to question 7(B) on the Disclosure Statement that he was unaware of any past or present retaining wall problems on the Property.

³ A copy of the home inspection report was not introduced into the trial record.

⁴ The home inspection report was not made part of the trial record. This litigation involved Plaintiffs' claims against Defendant for failure to disclose to them, prior to closing on the Property on March 17, 2021, information that constituted a material defect as to the JB wall located on the Property; that Defendant's sale conduct regarding the JB wall constituted a fraudulent consumer act or practice; and that Defendant fraudulently misrepresented the condition of the JB wall.

Further evidence introduced in Plaintiffs' case is that Defendant was made aware of a potential structural problem related to the JB wall by the next door neighbor, David Wallace ("Wallace"). Defendant's testimony, who was called as of cross examination, disputed this fact.⁵ Plaintiffs introduced at trial photographs taken by Wallace of the JB wall. See Plaintiffs' Exhibit P-5 (12 photographs). Wallace believed that the JB wall had been installed without permit or municipal approval by the prior owner of the Property. However, unrefuted testimony presented revealed that Defendant confirmed that the wall was properly permitted and installed in accordance with municipal regulations in 1992. Wallace had no expertise regarding retainer walls and was not qualified, nor offered, as an expert regarding retaining wall integrity. What was depicted in the photographs in Exhibit P-5 was horizontal movement of the JB wall. However, the pictures alone do not establish lack of structural integrity. The condition of the JB wall was obvious to Plaintiffs prior to the purchase of the Property and to the home inspector who provided a pre-settlement report to Plaintiffs. That report did not reflect any structural problems with that JB retaining wall.⁶

Plaintiffs did not introduce into their case in chief any evidence that the JB wall was structurally unsound, at any time, other than the lay opinion of neighbor Wallace. There was no evidence introduced that Defendant knew of any information about the structural integrity of the JB wall prior to executing the Disclosure Statement or the sales agreement, other than that lay opinion of Wallace. Again, a visual inspection of the JB wall was available to Plaintiffs and Plaintiffs' home inspector at all relevant times prior to settlement on the Property. Plaintiffs introduced no evidence that Defendant was aware of any structural infirmity to the JB wall that would not also be known to Plaintiffs and Plaintiffs' home inspector prior to settlement.⁷

The RESDL requires a seller to disclose to a potential buyer knowledge of a material defect regarding the condition of real property and its curtilage. A material defect is a problem that would have a significant adverse impact on the value of the property or involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of its normal

⁵ Even if Wallace had told Defendant he believed the JB wall was structurally unsound, Wallace had no expertise to draw the conclusion.

⁶ Plaintiff, Jody Pillard, testified that the home inspection report did contain information concerning a structural deficiency for another "stone and mortar" retaining wall on the Property that was in need of immediate repair. However, Plaintiff Pillard affirmed that the home inspection report made no mention of the JB wall. Plaintiffs decided to purchase the Property despite the home inspection report concerning the deficiency of the "stone and mortar" retaining wall.

⁷ Plaintiffs failed to introduce any expert evidence concerning the structural integrity of the JB wall that would have been known to Defendant before Plaintiffs taking title to the Property. In fact, Plaintiffs did not introduce evidence regarding the structural integrity of the JB wall at any time. There was evidence that the local municipality required that the wall be replaced some months after Plaintiffs settled on the Property, but no witness from the municipality testified why or that Defendant had any knowledge as to the municipality's requirement. Wallace testified that he contacted the municipality about his concerns with the JB wall but was informed by the municipality that it would not get involved. Apparently, the municipality changed its position after the Plaintiffs settled on the Property. The reason for that change in position is not part of the record.

useful life is not by itself a material defect. Furthermore, a seller may not make a representation that the seller has reason to know is false, deceptive or misleading. However, the seller is not obligated to make any specific investigation in order to complete the Disclosure Statement.

The only evidence introduced by Plaintiffs that Defendant was put on notice that the JB wall was not structurally firm came from the non-expert opinion of Wallace, whose complaints were not acted upon by the municipality until after Plaintiffs purchased the Property. Again, the reasons for the actions taken by the municipality with respect to the JB wall are not part of the record.

When considering this evidence, and all reasonable inferences therefrom, in a light most favorable to Plaintiffs, it is clear that there is not sufficient evidence to adequately support a verdict that Defendant made any false, deceptive or misleading statements in the Disclosure Statement or that Defendant failed to disclose a known material defect regarding the JB wall. It is clear that the evidence will not support a verdict that Defendant engaged in any unfair or deceptive acts or practices or engaged in fraudulent or deceptive conduct that would create the likelihood of confusion or misunderstanding to support a claim under the UTPCPL. Finally, it is clear that Plaintiffs' evidence cannot adequately support a verdict for fraudulent misrepresentation in that there is insufficient proof that Defendant made any statement or took any action intending Plaintiffs to be misled or on which Plaintiffs could justifiably rely that would support a claim for fraudulent misrepresentation regarding the JB wall.

Therefore, the trial court enters the following Order:

AND NOW this 14th day of September, 2023, upon consideration of Defendant's request that the court enter a compulsory nonsuit on all of Plaintiffs' claims pursuant to Pa. R.C.P. 230.1(b)⁸, it is hereby ORDERED that Defendant's request is GRANTED.

BY THE COURT:

/s/ William P. Mahon, J.

⁸ Made at the close of Plaintiffs' case in chief on September 11, 2023.

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NOTICES

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

LAW NO. 2024-01348-NC

NOTICE IS HEREBY GIVEN that the name change petition of Sarah Noel Jones was filed in the above-named court and will be heard on Monday, May 20, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, February 16, 2024
Name to be changed from: Sarah Noel Jones to: Sarah Noel McCarter
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2024-01364-NC

NOTICE IS HEREBY GIVEN that the name change petition of Bradford Francis Maile was filed in the above-named court and will be heard on Monday, May 20, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, February 16, 2024
Name to be changed from: Bradford Francis Maile to: Francis Michael Kamon

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
SUZANNE BENDER, Esquire
216 Bridge Street
Phoenixville, PA 19460

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

CIVIL ACTION

LAW NO. 2024-01095-NC

NOTICE IS HEREBY GIVEN that the name change petition of Jiankai Ke on behalf of minor child Zouyan Chen was filed in the above-named court and will be heard on Monday, March 18, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, February 7, 2024
Name to be changed from: Zouyan Chen to: Ryan Chen
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

CIVIL ACTION

LAW NO. 2024-01096-NC

NOTICE IS HEREBY GIVEN that the name change petition of Jiankai Ke on behalf of minor child Xiuyuan Ke was filed in the above-named court and will be heard on Monday, March 18, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, February 7, 2024
Name to be changed from: Xiuyuan Ke to: Brian Ke
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

ESTATE NOTICES

Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.

