



Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania, Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the Publication of Legal Notices

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DISCUSSION AND ADDITIONAL FINDINGS OF FACT*Wrongful Termination*

WCASD did not have cause to terminate ERS for the reasons stated in its Termination Letter.

According to WCASD, the most significant failure of ERS was the delayed development of the Contractors' Construction Schedule. WCASD blamed ERS for not developing a schedule until December, 2018 and asserts this failure as a "for cause" reason for termination. The Court finds that ERS was not responsible for the timing of the submission of the Contractors' Construction Schedule and this was not a valid reason for termination.

ERS's ability to prepare the Contractors' Construction Schedule was dependent upon all other prime contractors adhering to their respective contractual obligations, which included providing scheduling information to ERS. The Contract acknowledged this dependence in the provisions which outline the process and procedure for creating the baseline schedule and provide the ability to withhold payment for work until the schedule was completed. Ultimately, the electrical contractor, not ERS, prevented the Contractors' Construction Schedule from being submitted on time due to its failure to provide the required information as contracted. Aware of the delay, WCASD had the obligation to invoke its contractual powers to compel the electrical contractor to honor its obligations. WCASD did not so and it cannot now justify terminating ERS's Contract for any schedule delay.

WCASD acknowledged that the electrical prime contractor was the biggest obstacle to preparing the schedule. Yet, WCASD refused to intervene when ERS asked for assistance. WCASD was the only Project participant with the contractual authority to compel the other prime contractors to cooperate in developing the schedule.

WCASD also claimed in its Termination Letter that ERS's schedule updates contained errors. The evidence showed, however, that the updates were based on the information provided by the other prime contractors. If the prime contractors provided erroneous information, then the update would surely include erroneous information.

ERS demonstrated at trial that Phase 1A Substantial Completion having been reached on August 26, 2018 rather than August 15, 2018, was not the fault of ERS. It was instead a byproduct of the failures of several other prime contractors to timely complete their scope of work. By way of example, and as noted *supra*, containment for the shotblasting was not removed until July 11, 2018, just over one month before the scheduled Phase 1A Substantial Completion date. The plumbing contractor, therefore, could not move forward until abatement had been completed. Only then, could the plumbing contractor begin demolishing concrete floors in the corridor and the bathrooms and removing existing pipes to make way for extensive under slab sanitary waste piping. This piping was to service separate boys and girls

group bathrooms, two single bathrooms in the lobby, a bathroom in the health suite, a bathroom in the principal's office and several sinks in the health suite and exam room. ERS's work, which was conditioned upon completion of work by other prime contractors, necessarily was delayed.

ERS likewise proved at trial that it was not responsible for the delays to the Phase 1B Substantial Completion milestone as of the date of its termination. The evidence at trial demonstrated that the Architect's failure to coordinate its design documents resulted in Contract Documents that included several errors. These errors hampered the construction and its completion through no fault of ERS. Errors came to light regarding the steel beams in the Gym Lobby, the elevator, an unspecified card reader, the pour stops, the relocation of RTU-1 due to lead paint on the beams, and undocumented site conditions and undocumented underground utilities, just to name a few.

In addition, there was no credible evidence to suggest that ERS failed to provide appropriate supervision over the Project, to provide a sufficient number of skilled workers or to offer additional work hours and days. ERS was keenly aware that time was of the essence and it performed its work accordingly.

Finally, the evidence did not support WCASD's contention that ERS did not perform its work in accordance with its Contract. Although WCASD cited concrete that did not meet the Contract required 28-day compressive strength requirements as defective work that justified termination, ERS did not place the defective concrete. Rather, the plumbing contractor placed the defective concrete, yet was not terminated. With respect to floor flatness and levelness results, which were also given as reasons for termination, the evidence at trial was clear that WCASD never requested that the concrete pours be removed and replaced. It also failed to give ERS the opportunity to perform any corrective measures as provided for in the Contract. WCASD, however, later accepted the floors after corrective measures were performed. Moreover, ERS never refused to perform work or to correct non-conforming work when brought to its attention. To the contrary, WCASD's Termination Letter acknowledges that ERS began correcting the Phase 1A punch list items within a week or two after receipt of the same and the October 24, 2018 meeting minutes confirmed this fact.

Damages

As a result of WCASD's breach of the Contract, ERS suffered economic damages. The damages for which ERS seeks recovery are delineated in Exhibit P-386. The court agrees that ERS is entitled to some, but not all, of the damages set forth therein.

Direct Damages

Generally, damages for breach of contract include the amount of money that will put the non-breaching party in the position it would have been in if the breach had not occurred. This includes not only damages that directly result from the breach, but also those damages that were foreseeable at the time the parties entered into their contract, also referred to as consequential damages. ERS seeks to recover both direct and consequential damages in this action.

The direct damages resulting from WCASD's breach to which ERS is entitled are the following:

Work invoiced but not paid	\$665,700.59
Retainage	\$353,594.94

Consequential Damages

As for consequential damages, ERS seeks to recover, lost profits, personnel costs, payments to sureties and control costs. ERS is entitled only to its lost profits pursuant to the Contract's terms.

Under Pennsylvania law, a contract does not necessarily have to identify consequential damages for such damages to be recoverable. *See, e.g., Condo. Ass'n Court of Old Swedes v. Stein-O'Brien*, 973 A.2d 475, 483 (Pa. Cmwlth. 2009) (stating, "[w]here the consequential damages are 'foreseeable' and were contemplated by 'the parties at the time they made the contract,' they will be awarded in order to put the victim of the contract breach in the same position as if there had been performance, not breach.") (persuasive authority). Pennsylvania law recognizes, however, that in a commercial setting a contractual provision excluding liability for special, indirect, and consequential damages is generally valid and enforceable. *Carll v. Terminix Int'l Co., L.P.*, 793 A.2d 921, 924 (Pa. Super. 2002) (citing *New York State Elec. & Gas Corp. v. Westinghouse Elec. Corp.*, 564 A.2d 919 (Pa. Super. 1989)). Courts, when analyzing such a provision, must look to the parties involved to ensure that there is no disparity between the entities in either bargaining power or sophistication. *Moscattello v. Pittsburgh Contractors Equip. Co.*, 595 A.2d 1190 (Pa. Super. 1991).