1st Publication

BOND JR., David Ezekiel, late of West Chester Borough. Carolyne Pierce, 311 W. Washington Street, West Chester, PA 19380, care of KEVIN J. CONRAD, Esquire, 24 E. Market Street, West Chester, PA 19381, Executrix. KEVIN J. CONRAD, Esquire, Lamb McErlane PC, 24 E. Market Street, West Chester, PA 19381, atty.

BUSH, Sharon Elizabeth, late of Westtown Township. John F. Bush, 1535 Carmac Road, West Chester, PA 19382, Executor.

CLARK, Luther C., late of Borough of West Chester. Harriette Clark, 316 N. Darlington Street, West Chester, PA 19380, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

CLARK, Thomas R., late of Penn Township. Robert J. Clark, care of DANIELLA A. HORN, Esquire, 1 Roberts Ave., Glenside, PA 19038, Executor. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038, atty.

CONNOLLY, Michael J., late of Uwchlan Township. Mary Anne Szeponski, 896 S. York Drive, Downingtown, PA 19335, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

EMIG, Betty M., late of West Goshen Township. Julia A. Emig and John W. Emig, II, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Co-Executors. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

ERBE, Helen H., late of Phoenixville Borough. John W. Erbe, 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.

FARRAR, Michael David, late of Cochranville. Gary Farrar, 195 Daleville Road, Cochranville, PA 19330, Executor.

FOX, Jarvis Powell, late of Chester Springs. Elke U. Fox, 1425 Yellow Springs Road, Chester Springs, PA, 19425 and Shawhan L. Fox, 20 Richard Lee Lane, Phoenixville, PA, 19460, Executrix.

GOUGEON, William Joseph, late of Easttown Township. Pamela N. Gougeon, care of SUZANNE M. HECHT, Esquire, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, Executrix. SUZANNE M. HECHT, Esquire, Haney & Hecht, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, atty.

JENKINS, JR., Edward W., late of East Goshen. Daniel E. Jenkins, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

KENT, Lillian V., late of East Goshen Township. Frank W. Hayes, Esquire, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

KIRWAN, Kevin Peter, a/k/a Kevin P. Kirwan, late of West Bradford Township. William B. Cooper, III and Stephen J. Kirwan, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673, care of WILLIAM B. COOPER, III, Esquire, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673, Executors. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673, atty.

LEHMAN, Kenneth Paul, a/k/a Kenneth P. Lehman, late of Upper Uwchlan Township. Susan M. Lehman, care of H. MICHAEL COHEN, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. H. MICHAEL COHEN, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

LILLEY, JR., John C., a/k/a John C. Lilley, late of Lower Oxford Twp.. Taryn Hand, 113 South Broad Street, Kennett Square, PA 19348, care of J. PATRICK HOLAHAN, II, Esquire, 113 South Broad Street, Kennett Square, PA 19348, Executrix. J. PATRICK HOLAHAN, II, Esquire, Law Offices of JP Holahan, II & Assoc, LLC, 113 South Broad Street, Kennett Square, PA 19348, atty.

McKINSTRY, Robert B., late of Kennett Town-

ship. Robert B. McKinstry, Jr., Mary R. McKinstry, Elizabeth R. McKinstry and John R. McKinstry, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PANTON, Theresa, late of West Goshen Township. David V. Bogdan, 2725 West Chester Pike, Broomall, PA 19008, care of DAVID V. BOGDAN, Esquire, 2725 West Chester Pike, Broomall, PA 19008, Administrator. DAVID V. BOGDAN, Esquire, 2725 West Chester Pike, Broomall, PA 19008, atty.

PELARCIC, Judith H., late of Caln Township. Susan P. Moore, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

POTERE, Frank John, late of Malvern, East Whiteland. Christine A. Potere, 523 Courtyard Avenue, Gilbertsville, PA 19525, Executor.

SOUTAR, Alistair M., late of West Grove Township. Elaine M. Soutar, care of GREGORY J. WEINIG, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Personal Representative. GREGORY J. WEINIG, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

TAN, Darren, late of Easttown Township. Annetta Cortez, care of RONALD W. FENSTERMACHER, JR., Esquire, Four Tower Bridge, 200 Barr Harbor Drive, Suite 400, PMB 8849, West Conshohocken, PA 19428, Executrix. RONALD W. FENSTERMACHER, JR, Esquire, Law Office of Ronald W. Fenstermacher, Jr., PC, Four Tower Bridge, 200 Barr Harbor Drive, Suite 400, PMB 8849, West Conshohocken, PA 19428, atty.

THOMPSON, JR., Evans Vernon, a/k/a Evans V. Thompson, Jr., late of East Brandywine Township. Myra Terrell Laws, care of MAYLEE M. MARSANO, Esquire, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, Executrix. MAYLEE M. MARSANO, Esquire, Flaster Geenberg PC, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, atty.

TUCKER, Jacqueline, a/k/a Jacqueline T. Tucker, late of Coatesville via Caln Twp. Phillip A. Johnson, 2131 Parkwyn Road, Phila, PA 19131, Executor.

TURNER, Judith A., late of Pottstown, North Coventry Township. William F. Turner, care of

MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

WICKERSHAM, Kathleen S., late of Kennett Square. Susan J. Torello, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

2nd Publication

BLEA, Martha Jane, late of Phoenixville Borough. Tyler Mitnacht, 835 Church Street, Royersford, PA 19468, Executor.

BLISSICK, Stella E., late of Caln Township. Gloria Stapleton, 525 Harbor Road, Ocean View, DE 19970, Executrix.

CAHILL, Marjorie A., late of Caln Township. Rebecca Roskey-Brunner, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executrix. DANA M. BRESLIN, Esquire, Breslin, Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

CARVER, Winifred D., late of East Goshen Township. Donald E. Carver, 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.

DiPUPPO, Marian T., late of Honey Brook Township. Maureen A. DiPuppo and Rosemarie D. Drusedum, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland PA 17557, Executors. PATRICK A. DEIBLER, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland PA 17557, atty.

DOERR, Loretta Agnes, late of West Whiteland. Barbara Andrews, 410 Balderston Dr. Exton PA 19341, Executrix.