This Contract contains a limitation clause for consequential damages. There is no question in this case that the parties are sophisticated business entities that are familiar with, and well versed in, the bidding and contractual process involved in such projects. There was no evidence offered at trial to suggest that the limitations clause in the Contract is anything other than valid and enforceable. What has been challenged by ERS, however, in seeking damages in the form of lost profits, personnel costs, payments to sureties and control costs, is the application of this clause to the claims asserted. It is that question to which the court turns next in its analysis.

Section 15.1.6 of the Contract - "Claims for Consequential Damages" - provides as follows:

The Contractor waives Claims against the Owner for consequential damages arising out of or relating to this Contract, including but not limited to, damages incurred by the Contractor for principal office expenses including the compensation of the personnel stationed there, for losses of financing, rental expenses, loss of use, business and reputation, and for a loss of profit, except for anticipated profit arising directly from the work.

“Claims” are defined in Section 15.1.1 as:

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, or other relief with respect to the terms of the Contract. The term “Claim” also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the contract. The responsibility to substantiate Claims shall rest with the party making the Claim. (emphasis added)

According to ERS, Section 15.1.6 applies only to claims made during the Contract, not to claims made post-termination. The court finds no merit in this argument. This contractual language is broad and all-encompassing in its application. The limitation applies to disputes “arising out of or related to the Contract”. There can be no question that this dispute falls within this broadly drafted limitation clause. The cited contractual language makes it clear that ERS’s request for consequential damages, with the exception of lost profits, is impermissible under the Contract.

WCASD acknowledges that lost profits are a recoverable form of damage under the Contract, but argues that ERS’s lost profits figure is speculative and thus not recoverable. The court concludes otherwise.

Damages are considered remote or speculative only if there is uncertainty concerning the identification of the existence of damages rather than the ability to precisely calculate the amount or value of damages. There was sufficient evidence presented at trial which identified the existence of lost profits on the part of ERS.

ERS presented Douglas George as a witness to address ERS’ damages. The court found him to be a credible witness on this issue. Mr. George currently serves as the President and Chief Executive Officer of ERS. He has been employed with ERS for twenty (20) years. A civil engineer, George testified that he has been involved with over 200 construction projects. He testified he was familiar with the Project and on numerous other occasions has calculated ERS’s anticipated profits for a given contract. During his testimony, George presented a spreadsheet which he used to explain the underlying data from which the lost profit figure was calculated and the method of calculation. The court found his conclusions reasonable and his calculations to be reliable and far from speculative. The court will award ERS its lost profits in the amount of \$331,259.68.

The Prompt Payment Act

The Procurement Code provides prompt payment rules for government projects. *Clipper Pipe & Services, Inc. v. Ohio Cas. Ins. Co.*, 631 Pa. 682, 115 A. 3d 1278, 1283 – 84 (2015). The “Prompt Payment Act” (“PPA”), which is contained within the Commonwealth Procurement Code at 62 Pa.C.S.A. §3901 *et seq.*, governs construction projects between a government agency and a contractor, where the contract involves competitive sealed bidding or competitive sealed proposals. *See* 62 Pa.C.S.A. § 3901(a); *F. Zacherl, Inc. v. Flaherty Mech. Contractors, LLC*, 131 A. 3d 1030, 1044 (Pa. Cmwlth. 2016). Absent a good faith claim, the PPA mandates payment to a contractor when the contractor performs “in accordance with the provisions of the contract.” 62 Pa.C.S.A. §3931(a) and 62 Pa.C.S.A. §3932(a). Furthermore, the PPA provides for an award of interest on payments not timely made. *See* 62 Pa.C.S.A. §1932(c). The formula for calculating this interest is set forth at 62 Pa.C.S.A. §1931(c).

The PPA provides for the right to seek penalties in the amount of 1% per month, costs, and a “reasonable attorney fee” for violations. *See* 62 Pa.C.S.A. §3935. An award of a penalty or attorneys’ fees is discretionary, not mandatory. In determining whether a penalty or reasonable attorneys’ fees should be awarded, a court must inquire into whether monies were withheld in bad faith, that is the withholding was arbitrary or vexatious. *See* 62 Pa.C.S.A. §3935(a); *Cummins v. Atlas R.R. Constr. Co.*, 814 A. 2d 742, 747 (Pa. Super. 2002). The terms “arbitrary” and “vexatious” are undefined in the PPA and should be considered by their “popular and plain everyday sense.” *Id.* A trial court has “great latitude and discretion” in deciding whether to award penalties and attorney’s fees under §3935. *Id.*

Plaintiff met its burden of proof and established that WCASD violated the PPA. Its conduct was in bad faith, and as supported by the record evidence, can be considered nothing short of arbitrary and vexatious. ERS is entitled to penalties in the form of interest and reasonable attorneys’ fees.

The evidence at trial overwhelmingly demonstrated that WCASD treated ERS differently, unfairly, and held it to standards not applied to other prime contractors. WCASD interpreted and enforced the Contract’s terms one way when interacting with ERS and another, if at all, when interacting with the other prime contractors. WCASD ignored that the other prime contractors completed work after the Substantial Completion milestone date for Phase 1A. WCASD failed to terminate the other prime contractors for punch list work. WCASD did not require the asbestos abatement prime contractor to work more than four (4) days per week, even though its work was delaying the Project. WCASD did not terminate the plumbing prime contractor because it was his concrete, and not ERS’s concrete, that had a low break value. WCASD did not withhold numerous payment applications or assess liquidated damage against the other prime contractors, as it did with ERS. WCASD took no adverse action against any of them.

Furthermore, WCASD’s Project representative Kevin Campbell testified at trial

that the performance dates for Phase 1A constituted “deadlines.” This testimony directly contradicted his deposition testimony wherein he testified that they were not; rather they were “milestones.” Missing a “milestone” would not be a reason to terminate.

Another example may serve as an illustration: on June 6, 2018, there was a Construction Meeting to discuss the project and answer any questions. ERS learned that the day before, on June 5, 2018, WCASD issued a change order to the asbestos abatement contractor to change the method of asbestos abatement from chemical removal process to shotblasting removal process. Ms. Cunningham, WCASD’s expert, opined that ERS “knew about this change prior to starting work and developing the Project Schedule [it sic], therefore was provided with this change in sufficient time to allow for it and the Project Schedule.” (D-57, Expert Report of JBC Associates, Inc., p. 13). For WCASD, a day was sufficient notice; not so for the court.

In the midst of the Project’s difficulties, Campbell came up with a five (5) page list of change items to send to ERS. In communicating the new items to the Architect, Groves told the Architect “I’m going to make them (ERS) work for everything.” (Ex. P-201). Asked in court whether imposing these additional activities was retaliatory on the part of WCASD, Groves answered “Yes”, it was in retaliation for ERS not producing an approved and signed schedule. This candor took the court’s breath away. Groves knew very well that ERS had no contractual privity with the other primes, and no remedy to compel their compliance. Only WCASD did. Groves was asking the impossible, while continuing to plow ahead towards termination. He told ERS’s representatives to get a lawyer.

Referring to the Termination Letter (Ex. R-316), Campbell agreed that he must know the facts supporting termination because it is such a “drastic remedy.” He, however, admitted he did not know the facts as to why there was a delay in completing the items set out on page 3 of the Termination Letter.

After termination, Campbell decided to meet with ERS and Hartford, the bonding company, so that in court he could “say we have.” (Ex. P-333). He expected no change in WCASD’s position. His callous conclusion for the delays was simply “[ERS] must be hurting for pay.” (Email Campbell to Groves, 10/11/18, P-182).

All of this conduct was punitive. There is no, and can be no, contractual support for it. WCASD wanted to go to court. Wish granted.

CONCLUSIONS OF LAW

1. WCASD terminated ERS from the Project without cause.
2. WCASD’s wrongful termination constituted a breach of the Contract.
3. WCASD’s breach caused ERS to suffer damages, both direct and consequential.
4. ERS is entitled to direct damages in the amount of \$1,019,295.53.
5. The parties’ contractual limitation on consequential damages is valid and

enforceable.

6. ERS is only entitled to consequential damages for lost profits.
7. ERS's lost profits calculation was reliable and not speculative.
8. ERS is entitled to lost profits in the amount of \$331,259.68.
9. WCASD violated the PPA.

10. Pursuant to the PPA, ERS is entitled to interest on unpaid invoices in the amount of \$84,380.37, through October 11, 2021, and thereafter until paid.

11. Pursuant to the PPA, ERS is entitled to interest on the withheld retainage in the amount of \$42,231.68, through October 11, 2021, and thereafter until paid.

12. WCASD acted in bad faith in terminating ERS without cause and in withholding payments for work rendered.

13. Pursuant to the PPA, ERS is entitled to penalties in the amount of 1% per month of the withheld amounts.

14. ERS is entitled to penalties for unpaid invoices through October 11, 2021 totaling \$217,283.54 and thereafter until paid.

15. Pursuant to the PPA, ERS is entitled to penalties on the withheld retainage in the amount of \$109,614.43, through October 11, 2021, and thereafter until paid.

16. Pursuant to the PPA, ERS is entitled to reasonable attorneys' fees, to be determined by the court.

An appropriate Order follows.

BY THE COURT:

Date: November 4, 2021

/s/ Mark L. Tunnell, J.

CHESTER COUNTY REPORTS**E.R. Stuebner, Inc. v. West Chester Area School District**

43 (2022)]

E.R. STUEBNER, INC.
Plaintiff,IN THE COURT OF COMMON PLEAS
OF CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

v.

No. 2019-04098-CT

WEST CHESTER AREA
SCHOOL DISTRICT
Defendant.**ORDER**

AND NOW, this 4th day of November, 2021, after a two (2) week trial before the court, sitting without a jury, the court finds in favor of the Plaintiff, E.R. Stuebner, Inc., and against the Defendant, West Chester Area School District, in the following amounts:

Work Invoices Not Paid	\$ 665,700.59
Retainage	\$ 353,594.94
Interest and Penalties	\$ 301,663.90
Interest and Penalties (Retainage)	\$ 151,846.11
Lost Profits	\$331,259.68

Interest will continue to accrue as permitted until paid.

Plaintiff's Attorneys' Fees (TBD)	\$ _____
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The Plaintiff shall submit its request for attorneys' fees within ten (10) days of the date of this order is filed; this will consist of a detailed itemization, redacted as necessary for privilege, with supporting affidavits. There will be no hearing. Defendant may respond within ten (10) days of its receipt and the court will determine the request.

THIS IS NOT THE FINAL ORDER.

The final order will follow any award of attorneys' fees and disposition of post-trial motions, if any.

BY THE COURT:

/s/ Mark L. Tunnell, J.

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

AUDIT LIST

ACCOUNTS LISTED FOR AUDIT ON

WEDNESDAY, MARCH 2, 2022

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

THE HONORABLE KATHERINE B. L. PLATT

ESTATE OF ROBERT JAMES OCH, DECEASED 1518-1748
A/K/A JAMES OCH
FIRST AND FINAL ACCOUNT
OF: BARBARA ZIPPI-OCH, EXECUTOR
ATTORNEY(S):
JOHN J. DEL CASALE, ESQUIRE

ESTATE OF SETH ALEXANDER VANDEN EEDEN, DECEASED 1513-0647
FIRST AND FINAL ACCOUNT
OF: THOMAS U. GATLING, ADMINISTRATOR
ATTORNEY(S):
STEPHEN DOWLING POTTS, ESQUIRE

DEFERRED ACCOUNTS

ESTATE OF JEFFREY B. ERVIN, DECEASED 1518-1987
A/K/A JEFFREY BRUCE ERVIN
FIRST AND FINAL ACCOUNT
OF: CAROL L. CAROLAN, ADMINISTRATOR
JAMES STEVEN BAINBRIDGE, ESQUIRE

ESTATE OF MILTON APFELBAUM, DECEASED 1594-0529
FIRST ACCOUNT FOR THE TRUST ESTABLISHED UNDER THE WILL
OF: PNC BANK, NATIONAL ASSOCIATION, TRUSTEE
KAREN M. STOCKMAL, ESQUIRE

ESTATE OF SALLY B. MEHRETEAB, DECEASED 1520-0053
FIRST AND FINAL ACCOUNT
OF: LISA COMBER HALL, EXECUTOR
ATTORNEY(S):
LISA COMBER HALL, ESQUIRE

ESTATE OF CRAIG P. ROSS, DECEASED
FIRST AND FINAL ACCOUNTING
OF: MARY MACCARIO, ADMINISTRATOR
ROBERT A. COHEN, ESQUIRE

1520-0572

NOTICES

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CHANGE OF NAME NOTICE

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

LAW NO. 2022-00907-NC

NOTICE IS HEREBY GIVEN that the name change petition of Allison Autry Herr was filed in the above-named court and will be heard on Monday, May 9, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, February 7, 2022

Name to be changed from: Allison Autry Herr to: Allison Athena Autry

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. 2022-00613-NC

NOTICE IS HEREBY GIVEN that the name change petition of Quran Brown was filed in the above-named court and will be heard on Monday, March 7, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, February 14, 2022

Name to be changed from: Quran Brown to: Quran Towles

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. 2021-09891-NC

NOTICE IS HEREBY GIVEN that the name change petition of Lameesha Whye was filed in the above-named court and will be heard on Monday, March 21, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, December 16, 2021

Name to be changed from: Lameesha Whye to: Lameesha Whye-Potestio

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

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by Services Environmental, Inc., a Pennsylvania Business Corporation with its registered office at 123 Valley View Road, Phoenixville, PA 19460, that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the Pennsylvania Business Corporation Law of 1988, as amended, and that the corporation is winding up its affairs in the manner prescribed by law so that its corporate existence shall cease upon the filing of Articles of Dissolution.