HAHN, Clayton Marshall, a/k/a Clayton Hahn, late of West Caln Township. Norman Hahn, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrator. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

HANNA, Ellen E., late of Westtown Township. Edward M. Hanna, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA

19382, atty.

HAVILAND, Dorothy, late of Kennett Square. Thomas W. Haviland, 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.

HILL, Jesse C., late of Exton PA Uwchlan Township. Daphne Hill, care of VINCENT CAROSELLA, JR., Esquire, 822 S. Matlack Street, Suite 101, West Chester PA 19382, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 822 S. Matlack Street, Suite 101, West Chester PA 19382, atty.

HINES, Barbara, a/k/a Barbara Elsa Hines, late of Borough of Downingtown. Keith Millington, 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.

HORNE, Marilyn S., late of West Chester Township. Allison Horne, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, West Chester PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester PA 19380, atty.

MATTHEWS, Marcella A., late of East Coventry Township. Suzanne Adams, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executrix. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

SCOTT, Dallas S., a/k/a Dallas S. Scott, Jr., late of West Chester. Edith M. Berstler, 1404 Hunters Lane, West Chester PA 19380, 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.

SCOTT, Jane Wykle, a/k/a Jane Parker Scott, late of West Chester. Lynn Manning, 5400 Vining Point Rd. Minnetonka, MN. 55345, Executrix.

THOMAS, Caroline, late of West Chester. Christopher Thomas and Linda Thomas, 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.

URBAN, Joanne Tanner, a/k/a Joanne Tanner and Joanne T Jones, late of Uwchlan Township. Nancy J Curtiss, 741 Blackbird Landing RD, Townsend, DE

19734, Executrix.

VONDERCRONE, John Kurtz, late of Phoenixville. Barbara Vondercrone, 2251 Kimberton Road, Phoenixville, PA, 19460, Executor.

WHEELER, Preston Lee Arthur, late of Coatesville. David Brent, care of ALEXANDER J. GINSBURG, Esquire, 441 N 5th Street - Suite 100, Philadelphia, PA 19123, Administrator. ALEXANDER J. GINSBURG, Esquire, 441 N 5th Street - Suite 100, Philadelphia, PA 19123, atty.

WILGIS, Donald E., late of Downingtown. Nancy L. Johnson, 14345 County Road, Clermont, FL 34711, care of MATT KONCHEL, Esquire, 13 Davenport Drive, Downingtown, PA 19335, Executrix. MATT KONCHEL, Esquire, 13 Davenport Drive, Downingtown, PA 19335, atty.

3rd Publication

BICKHART, Barbara Jane, late of Spring City Borough. Thomas Hedberg, 223 Central Drive, Phoenixville, PA, 19460, Executor.

BRABHAM, Margaret S., a/k/a Margaret Strahan Brabham, late of West Caln Township. Grace M. Boraas, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

CHAMBERS, MILDRED S., late of West Grove Borough. John E. Chambers, 209 Walnut St., West Grove, PA 19390, 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.

COMESKEY, Catherine Collins, late of Parkesburg. Deborah C. Powers, 502 Woodview Drive Exton, PA 19341 Executor.

DAVIDSON, JR., RODNEY E., late of Caln Township. DAWN M. KOSHINSKI, 831 Fritz Ave., Shillington, PA 19607, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Administratrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

DELLAVECCHIA, Raymond James, late of New Garden Township. Margaret Barbine, 146 Stonegate Drive, Landenberg, PA 19350, care of KAREN E. EICHMAN, Esquire, 8 Federal Road, Suite 3, West Grove, PA 19390, Executor. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

DWINCHICK, Michael, late of Coatesville. Jacqueline Harris, 3 Macbride Drive, Spring City, PA 19475, Executrix.

GIACOIA, Alfred J., a/k/a Alfred Giacoio, late of Lincoln University. John A. Giacoio and Alfred J. Giacoio, Jr., care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Co-Executors. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

KELEMEN, Patricia E, late of Phoenixville Borough. Sharon A. Rausch, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive Suite 409 Pottstown, PA 19464, Executrix. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 400 Creekside Drive Suite 409 Pottstown, PA 19464, atty.

LOGUE, Joseph E., late of Phoenixville Borough. Catherine Logue, 1213 Garfield Ave., Phoenixville, PA 19460, care of JAMES C. KOVALESKI, Esquire, 41 E. High St., Pottstown, PA 19464, Administratrix. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

MINUTELLO, Margaret C., late of Londonderry Township. Richard J. Minutello, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Administrator. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

MORALES, Carol J., late of Phoenixville. Cynthia L. Ritzman, 206 Maplewood Drive, Douglassville, PA 19518, care of PETER J. DOLAN, Esquire, 2500 E. High Street, Building 700, Pottstown, PA 19464, Administrator. PETER J. DOLAN, Esquire, Dolan Ray Law, LLC, 2500 E. High Street, Building 700, Pottstown, PA 19464, atty.

NELSON, Douglas Wong, late of Lincoln University, New London Township. Kathleen S. Peterson, 176 N Deer Run Dr, Lincoln University, PA 19352, care of KAREN E. EICHMAN, Esquire, 8 Federal Road, Suite 3, West Grove, PA 19390, Executrix. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

PETERSON, Richard Thomas, late of West Brandywine Township. Richard John Peterson, 1540 Creek Road, Glenmoore, PA 19343, care of MARK R. SPROW, Esquire, 9 East Lancaster Avenue, Shillington, PA 19607, Executor. MARK R. SPROW, Esquire, Derr, Hawman & Derr, LLC, 9 East Lancaster Avenue, Shillington, PA 19607, atty.

PIPPIN, Gavin Patrick, a/k/a Gavin P. Pippin, late of West Vincent Township. Douglas A. Pippin and Kathleen S. Pippin, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Administrators. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

ROSSITER, Franklin W, late of East Pikeland. Kathryn J. Kappel, 22 Crestview Road, Phoenixville, PA 19460, care of MARK R. SPROW, Esquire, 9 East Lancaster Avenue, Shillington, PA 19607, Executrix. MARK R. SPROW, Esquire, Derr, Hawman & Derr, LLC, 9 East Lancaster Avenue, Shillington, PA 19607, atty.

SCHARFF, Kathleen A., late of Kennett Township. Patrick D. Scharff, 144 Davenport Rd., Kennett Square, PA 19348, 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.