Attorney for Corporation Dissolution: James B. Griffin, P.C.

Ryan J. Griffin, Esquire, CPA
623 North Pottstown Pike
Exton, PA 19341

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

BARRACLOUGH, Joan D., late of Uwchlan Township. Robyn Knopf, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

BENEKAM, SR., William S., a/k/a William Scott Benekam, Sr., late of Atglen Borough. S. Scott Benekam, 421 Butternut Dr., Parkesburg, PA 19365, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

COLLINS, Barbara J., late of Kennett Township. Susan C. Dannenberg, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

de MANGE, William P. Petit, late of Uwchlan Township. Anne E. Flaherty, 601 Aurora Lane, Downingtown, PA 19335, Executor. PETER S. GORDON, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806, atty.

DIETEL, Keith Alan, a/k/a Keith A. Dietel, late of West Whiteland Township. David Scott Dietel, care of JOAN AGRAN, Esquire, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, Administrator. JOAN AGRAN, Esquire, McNees Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

DUKOVIC, James G., late of East Pikeland Township. John Dukovic, 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.

DUNWOODY, Frances M., Frances Dunwoody, late of Willistown Township. David A. Dunwoody, 325 Broad Street, Spring City, PA 19475, Administrator. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Ave, Berwyn, PA 19312, atty.

ELLISON, Helen A., late of Penn Township. Susan E. Lackmann, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FERGUSON, Larry Bruce, Larry B. Ferguson, late of Caln Township. Jennifer J. Culp, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executrix. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

FRAGALE, SR., Robert J., late of Kennett Township. Cynthia Sellani, 1297 Clearview Dr., Yardley, PA 19067, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

GEORGE, Wallace Raymond, a/k/a Wallace R. George, late of West Grove Borough. Donald M. George, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

GOSSELINK, Charlotte P., late of Pennsbury Township. Charles G. Gosselink, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HAGGERTY, Edward F., late of New London Township. Kimberly Hawkins, 46010 N. Greens Rest Dr., Great Mills, MD 20634, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

HALLMAN, Stanley P., late of Pottstown. Randy Hallman, care of R. NICHOLAS NANOVIC, Esquire, 33 S. 7th Street, PO Box 4060, Allentown, PA 18105, Executor. R. NICHOLAS NANOVIC, Esquire, 33 S. 7th Street, PO Box 4060, Allentown, PA 18105, atty.

HARRIS, Kimberly H., late of Lower Oxford Township. Jayden S. Foster, care of MEREDITH L. LAMBERT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. MEREDITH L. LAMBERT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

HOLLAND, Margaret H., late of Oxford. Barbara A. Roeske, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

HOPKINS, Margaret P., late of Landenberg. Ste-

ven J. Hopkins, 216 Hawthorne Road, Morton, PA 19070, Executor. ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

IACONO, Antoinette D., late of Avondale Borough. Joseph DeJohn, 4731 English Ave., Unit 105, Ft. Meade, MD 20755, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

KRUSKO, Elizabeth A., late of West Chester. Evelyn Krusko, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

KUHN, Ralph Raymond, late of Landenberg. Ruth Ann Kuhn, 105 Reynard Drive, Landenberg, PA 19350, Executrix.

LEONOWITZ, Jennie A., late of Honey Brook Township. Christine M. Guth, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

LEVENGOOD, Charlotte R., late of Valley Township. Michael K. Levengood, 1453 Pemberton Dr., Salisbury, MD 21801, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MITCHELL, William H., late of Phoenixville Borough. Tracy Keim, care of COURTNEY E. DOLAWAY, Esquire, 1810 Chapel Ave. West, Cherry Hill, NJ 08002, Executrix. COURTNEY E. DOLAWAY, Esquire, Flaster Greenberg P.C., 1810 Chapel Ave. West, Cherry Hill, NJ 08002, atty.

MOORE, SR., Jerry V., late of West Caln Township. Beth A. Miller, 414 Noble Road, Atglen, PA 19310, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MURRAY, Phyllis O., late of Kennett Township. Wendell P. Murray, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

POLIDORE, Yvonne M., late of Exton. Michael Polidore, 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, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

POLLOCK, Randall James, late of Easttown Township. Thomas J. Osman, care of RUDOLPH L. CELLI, JR., Esquire, 125 Strafford Ave., Ste. 115, Wayne, PA 19087, Executor. RUDOLPH L. CELLI, JR., Esquire, Celli & Associates, 125 Strafford Ave., Ste. 115, Wayne, PA 19087, atty.

REESE, Charles F., late of Kennett Township. Heather Uster and Heidi Yarnall, 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.

ROSS, Margaret A., late of East Pikeland Township. William Ross, 51 W. Arcadia Drive, Apt. 1027, Royersford, PA 19468, Executor. BRIAN R. OTT, Esquire, Barley Snyder, 50 N. 5th Street, 2nd Floor, Reading, PA 19603, atty.

SCHNEIDER, Sallie B., late of Kennett Township. Sallie Ann Conner, care of TRAVIS G. MAURER, Esquire, 1000 N. King St., Wilmington, DE 19801, Executrix. TRAVIS G. MAURER, Esquire, Young Conaway Stargatt & Taylor, LLP, 1000 N. King St., Wilmington, DE 19801, atty.

SEARLES, Milton J., late of East Fallowfield Township. Theodora H. Searles, 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.

STEEL, John Schultz, late of Kennett Township. Gertrude Gerbis Steel, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

STRACHAN, Robert G., late of East Marlborough Township. Ellen P. Wilsterman, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

STROUD, Norman L., late of Downingtown Borough. Steven Stroud, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Administrator. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

VANDEVERE, John Charles, late of Phoenix-

ville. John C. Vandever Jr, 731 Hilltop Rd., Springfield, PA 19064, and Theresa M. Spitko, 211 Aspen Lane, Gilbertsville, PA 19525, Executors.

VISCUSO, Gregg S., late of Uwchlan Township. Joan Viscuso, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

YENOLI, Beatrice T., late of Elverson Borough. Kathleen K. Good, 3460 Lincoln Highway, Thorndale, PA 19372, Elverson Borough. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ZOLLERS, JR., Thomas, late of Phoenixville Borough. Phoenixville Federal Bank & Trust, 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.

2nd Publication

BRITTAIN, Delores C., late of Phoenixville. Bonnie L. Warren, 243 Third Avenue, Phoenixville, PA 19460, Executor. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

CIARROCCHI, Albert F., late of Penn Township. Barry A. Ciarrocchi, 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.

CLARKE, Barbara M., late of East Goshen Township. John A. Clarke and Christopher J. Clarke, care of PAUL C. HEINTZ, Esquire, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, Executors. PAUL C. HEINTZ, Esquire, Obermayer Rebmann Maxwell & Hippel LLP, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, atty.

COURTNEY, Colin James, late of Kennett Township. Charlotte Stilwell, care of CLARE MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administratrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

DAGHIR, Ursula, late of Pennsbury Township. John Nejm Dagher, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DAVIS, Carolyn R., late of Honey Brook Township. Mallory R. Davis, 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.

DeBERARDINIS, Gilda P., late of Kennett Township. Martin DeBerardinis Jr., care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

DIXON, Richard R., late of East Goshen Township. Denise D. Lauber, care of LOUIS N. TETI, Esquire, P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., P.O. Box 660, West Chester, PA 19381-0660, atty.

DROESCHER, Anne D., late of East Marlborough Township. Elizabeth D. Swartz, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FLYNN, SR., Martin F., a/k/a Martin Francis Flynn, Sr., and Martin F. Flynn, late of Valley Township. Gerald T. Flynn, 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.

HINRICHS, Kyle Stephen, late of South Coventry Township. Sharon Hinrichs, 111 Lindley Lane, Pottstown, PA 19465, Administrator.

HOAK, Vera E., late of Coatesville. Daniel L. Hoak, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

JOHNSON, Charles L., late of Caln Township. Nancy J. Johnson, 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.

MAZZOLI, George Albert, late of West Whiteland Township. David Albert Mazzoli, care of RAYMOND J. FALZONE, JR., Esquire, 22 East Third Street, Media, PA 19063, Administrator. RAYMOND J. FALZONE, JR., Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

MORETZSOHN, David Keddy, a/k/a David K. Moretzsohn, late of Uwchlan Township. Emma Christine Moretzsohn, care of LISA A. SHEARMAN, Esquire, P.O. Box 1479, Lansdale, PA 19446-0773, Executrix. LISA A. SHEARMAN, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, P.O. Box 1479, Lansdale, PA 19446-0773, atty.

REITER, William C., late of East Bradford Township. Janet L. Reiter, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

ROMERO, Theresa R., late of Phoenixville Borough. Laura A. Swain, 606 Onward Ave., Phoenixville, PA 19460, Executrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19460, atty.

SCHENK, Richard Robert, a/k/a Richard R. Schenk, late of West Sadsbury Township. Elisa Nickel, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzal Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

TUTTLE, Mary Anne B., late of West Whiteland Township. Susan Hingley, 7 Rose Ln., West Chester, PA 19380, Executrix. JENNIFER FELD, Esquire, 312 Huntington Court, West Chester, PA 19380, atty.

WAEDEL, William B., late of Pocopson Township. Alex Waegel, 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.

YATES, Kimberly Lynn, late of Kennett Square Borough. Michelle Y. Reckert, 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.

ZUNINO, Margaret A., late of West Grove. Robert C. Zunino & Joanne M. Marvel, care of REBECCA M. YOUNG, Esquire, 119 East Main Street, Macungie, PA 18062, Executors. REBECCA M. YOUNG, Esquire, Young & Young, 119 East Main Street, Macungie, PA 18062, atty.

3rd Publication

ALFT, Elmer Charles, late of Penn Township. Michael Wilson Alft and Susan Q. Adams Stanchak,

care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executors. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

ARTER, SR., Harvey F., late of Oxford Borough. Harvey F. Arter, Jr., 4040 Blue Ball Road, Elkton, MD 21921, Executor. D. SCOTT BONEBRAKE, Esquire, Noel and Bonebrake, 25 E. Second Street, Media, PA 19063, atty.

BAKER, Peter B., late of Pennsbury Township. Bartley P. Baker, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BELL, JR., Thomas E., late of East Marlborough Township. Jeffrey Bell, 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.

BENZEL, Ann S., a/k/a Ann Winslow Shelnett Benzel, late of Kennett Township. Charles F. Benzel, III, 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.

BLITZ, Bruce R., late of Tredyffrin Township. Shelley Powell, 805 Maple Glen Lane, Wayne, PA 19087, Executor. BARRY J. GOLDSTEIN, Esquire, 233 Country Gate, Wayne, PA 19087, atty.

BURGESS, Gloria G., late of Willistown Township. Anita Burgess-Kulp, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

CASHWELL, Vivian F., a/k/a Mary F. Cashwell, Vivian Franks Cashwell, late of Oxford. Administrator, care of John Cashwell, Esquire, 18 Jason Dr., Oxford, PA 19363, Executor. MARIA FEENEY, Esquire, 555A Schoolhouse Rd., Kennett Square, PA 19348, atty.

CHEYNE, Nancy L., late of Valley Township. Donna L. Martin, 20 Lehigh Dr., Coatesville, PA 19320, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

COSGRIFF, Richard L., late of Sadsbury Township. Erika R Clark, 40 Granite Drive, East Earl, PA 17519, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., P.O. Box 494, PA 19301, atty.

CRAWFORD, John Paul, late of Malvern. Michele Zurowski, care of BRIAN McDEVITT, Esquire, 940 West Valley Road Suite 1601, Wayne, PA 19087, Executor. BRIAN McDEVITT, Esquire, McDevitt Law Office LLC, 940 West Valley Road Suite 1601, Wayne, PA 19087, atty.