SCHELER, Sheree R, late of North Coventry Township. Richard L Scheler, P.O. Box 534, Pottstown, PA. 19464 care of KEVIN F HENNESSEY, Esquire, P.O. Box 534, Pottstown, PA. 19464, Executor. KEVIN F HENNESSEY, Esquire, P.O. Box 534, Pottstown, PA. 19464, atty.

SCHLIMME, Bertha Marion, late of West Nantmeal Township. Norma M. Bergey, 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.

SITMAN, William Douglass, a/k/a William D. Sitman, late of Willistown Township. Simone S. Martin, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

SNYDER, III, John Francis, a/k/a John F. Snyder, late of East Bradford Township. Diana A. Snyder, care of MAURICE D. LEE, III, Esquire, 1500 Centre Square West, 38th Fl., Philadelphia, PA 19102-2186, Executrix. MAURICE D. LEE, III, Esquire, Saul Ewing LLP, 1500 Centre Square West, 38th Fl., Philadelphia, PA 19102-2186, atty.

SULESKI, Phyllis M, late of West Bradford Township. Cynthia Lyman, 112 Millwood Dr Harrisburg PA 17110, Executrix.

THOMPSON, Mary L., late of New Garden

Twp.. Mary Alice Thompson-Fling, 213 E. State Street, Kennett Square, PA 19348, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

THOMPSON, JR., Rodman Ellison, late of East-town Township. Ana Ames Thompson, care of ERICA A. RUSSO, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrix. ERICA A. RUSSO, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

TRAINES, Leonard, late of West Goshen Township. Betty Traines, 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.

WOJNAROWSKI, Carmen Aida, late of West Brandywine Township. Natalie Caruso, 209 Netherfield Lane, West Chester, PA 19380 and Lisa Wojnarski, 1007 Queen Drive, West Chester, PA 19380, Executrix.

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

Stone Crop Farm, with its principal place of business at 1646 Fairview Road, Glenmoore, PA 19343-2626. The application has been (or will be) filed on: Tuesday, January 16, 2024. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Rebecca R. Smith, Managing Member, Stone Crop Blues LLC, 1646 Fairview Road, Glenmoore, PA 19343-2626. DANIEL G. SANDERS, Esquire Sanders Legal Solutions PLLC 225 Wilmington West Chester Pike, Suite 200 Chadds Ford, PA 19317

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Dept. of State on 2/22/24 for TY Plaza Condominium Association, which was incorporated under the PA Nonprofit Corp. Law of 1988 to operate a condominium assn. KAPLIN STEWART, P.C., Solicitors 910 Harvest Dr., Ste. 200 Blue Bell, PA 19422

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation for a Domestic Nonprofit Corporation for **We250 Corporation** were filed with the Commonwealth of Pennsylvania on February 21, 2024. The registered office is located at 2221 White Horse Road, Berwyn, PA 19312 in Chester County. This Corporation is incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

2nd Publication of 3

TRUST NOTICE

Trust Estate of JUDITH H. GARVEY, deceased, late of East Goshen Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of JUDITH H. GARVEY are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to: MARGARET M. GARVEY, Trustee

RONALD A. LUONGO, Esquire
Luongo Law Center, P.C.
904 Saratoga Dr.
West Chester, PA 19380

3rd Publication of 3

TRUST NOTICE

Notice is hereby given of administration of Franklin P Schmidt and Mary Lou Schmidt Trust dtd 8/21/01. Mary Lou Schmidt late of Caln Twp Chester County PA died 11/5/23. All persons having claims against decedent are requested to make known same and all persons indebted to decedent are required to make payment without delay to Thomas S. Schmidt Trustee c/o Patricia Coacher Esq 166 Allendale Road Kind of Prussia PA 19406.

NOTICE OF PLENARY GUARDIANSHIP HEARING

**IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW**

**IN RE: CARLTON T. BROWN, AN ALLEGED INCAPACITATED PERSON
NO. 1524-0156**

NOTICE IS HEREBY GIVEN that the Petition for Plenary Guardianship of CARLTON T. BROWN, by MATTHEW M. WINGER, the Petitioner, will be heard on May 13, 2024 at 1:30 P.M., in Courtroom 12 of the Chester County Justice Center, West Chester, PA.

DATE OF FILING OF PETITION: January 24, 2024

Kalpana C. Doshi requests to be appointed as Plenary Guardian of the Person and Estate of Carlton T. Brown.

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

Karyn L. Seace, CELA
Seace Elder Law, PLLC
105 East Evans Street
Evans Building, Suite A
West Chester, PA 19380
(610) 436-1676

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, March 21st, 2024 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, April 22nd, 2024.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

2nd Publication of 3

SALE NO. 24-3-69

Writ of Execution No. 2022-04458

DEBT \$401,935.54

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

BLR# 56-4-39.15, 56-4-39.6A

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Filiberto Villasana Palacios & Vivian Cordero**

SALE ADDRESS: 123 Lavender Court, Lincoln University, PA 19352

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

SALE NO. 24-3-70

Writ of Execution No. 2020-02446

DEBT \$529,828.06

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, situate in the Township of New Garden, County of Chester, State of Pennsylvania, bounded and described according to a Final Plan for “Carisbrooke”, made by Hillcrest Associates, Inc., dated 2/21/2005, last revised 5/9/2006, and recorded 6/30/2006, as Plan #17869 as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Carisbrooke Court (50 feet wide), said point being a corner of Lot #3 (as shown on said plan): thence from said point of beginning extending along said court on a line curving to the left having a radius of 265.00 feet an arc distance of 150.38 feet to a point, a corner of Lot #1; thence leaving said court extending along Lot #1 South 44 degrees 27 minutes 29 seconds East 445.51 feet to a point in line of lands now or late of Terry S. Wallace & Richard F. Carpenito, a corner of Lot #1; thence extending along lands of Wallace & Carpenito and partially along lands now or late of Margaret M. Thomas South 87 degrees 45 minutes 00 seconds West 253.58 feet to a point, a corner of Lot #3; thence leaving lands of Thomas extending along Lot #3 North 30 degrees 31 minutes 05 seconds West 256.54 feet to the first mentioned point and place of beginning.

BEING Lot #2 on the above mentioned Plan.

CONTAINING 1.469 acres of land, more or less.

BEING THE SAME PREMISES AS Joseph J. D’Amico, Jr., and Rebecca A. D’Amico, by Deed dated March 31, 2017, and recorded on April 5, 2017, by the Beaver County Recorder of Deeds in Book 9518, at Page 2361, as Instrument No. 11536132, granted and conveyed unto Shaun E. Chipman, an Individual.