CURTIN, Anne G., late of Pennsbury Township. Christopher C. Curtin, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DEISHER, JR., John C., late of Pottstown. Kurt B. Deisher, care of ANDREW J. BELLWOAR, Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. ANDREW J. BELLWOAR, Esquire, Bellwoar Kelly LLP, 126 West Miner Street, West Chester, PA 19382, atty.

EAVENSON, JR., Norman R., late of West Chester. Lawrence M. Otter, Esquire, care of KARYN L. SEACE, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, Esquire, Nescio & Seace. LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

ENGLEMAN, Harold G., late of Pennsbury Township. Kurt H. Engleman, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FINKELSTEIN, Suzette C., late of Pennsbury Township. Ruth Finkelstein, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GEORGE, Jane T., late of Exton. Michael Croft, Executor.

GORESKI, Michael J., late of Phoenixville. Linda Goreski & Anthony Goreski, 8 Lawrence Rd., Audubon, PA 19403, Administrators. James L Hollinger, Esquire, atty.

GUERIN, Mary Eileen, a/k/a M. Eileen Guerin, late of Willistown Township. David J. E. Guerin, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19097-0191,

Executor. CAROL R. LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19097-0191, atty.

HARTENSTINE, Robert W., late of Spring City Borough. Sharon Starke, care of ALLAN B. GREENWOOD, Esquire, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, Executrix. ALLAN B. GREENWOOD, Esquire, Siana Law, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

HELDT, Patricia Brennan, late of Birmingham Township. Mary Brennan Hain and Helen Brennan Anderson, care of SUZANNE M. HECHT, Esquire, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, Executrices. SUZANNE M. HECHT, Esquire, Haney & Hecht, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, atty.

KALBAC, Florence Mary, late of West Chester. James Kalbac, 2042 Garden Drive, Forest Hill, MD 21050, Executor.

MALANIK, Martha M., late of Thornbury Township. Colleen DeFelice, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

PITETTI, Vincent A., late of Willistown Township. Joyce Pitetti, care of JILL R. FOWLER, Esquire, 101001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrix. JILL R. FOWLER, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 101001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

SCALI, Richard B., late of Kennett Square. Mary Jane Scali, 463 Mimosa Circle, Kennett Square, PA 19348 & Michael J. Scali, 3 Marlboro Woods Lane, Kennett Square, PA 19348, Executor. PETER S. GORDON, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806, atty.

SMITH, Robert W., a/k/a Robert William Smith, late of Nottingham. Collin Olie, care of MARK J. McCARRISTON, Esquire, 177 Maple Shade Road, Christiana, PA 17509, Executor. MARK J. McCARRISTON, Esquire, 177 Maple Shade Road, Christiana, PA 17509, atty.

SNELL, JR., William R., late of West Brandywine Township. Stephen R. Snell, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte,

Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

STONE, JoAnn, a/k/a JoAnn H. Stone, late of Valley Township. Maureen Mulloney, 153 Pinkertown Rd, Coatesville, PA 19320 & Dalton Mulloney, 840 Lenape Rd, West Chester, PA 19382, Executors. **CAROLE HENDRICK**, Esquire, 3927 Mill Road, Collegeville, PA 19426, atty.

SWANN, Dorothy Bernadette, a/k/a Kreno, Russer, late of Phoenixville. Stephanie Myers, 325 Egypt Road, Mont Clare, PA 19453, Executrix.

TRIMBLE, Doris S., late of Penn Township. William S. Young, 206 Turnbridge Court, Avondale, PA 19311, Executor. **SCUDDER G. STEVENS**, Esquire, Lyons Dougherty, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

WHITE, Kathleen, late of Valley Township. Kathleen White, care of **CAROLYN M. MARCHESANI**, Esquire, PO Box 444, Pottstown, PA 19464, Executrix. **CAROLYN M. MARCHESANI**, Esquire, Wolf, Baldwin, & Associates, PO Box 444, Pottstown, PA 19464, atty.

ZIMMERMAN, Harry B., late of Honey Brook Township. Mark B. Zimmerman, 1001 East Oregon Road, Lititz, PA 17543, Executor. **J. ELVIN KRAY-BILL**, Esquire, Gibbel Kraybill & Hess LLP, 2933 Lititz Pike, PO Box 5349, Lancaster, PA 17606, atty.

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 an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 30, 2021 for **Peonies and Lilacs** at 120 Longfields Way, Downingtown, PA 19335. The name and address of each individual interested in the business is Kathryn Cole at 120 Longfields Way, Downingtown, PA 19335. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 06, 2021 for **Aerialscape Tree Climbing Services** at 21 Armstrong Court, Coatesville, PA 19320. The name and address of each individual interested in the business is Jason Soley at 21 Armstrong Court, Coatesville, PA 19320. This was filed in accordance with 54 Pa.C.S. 311.417

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State on December 21, 2021 for the purpose of forming a nonprofit corporation under the name **Trekking with Kirk** pursuant to the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended.

The corporation has been organized for the following purposes:

To conduct charitable activities including collecting new socks and other necessities to provide to agencies serving individuals experiencing homelessness

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TRUST NOTICE

Notice is hereby given that 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 demand against said Decedent are requested to make known the same and all persons indebted to said Decedent are requested to make payment without delay to the Trustee or the Trustee's attorney as named below:

Trustee of William Hossfeld Luginbuhl
Late of Kennett Square

Trustee: Viola L. Luginbuhl, 261 Kendal Drive, Kennett Square, PA 19348

Attorney: Peter S. Gordon, Esq.

Gordon, Fournaris & Mammarella, P.A.
1925 Lovering Avenue, Wilmington, DE
19806

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NOTICE

Easttown Township vs. Hudson City Savings Bank - No. 2019-01304-LN - Court of Common Pleas - Chester County, PA. Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2017-2019 sewer fees for property located at 418 Waterloo Road, Easttown Township, PA, Tax Parcel #55-3-51. An Amended

Writ of Scire Facias for \$2,156.36 was filed. You are notified to plead to the Writ on or before 20 days from 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 Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404-0391, 866.211.9466

3rd Publication of 3

NOTICE

Township of Caln vs. Burger King Corp. - No. 2013-09069-LN - Court of Common Pleas - Chester County, PA. Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2006 & 2010 street light fees, 2017 sewer fees, 2017 abatement of nuisance charges, 2018 sewer and street light fees and 2018 abatement of nuisance charges for property located at 3612 Lincoln Highway, Caln Township, PA, Tax Parcel #39-4H-47. A Writ of Scire Facias for \$3,748.70 was filed. You are notified to plead to the Writ on or before 20 days from 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 Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA

19404-0391, 866.211.9466

3rd Publication of 3

NOTICE

West Bradford Township vs. Eric W. Reitelbach & Nancy E. Beery - No. 2020-01819-LN - Court of Common Pleas - Chester County, PA. Notice is given that the above were named as Defendants in a civil action by Plaintiff to recover 2017-2019 trash and hydrant fees for property located at 1301 Crestmont Drive, West Bradford, PA, Tax Parcel #50-5-112.10. A Writ of Scire Facias for \$1,071.30 was filed. You are notified to plead to the Writ on or before 20 days from 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 Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404-0391, 866.211.9466

3rd Publication of 3

NOTICE

Borough of Phoenixville vs. Carlo Petrillo - No. 2019-06105-LN - Court of Common Pleas - Chester County, PA. Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2018 water, sewer & trash fees for property located at 134 Dayton Street, Phoenixville, PA, Tax Parcel #15-5-470. A Writ of Scire Facias for \$1,731.31 was filed. You are notified to plead to the Writ on or before 20 days from 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 Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404-0391, 866.211.9466

3rd Publication of 3

NOTICE

Township of Valley vs. Shaun L. Rutherford - No. 2017-05763-LN - Court of Common Pleas - Chester County, PA. Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2015-2016 and 2017 sewer and trash fees for property located at 974 W. Chestnut Street, Valley Township, PA, Tax Parcel #38-2Q-27. An Amended Writ of Scire Facias for \$2,969.68 was filed. You are notified to plead to the Writ on or before 20 days from 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 Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404-0391, 866.211.9466

2nd Publication of 3

TRUST NOTICE

THE ROMERO LIVING TRUST
THERESA R. ROMERO, Deceased
Late of Phoenixville Borough, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to LAURA A. SWAIN, TRUSTEE, 606 On-

ward Ave., Phoenixville, PA 19460,
Or to her Attorney:
REBECCA A. HOBBS
O'DONNELL, WEISS & MATTEI, P.C.
41 E. High St.
Pottstown, PA 19460

2nd Publication of 3

TRUST NOTICE

THE JAMES A. SEARS REVOCABLE TRUST
dated OCTOBER 1, 1999, as Amended
JAMES A. SEARS, Deceased
Late of West Grove Borough, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to LULA MAE SEARS, TRUSTEE, c/o Christopher M. Brown, Esq., 300 W. State St., Ste. 300, Media, PA 19063,
Or to her Attorney:

CHRISTOPHER M. BROWN
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
SLOANE, MATTHEWS & AUSLANDER, P.C.
300 W. State St., Ste. 300
Media, PA 19063

1st Publication of 1

NOTICE

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION/NO. 2021-07327-RC - QUIET TITLE - IN RE: ± 1.83 Acres of Land Located at 1105 E. Lincoln Hwy., Exton, PA 19341 (Being UPI Nos. 41-6-7, 41-6-7E) - NOTICE OF PRAECIPE TO ENTER DEFAULT JUDGMENT - TO: INTERESTED PARTIES - IMPORTANT NOTICE - YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. 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 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 & Info. Service, Chester County Bar Assn., 15 W. Gay St., 2nd Fl., West Chester, PA 19380, 610.692.1889. Dated 2/10/22. LINDSAY A. DUNN, Atty. for St. Paul's Episcopal Church of Exton, MacELREE HARVEY, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, 610.436.0100

1st Publication of 1

NOTICE

IN THE MATTER OF: J.L.C.B.
 IN THE COURT OF COMMON PLEAS
 CHESTER COUNTY, PA
 ORPHANS' COURT DIVISION
 FILE NO. 1521-0042

Notice is hereby given to Sierra Colon that Walter Parker and Serena Parker have filed legal papers in the Orphans' Court Division of the Court of Common Pleas of Chester County seeking legal guardianship of J.L.C.B., a minor child. A hearing on the Petition for Guardianship will be heard in the Court of Common Pleas of Chester County, PA before The Honorable John L. Hall, P.J. on Monday, March 21, 2022 at 1:20 pm in Courtroom 7 of the Chester County Justice Center, 201 Market Street, West Chester, PA 19380.

If you wish to defend, you must enter a written appearance personally or by an 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 judgement may be entered against you without further notice for the relief requested by the Petitioners. You may lose money or property or other rights important to you.

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 AFFOR TO HIRE A 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.

Chester County Bar Association
 15 W. Gay Street, #2
 West Chester, PA 19380
 Telephone: 610.692.1889

1st Publication of 3

TRUST NOTICE

DEED OF TRUST OF GWEN A. CLENDENNING dated December 23, 2009

GWEN A. CLENDENNING a/k/a GWEN CLENDENNING, Deceased

Late of Tredyffrin Township, 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 JOHN CLENDENNING and BANK OF AMERICA, N.A., TRUSTEES, c/o Erica A. Russo, Esq., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428,

Or to their Attorney:

ERICA A. RUSSO

HECKSCHER, TEILLON, TERRILL & SAGER

1001 Conshohocken State Rd., Ste. 1-300

West Conshohocken, PA 19428

Public Notice
Appointment of New Magistrate Judge in the
United States District Court for the Eastern
District of Pennsylvania

The Judicial Conference of the United States has authorized the appointment of a full-time United States magistrate judge for the Eastern District of Pennsylvania at Reading or Philadelphia. The appointee may be required to preside at court sessions to be held at Reading, Philadelphia, Allentown, and Easton. The essential function of courts is to dispense justice. An important component of this function is the creation and maintenance of diversity in the court system. A community's belief that a court dispenses justice is heightened when the court reflects the community's diversity.

The duties of the position are demanding and wide-ranging, and will include, among others: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants. The basic authority of a United States magistrate judge is specified in 28 U.S.C. § 636.

To be qualified for appointment an applicant must:

1. Be, and have been for at least five years, a member in good standing of the bar of the highest court of a state, the District of Columbia, the Commonwealth of Puerto Rico, the Territory of Guam, the Commonwealth of the Northern Mariana Islands, or the Virgin Islands of the United States, and have been engaged in the active practice of law for a period of at least five years;
2. Be competent to perform all the duties of the office; be of good moral character; be emotionally stable and mature; be committed to equal justice under the law; be in good health; be patient and courteous; and be capable of deliberation and decisiveness;
3. Be less than seventy years old; and
4. Not be related to a judge of the district court.