UPI NO. 60-5-32.5.

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VIII-A
VS

DEFENDANT: **Shaun E. Chipman**

SALE ADDRESS: 108 Carisbrooke Court, Landenberg, PA 19350

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

SALE NO. 24-3-71

Writ of Execution No. 2015-11436

DEBT \$197,214.98

ALL THAT CERTAIN lot of land, Situate in Kennett Heights in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described according to a Plan of Lots known as Kennett Heights, dated 6/21/1959, by George E. Register & Sons, and recorded in Plan Book 9 page 24, as follows:

BEGINNING at a point on the Northerly Side of Hazel Road, said point being the Southeasterly corner of Lot NO. 7 on said Plan, and the Southwesterly corner of the about to be described lot; thence from said point of beginning, and extending along said Lot No. 7 in a Northerly direction, 198.00 feet to a point in line of lands now or late of John Winters; thence extending along said land of Winters, North 75 degrees 38 minutes East, 101.00 feet to

a point set on the Westerly side of a 12 feet wide right of way; thence extending along said right of way, South 02 degrees 51 minutes East, 198.00 feet to a point on the aforementioned side of Hazel Road; thence extending along the side of said Hazel Road, South 71 degrees 29 minutes West, 78.00 feet to the first mentioned point and place beginning.

BEING Lot No. 6 on said Plan.

TOGETHER with an easement for the placement of water and sewer lines across a 4 feet wide strip of the adjoining property, being a portion of Lot 7 as shown on said Plan, and specifically described as follows:

BEGINNING at a point, set of the Northerly side of Hazel Road or Avenue (45 feet wide), said point marking the Southeasterly corner of this about to be described tract and the Southwesterly corner of Lot 6 on said Plan, conveyed herein; thence leaving said point of beginning along said Hazel Road or Avenue, South 71 degrees 29 minutes 00 seconds West, 75.00 feet to a point marking the Southwesterly corner of this tract and the Southeasterly corner of Lot No. 8 on the said Plan; thence leaving said Hazel Road or Avenue and along said Lot 8, North 11 degrees 51 minutes 53 seconds West, 4.0 feet to a point in lines of Lot No, 8 and Lot No. 7; thence leaving said line, North 71 degrees 29 minutes 00 seconds East, 75.58 feet, be it the same, more or less, to a point in the lines of Lot 7 and Lot 6, conveyed herein; thence along said line, South 03 degrees 22 minutes 09 seconds East, 4.0 feet, be it the same, more or less, to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Grant W. Carlson and Nancy J. Carlson, by Deed dated 12/12/2003 and recorded in the Office of the Recorder of Deeds of Chester County on 1 2/19/2003 in Deed Book Volume 6015, Page 2256, granted and conveyed unto Jason J. Nichols and Alicia

Nichols, husband and wife and David O. Barlow and Edna M. Barlow husband and wife by deed with an undivided 1/2 interest as tenants by the entirety, as Joint Tenants with right of Survivorship and not as tenants in common.

David O. Barlow departed this life on 1/13/2004. Edna M. Barlow departed this life on 12/30/2007.

PARCEL# 3702900000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not Individually but as Trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Jason J. Nichols & Alicia Nichols**

SALE ADDRESS: 563 Hazel Avenue, Kennett Square PA 19348

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

SALE NO. 24-3-72

Writ of Execution No. 2022-06161

DEBT \$346,652.75

PROPERTY SITUATE IN THE TOWNSHIP OF POCOPSON

TAX PARCEL #63-4-80

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Mortgage Assets Management, LLC c/o PHH MORTGAGE CORPORATION

VS

DEFENDANT: **The Unknown Heirs of Mary Gray aka Mary Ellen Gray, Deceased Pamela Sanson Solely in Her Capacity as Heir of Mary Gray aka Mary Ellen Gray, Deceased**

SALE ADDRESS: 1415 Lenape Road, West Chester, PA 19382

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

SALE NO. 24-3-73

Writ of Execution No. 2016-10547

DEBT \$400,007.18

ALL THAT CERTAIN tract of land, with the building and improvements thereon erected, SITUATE in the Borough of Spring City, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin, 198 and 1/2 feet from the center line of Bridge Street, on the West side of a 32 feet wide street; THENCE along said West side of Street (known as Glass Avenue) South 11 degrees, 40 minutes West, 194 feet to an iron pin near the edge of Yost Creek; THENCE along said Creek North 87 degrees, 20 minutes West, 388 feet to a line of land of Francis Latschar; THENCE along said land, North 1 degree, 15 minutes East, 259 feet to a stake on the South side of a 20 feet wide alley; THENCE along the South side of said alley, South 78 degrees, 20 minutes East, 430 feet to the place of beginning.

CONTAINING two and one-fifth acres of land, more or less.

AND ALSO ALL THAT CERTAIN tract of land with the buildings and improvements thereon, SITUATE in the Borough of Spring City, County of Chester and State of Pennsylvania bounded and described as follows:

BEGINNING at a stake in the Southern margin of a 20 feet wide alley, 201.8 feet, South of a limestone in the center line of Bridge Street, as extending from the Borough of Spring City; THENCE along a line of land, formerly of Wm. P. Snyder, now the Southern margin of said alley, South 1 degree, 15 minutes West, 291 feet to a

stake, a corner of lands formerly of Dr. F. W. Heckel, now the Estate of Arthur Preimuth; THENCE along the same, South 81 degrees, 15 minutes West, 173 feet to a stake; THENCE by other lands of formerly Francis Latschar, now Estate of Albert F. Winner, North 11 degrees, 40 minutes East, 346 feet to a stake and THENCE South 78 degrees, 20 minutes East, 108 feet to the place of beginning.

CONTAINING one acre of land, more or less.

BEING diminished however by one 110 square perches of land (about 3/4 of an acre) more or less, by Indenture of Albert F. Winner, et ux, dated MEW 10, 1937 and recorded in the Office for the Recording of Deeds, in and for the County of Chester at West Chester, Pa. in Deed Book M 17. Vol. 409 page 136, wherein and whereby the said Albert F. Winner, et ux., did grant and convey unto Arthur K. Freimuth, then of Royersford, Pa. the herein mentioned diminution, as by reference thereto, with more fully and at large appear. THE said premises being further diminished by a rectangular tract of ground 100 feet by 40 feet forming the Northeastern portion of the first above described tract of ground as more fully described in Deed dated Sept. 12, 1938 and recorded in Chester County in Deed Book X 19 page 530, by which Joseph Powers granted and conveyed the same unto Blair Knerr, in fee.

BEING THE SAME PREMISES which Paul W. Branca and Eva Jane Branca, his wife, by Deed dated 5/3/82 and recorded 5/5/82 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book W59, Page 450, granted and conveyed unto John Gertenitch and Eva Jane Gertenitch, his wife, in fee.

Tax Parcel Numbers 14-3-6 and 14-3-7

PLAINTIFF: The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank,

N.A. f/k/a The Chase Manhattan Bank as Trustee for Asset Backed Securities Corporation Equity Loan Trust 1999-LB1
VS

DEFENDANT: **Eva Jane Gertenitch**

SALE ADDRESS: 448 Plum Alley and 470 Plum Alley f/k/a Glass and Plum Street, Spring City, PA 19475

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

SALE NO. 24-3-74

Writ of Execution No. 2022-03355

DEBT \$200,519.47

PROPERTY SITUATE IN BOROUGH OF OXFORD

TAX PARCEL #0609 007703L0

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Victoria T. Murray**

SALE ADDRESS: 265 South 4th Street, Oxford, PA 19363

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

SALE NO. 24-3-75

Writ of Execution No. 2020-02007

DEBT \$232,015.54

PROPERTY SITUATE IN TOWNSHIP OF WILLISTOWN

TAX PARCEL //TAX ID/UPI PARCEL NO. 54-03-0326/54-3-326

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATION-

AL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK
VS

DEFENDANT: **LINDA B. PATTON
AKA LINDA BALL PATTON & DAN-
IEL J. PATTON**

SALE ADDRESS: 121 Davis Road, Malvern, PA 19355

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

SALE NO. 24-3-76

Writ of Execution No. 2023-02754

DEBT \$117,591.84

Property situate in Township of West Bradford

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF WEST BRADFORD, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, DESCRIBED IN ACCORDANCE WITH A SUBDIVISION PLAN SECTION 1-A, "COLONIAL WOODS", FOR SCHMIDT & NYCE, INC., MADE BY HENRY S. CONREY INC., DIVISION OF CHESTER VALLEY ENGINEERS, PAOLI, PA DATED 11/18/69 AND LAST REVISED 1/7/74.

TAX PARCEL #50-2J 30

IMPROVEMENTS thereon: a single family/cabin

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST

VS

DEFENDANT: **JOSEPH P. FERRARA JR. & LUCY DALLAS FERRARA**

SALE ADDRESS: 1442 Federal Drive,

Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI 856-384-1515**

SALE NO. 24-3-77

Writ of Execution No. 2022-08861

DEBT \$118,927.09

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Upper Uwchlan, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Bordeaux Estates, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA dated 7/20/1978, revised 2/6/1985, as follows, to wit:

BEGINNING at a point on the Southeast-erly side of Lafitte Court, said point also being at a corner of Lot No. 16; thence extending from said beginning point and along the Southeasterly side of Lafitte Court, on a line curving to the left, having a radius of 50 feet, the arc distance of 52.36 feet to a point a corner of Lot No. 18; thence extending along same, South 64° 42' 35" East, crossing over a 50 feet wide Arco Pipe Line Company Easement and passing through a 20 feet wide storm drainage easement, 290.48 feet to a point in line of land of Fred J. Domenick, Jr.; thence extending along same South 41° 6' 34" East, 246.73 feet to a point a corner of land of Glen C. Grow; thence extending along same South 50° 25' 31" West, 6.61 feet to a point a corner of Lot No. 16; thence extending along same the 2 following courses and distances: (1) North 86° 33' 12: West, passing through the aforesaid 20 feet storm drainage easement, 267.23 feet to a point and (2) North 87° 30' 41" West, recrossing the aforesaid Arco Pipe Line Easement, 130 feet to the first mentioned point and place of BEGINNING.

BEING known as 6 Lafitte Court, Downingtown, PA 19335.

CONTAINING 43,565 square feet of land, be the same more or less. BEING Lot No. 17 as shown on said Plan.

BEING THE SAME PREMISES which James D. McFarland and Nancy A. McFarland, by Deed dated 12/9/1996 and recorded 12/17/1996 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4119, Page 927, granted and conveyed unto James V. Cortellessa.

PARCEL NO.: 32-3-45.21

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A., S/B/M TO CITIZENS BANK OF PENNSYLVANIA

VS

DEFENDANT: **James V. Cortellessa**

SALE ADDRESS: 6 Lafitte Court, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **GREGORY JAVARDIAN, LLC 215-942-9690**

SALE NO. 24-3-78

Writ of Execution No. 2022-09945

DEBT \$230,302.59

PROPERTY SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE

TAX PARCEL #29-007-0171.0200

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006- AR1 c/o Nationstar Mortgage LLC

VS

DEFENDANT: **Jocelyn Brody as Executrix of the Estate of Jay C. Hayes, Deceased**

SALE ADDRESS: 1732 Caln Meeting-house Road, Coatesville, PA 19320

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

SALE NO. 24-3-79

Writ of Execution No. 2022-09272

DEBT \$120,258.01

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 Exhibit, dated June 17, 1981 and recorded in Misc. Deed Book 519 page 423, and the Amendment to Declaration dated July 21, 1981 and recorded July 22, 1981 in Misc. Deed Book 523 page 114, and a Second Amendment thereof dated October 19, 1981 and recorded November 17, 1981 in Misc. Deed Book 534 page 307, and a Third Amendment thereof dated June 10, 1983 and recorded July 15, 1983 in Misc. Deed Book 594 page 486, being and designated as Unit No. 24, together with a proportionate undivided interest in the Common Elements as defined in such Declaration and Amendments, thereto.

TITLE TO SAID PREMISES IS VESTED IN Lisa M Iozzi, by Deed from Wendy Edwards, dated 11/21/2005 and recorded on 12/05/2005, by the Chester County Recorder of Deeds Office in Book 6701, Page 922, Instrument # 10602561.

UPI # 43-6A-224

PLAINTIFF: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-1

VS

DEFENDANT: **Lisa M. Iozzi**

SALE ADDRESS: 24 Drummers Lane, Tredyffrin, PA 19087

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

SALE NO. 24-3-80

Writ of Execution No. 2022-02537

DEBT \$379,695.58

PROPERTY SITUATE IN SOUTH COV-ENTRY TOWNSHIP

TAX PARCEL #20-01-22

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Mortgage Assets Management, LLC c/o PHH MORTGAGE CORPORATION

VS

DEFENDANT: **John Wilgeroth Solely in His Capacity as Heir of Veronica Wilgeroth aka Veronica J. Wilgeroth & Raymond Wilgeroth Solely in His Capacity as Heir of Veronica Wilgeroth aka Veronica J. Wilgeroth**

SALE ADDRESS: 3001 Chestnut Hill Road, Pottstown, PA 19465

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

SALE NO. 24-3-81

Writ of Execution No. 2023-02402

DEBT \$40,059.42

ALL THAT CERTAIN UNIT SITUATE

IN THE EAST BRADFORD TOWNSHIP, CHESTER COUNTY COMMONWEALTH OF PENNSYLVANIA, BEING WITHIN BUILDING GROUP #17 AND BEING DESIGNATED AS CONDOMINIUM UNIT NO. 166 IN EXHIBIT "B" OF THE DECLARATION OF CONDOMINIUM OF BRADFORD SQUARE-PHASE 3. DATED 8/28/1986 AND RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR CHESTER COUNTY AT WEST CHESTER PA ON 9/3/1986 IN DEED BOOK 428 PAGE 221 AND PLATS AND PLANS FOR BRADFORD SQUARE PHASE "3" CONDOMINIUM DATED 8/29/1986 AND RECORDED 9/3/1986 IN CONDOMINIUM PLAN BOOK PAGE TOGETHER WITH ALL RIGHT, TITLE AND INTEREST BEING 1.47% UNDIVIDED INTEREST OF IN AND TO THE COMMON ELEMENT 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 OR PLANS. TOGETHER WITH AND SUBJECT TO ANY AND ALL TERMS, COVENANTS, CONDITIONS, RESTRICTION, RIGHT OF WAYS, EASEMENTS, TRUST, AND AGREEMENTS OF RECORD IN THE AFORESAID OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AS CONTAINED IN THE AFORESAID OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AS CONTAINED IN THE AFORESAID CONDOMINIUM DECLARATION.

TAX PARCEL # 51-05-0565

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Mark Healy**
SALE ADDRESS: 744 Bradford Terrace #166, West Chester, PA 19382
PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

PLAINTIFF: Wells Fargo Bank, N.A.
VS
DEFENDANT: **Samira M. Abi-Richa a/k/a Samria Abi-Richa & Fares T. Abi-Richa a/k/a Farist Abi-Richa**
SALE ADDRESS: 1408 Olive Street, Coatesville, PA 19320
PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

SALE NO. 24-3-82
Writ of Execution No. 2023-05658
DEBT \$175,788.12

SALE NO. 24-3-84
Writ of Execution No. 2023-04821
DEBT \$3,835.79

All those two certain lots of land, together with the improvements thereon erected being Nos. 285 and 286, on Plan of Lots known as Megargee Heights, in the Township of Caln, County of Chester and State of Pennsylvania, the plot being recorded in the Recorder’s Office of said County in Plan Book 1 Page 76 and said Lots being described as follows:

Property located in West Bradford Township, Chester County Pennsylvania
Tax Parcel # 50-2-234

Beginning at the Northeast corner of Lot No. 287 being a point in the South curb line of Olive Street, at a distance of 247 feet East from the East curb line of 14th Avenue; thence extending along said South curb line of Olive Street in an Eastwardly direction 120 feet to a corner of Lot No. 284; thence by the latter Lot in a Southerly direction 148 feet to the North side of Juniper Street; thence by the latter in a Westwardly direction 100 feet to a corner of Lot No. 287; thence by the latter in a Northerly direction 148 feet to the place of beginning.

PLAINTIFF: Stonegate Community Association
VS

DEFENDANT: **Estate of Donald Hunt c/o Albert M. Sardella, Fiduciary**
SALE ADDRESS: 1330 Stonegate Drive, Downingtown, PA 19335
PLAINTIFF ATTORNEY: **MARCUS & HOFFMAN, P.C. 610-565-4660**

BEING THE SAME PREMISES which Samira Abi-Richa, by Deed dated 06/26/2006 and recorded in the Office of the Recorder of Deeds of Chester County on 06/27/2006 in Deed Book Instrument No. 10662934, granted and conveyed unto Samira Abi-Richa and Farist Abi-Richa, her husband, as tenants by the Entireties.

SALE NO. 24-3-85
Writ of Execution No. 2019-10682
DEBT \$282,472.75

PARCEL# 39-3Q-54
IMPROVEMENTS thereon: a residential property

All that certain piece or parcel or Tract of land situate in the Borough of West Grove, Chester County, Pennsylvania, and being known as 115 Guernsey Road, West Grove, Pennsylvania 19390.
TAX PARCEL NUMBER: 5-3-28
PLAINTIFF: Longbridge Financial, LLC
VS

DEFENDANT: **Judy Melendez Known Surviving Heir of Jean Hoosier A/K/A Jean S. Hoosier, Randy S. Hoosier Known Surviving Heir of Jean Hoosier A/K/A Jean S Hoosier, Richard E. Hoosier Known Surviving Heir of Jean Hoosier A/K/A Jean S. Hoosier, Ryan Hoosier Known Surviving Heir of Michael Hoosier, Deceased Heir of Jean Hoosier A/K/A Jean S. Hoosier, Nicole Eichelberger aka Nicole A. Bunting Known Surviving Heir of Michael Hoosier, Deceased Heir of Jean Hoosier A/K/A Jean S. Hoosier, and Unknown Surviving Heirs of Jean Hoosier A/K/A Jean S. Hoosier**

SALE ADDRESS: 115 Guernsey Road, West Grove, PA 19390

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

**SALE NO. 24-3-86
Writ of Execution No. 2023-01097
DEBT \$210,438.37**

ALL THAT CERTAIN LOT OR TRACT OF GROUND IN ELK TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

BEING PARCEL NUMBER: 7002 000 30000

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2006-2 MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2006-2

VS

DEFENDANT: **JUDITH L. HOTCHKISS & TERRY L. HOTCHKISS**

SALE ADDRESS: 6 Media Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE**

& PARTNERS, PLLC 855-225-6906

**SALE NO. 24-3-88
Writ of Execution No. 2023-03543
DEBT \$89,246.83**

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

BLR# 24-9-20

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: KEYBANK N.A. S/B/M FIRST NIAGARA BANK N.A.

VS

DEFENDANT: **JANET BAIRD; UNITED STATES OF AMERICA, DEPT OF THE TREASURY - IRS C/O THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA**

SALE ADDRESS: 147 Finney Road, Glenmoore, PA 19343

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

**SALE NO. 24-3-90
Writ of Execution No. 2022-09113
DEBT \$27,874.35**

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS CHARLESTOWN HUNT LOCATED IN CHARLESTOWN TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA C.S. 301 ET SEQ BY THE RECORDING IN THE COUNTY OF CHESTER DEPARTMENT OF RECORDS OF A DECLARATION DATED 3-14-1995 AND RECORDED ON 3-21-1995 IN RECORD BOOK 3872

PAGE 1774.

TAX PARCEL # 35-2-25

PLAINTIFF: Newrez LLC D/B/A Shell-point Mortgage Servicing

VS

DEFENDANT: **Patricia A. Boyle**

SALE ADDRESS: 115 Stewarts Court, Phoenixville, PA 19460

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

SALE NO. 24-3-91

Writ of Execution No. 2023-01967

DEBT \$108,456.68

ALL THAT CERTAIN parcel of land situate in the Township of Wallace, County of Chester, Commonwealth of Pennsylvania, shown as Lot 15 on a Final Subdivision Plan for Marshakk Pond, dated February 2, 1998 and last revised August 3, 1998 prepared by Commonwealth Engineers, Inc., Uwchland, PA and being more fully described as follows:

BEGINNING at a point in the cul-de-sac forming the Northerly terminus of Messner Lane, typically 50 feet wide, which point is measured the following five courses and distances along the West line of Messner Lane from a point at the Northerly terminus of the radius return curve forming the intersection of Messner Lane with Messner Circle as shown on said Plan; (1) on a curve to the right, having a radius of 145.00 feet an arc distance of 180.69 feet and a chord which bears North 22 degrees 19 minutes 40 seconds East 169.22 feet to a point of tangency; (2) North 58 degrees 01 minute 33 seconds East 100.00 feet to a point of curvature; (3) on a curve to the left having a radius of 475.00 feet the arc distance of 143.45 feet and a chord which bears North 49 degrees 22 minutes 28 seconds East 142.90

feet to a point of compound curvature; (4) on a curve to the left having a radius of 35.00 feet an arc distance of 33.89 feet and a chord which bears North 12 degrees 58 minutes 58 seconds East 32.58 feet to a point of reverse curvature; (5) on a curve to the right having a radius of 60.00 feet an arc distance of 105.18 feet to the point of beginning; thence from the point of beginning along the East line of Lot 14 as shown on said Plan, North 04 degrees 19 minutes 04 seconds West 188. 24 feet to a point in the South line of Greenway Area as shown on said Plan thence along the South line of Greenway Area the following two courses and distances; (1) North 71 degrees 50 minutes 32 seconds East 50.72 feet to a point; (2) South 54 degrees 49 minutes 00 seconds East 193 .97 feet to a North corner of Lot 16 as shown on Plan; thence along the Northwest line of Lot 16, South 51 degrees 07 minutes 43 seconds West 181 .53 feet to a point in the cul de sac in the Northern terminus in Messner Lane; thence along said line along a curve to the left, having a radius of 60 .00 feet an arc distance of 58.06 feet and a chord which bears North 66 degrees 35 minutes 41 seconds West 55.82 feet to the point of beginning.

CONTAINING 0.617 acres be the same more or less

TITLE TO SAID PREMISES IS VESTED IN Mark S. Eberhardt, by Deed Mark S. Eberhardt and Elizabeth P. Eberhardt, husband and wife, dated 10/14/2005 and recorded on 10/27 /2005, by the Chester County Recorder of Deeds Office in Book 6663, Page 2277, Instrument # 10590181

Tax Parcel # 31-04-0129 .150

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Terwin Mortgage Trust 2006-8, Asset-backed Securities, Series 2006-8

VS

DEFENDANT: **Mark S. Eberhardt**
SALE ADDRESS: 150 Messner Lane,
Coatesville, PA 19320
PLAINTIFF ATTORNEY: **PARKER Mc-
CAY PA 856-596-8900**

Tax Parcel No. 73-5-19.2
PLAINTIFF: Mill City Mortgage Loan
Trust 2018-1, Wilmington Savings Fund
Society, FSB, as Trustee
VS

SALE NO. 24-3-92
Writ of Execution No. 2019-05534
DEBT \$94,277.69

ALL THOSE TWO CERTAIN lots of
land, with the buildings and improve-
ments thereon erected, Situate in the City
of Coatesville, County of Chester, being
Tract No. 1, 365 Mt. Pleasant Street and
Tract No. 2, 367 Mt. Pleasant Street, ac-
cording to a survey made by J.W. Harry,
C.E., dated September 16, 1935.

Tax Parcel # 16-4-5

PLAINTIFF: Nationstar Mortgage LLC
VS

DEFENDANT: **Ella Perry, Individually
and as known heir of Joseph Hardy, De-
ceased and Joseph Hardy**

SALE ADDRESS: 377 Mount Pleasant
Street f/k/a 367 Mount Pleasant Street,
Coatesville, PA 19320

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

SALE NO. 24-3-93
Writ of Execution No. 2023-04745
DEBT \$73,781.59

ALL THAT CERTAIN lot or parcel of land
situated in the London Britain Township,
County of Chester, Commonwealth of
Pennsylvania, being more fully described
in Deed dated March 24, 1970 and record-
ed in the Office of the Chester County Re-
corder of Deeds on May 10, 1971, in Deed
Book Volume W39 at Page 1064.

DEFENDANT: **Diana Best, as Surviving
Heir of Kathryn Janette Brown a/k/a
Kathryn Jenette Brown, Deceased,
Douglas Brown, as Surviving Heir of
Kathryn Janette Brown a/k/a Kath-
ryn Jenette Brown, Deceased, Jeffrey
Brown, as Surviving Heir of Kathryn
Janette Brown a/k/a Kathryn Jen-
ette Brown, Deceased, Russell Brown,
as Surviving Heir of Kathryn Janette
Brown a/k/a Kathryn Jenette Brown,
Deceased and Unknown Surviving
Heirs of Kathryn Janette Brown a/k/a
Kathryn Jenette Brown, Deceased**

SALE ADDRESS: 1438 Flint Hill Road,
Landenburg, PA 19350

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