A merit selection panel composed of attorneys and other members of the community will review all applicants and recommend to the district judges in confidence the five persons it

considers best qualified. The court will make the appointment following an FBI full-field investigation and an IRS tax check of the applicant selected by the court for appointment. The individual selected must comply with the financial disclosure requirements pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 90 Stat. 1824 (1978) (codified at 5 U.S.C. app. 4 §§ 101-111) as implemented by the Judicial Conference of the United States. An affirmative effort will be made to give due consideration to all qualified applicants without regard to race, color, age (40 and over), gender, religion, national origin, or disability. The current annual salary of the position is \$205,528.00. The term of office is eight (8) years.

The application is available on the court's web site at <https://www.paed.uscourts.gov/> Only applicants may submit applications and applications **must be received by Thursday, March 31, 2022.**

All applications will be kept confidential, unless the applicant consents to disclosure, and all applications will be examined only by members of the merit selection panel and the judges of the district court. The panel's deliberations will remain confidential.

Applications must be submitted by email to **paedhumanresources@paed.uscourts.gov** with the subject line **"Magistrate Judge Application."** An /s/ or e-signature on the application will be accepted.

Applications will only be accepted by email. Applications sent by mail will not be considered. Due to the overwhelming number of applications expected, applicants should not contact the court regarding the status of their application.

APPLICATION FOR UNITED STATES MAGISTRATE JUDGE

Please answer all questions. If a question is not applicable, indicate this by marking "N/A" in the relevant space. Submit the completed form via email to paedhumanresources@paed.uscourts.gov with the subject line "Magistrate Judge Application." Applications submitted by mail will not be considered. Please do not call the court regarding the status of your application. If you are unable to sign and scan your application, an /s/ or e-signature will be accepted.

General

- 1. Full name: _____
- 2. All other names by which you have been known: _____
- 3. Office address: _____
 City: _____ State: _____
 Zip: _____ Telephone: _____
- 4. Residential address: _____
 City: _____ State: _____ Zip: _____
- 5. Place of Birth: _____ Date of Birth: _____
- 6. Length of residence in state: _____
- 7. If you are a naturalized citizen, state the date and place of naturalization:

- 8. Military Service:
 Branch: _____ Dates: _____
 Rank or Rate at Discharge: _____ Type of Discharge: _____
 If still a Reserve or National Guard Member, give service, branch, unit, and

present rank: _____

9. Are you related by blood or marriage to any judges of this court?

Yes _____ No _____ If yes, give name(s) and relationship: _____

Health

10. What is the present state of your health?

11. Do you have any mental or physical impairment that would affect your ability to perform the duties of a magistrate judge with or without reasonable accommodation?

Education

12. Colleges and universities attended, dates, and degree: _____

13. Continuing legal education courses completed within the last 10 years:

Honors

- 14. Were you a member of law review? Yes _____. No _____. If yes, describe role: _____

- 15. If you have published any legal books or articles, list them, giving citations and dates: _____

- 16. List any honors, prizes, or awards you have received. _____

Professional Admissions

- 17. List all courts (including state bar admissions) and administrative bodies having special admission requirements in which you are presently admitted to practice, giving the dates of admission in each case:

<u>Court or Administrative Body</u>	<u>Date of Admission</u>
_____	_____
_____	_____
_____	_____
_____	_____

Law Practice

18. State the names, addresses, and dates of employment for all law firms with which you have been associated in practice, all government agencies, and all private business organizations in which you have been employed. Also, provide all dates during which you have practiced as a sole practitioner.

Organization	Address	Position	Dates
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

19. Describe the general nature of your current practice including any legal specialties and character of your typical clients; also, if your practice is substantially different now than previously, give details of prior practice. _____

20. Do you regularly appear in court? Yes _____ No _____

What percentage of your appearances in the last five years was in the following forums?

- 1. Federal courts? _____%
- 2. State or local courts of record? _____%
- 3. Administrative bodies? _____%
- 4. Other? _____%
- _____%
- _____%

21. During the past five years, what percentage of your practice has been trial practice? %

22. How frequently have you appeared in court? times/mo.

23. How frequently have you appeared at administrative hearings? times/mo.

24. What percentage of your practice involving litigation has been:

Civil %

Criminal %

Other %

..... %

..... %

25. State the number of cases you have tried to conclusion in courts of record during the past five years, indicating whether you were sole, associate, or chief counsel. Give citations of any reported cases. _____

26. Summarize your courtroom experience for the past five years. _____

27. State the names and addresses of adversary counsel against whom you have litigated your primary cases over the past five years. _____

Public Office

28. Have you ever run for, or held, public office? Yes _____ No _____ If yes, give details. _____

Prior Judicial Experience

29. a) Have you ever held judicial office or been a candidate for judicial office? If so, state the courts involved and the dates of service, or dates of candidacy.

b) If you have held judicial office, state the names and addresses of counsel who have appeared before you who would be knowledgeable of your work, temperament, and abilities. _____

c) Prior quasi-judicial service:

Names of agency: _____

Position held: _____

Hearings on what type of issues: _____

Number of cases adjudicated: _____

Dates of service: _____

Business Involvement

30. a) If you are now an officer, director, or otherwise engaged in the management of any business enterprise, state the name of such enterprise, the nature of the business, the nature of your duties, and whether you intend to resign such position

immediately upon your appointment to judicial office.

b) Since being admitted to the Bar, have you ever engaged in any occupation, business, or profession other than the practice of law? Yes _____ No _____
If yes, give the details, including dates.

c) During the past five years have you received any fees or compensation of any kind, other than for legal services rendered, from any business enterprise, institution, organization, or association of any kind? Yes _____ No _____
If yes, identify the source of such compensation, the nature of the business enterprise, institution, organization or association involved, and the dates such compensation was paid.

31. a) Have you ever been arrested, charged, or convicted for violation of any federal law, state law, county or municipal law, regulation, or ordinance? Yes ___ No ___
If yes, give details. (Do not include traffic violations for which a fine of \$200 or less was imposed unless it also included a jail sentence.)

b) Have you, to your knowledge, ever been under federal, state, or local investigation for possible violation of a criminal statute? Yes _____ No _____
If yes, give particulars. _____

32. a) Have you ever been sued by a client? Yes _____ No _____
If yes, give particulars. _____

b) Have you or your professional liability insurance carrier ever settled a claim against you for professional malpractice? Yes _____ No _____
If yes, give particulars, including the amounts involved. _____

33. Have you ever been charged in any civil or criminal proceedings with conduct alleged to involve moral turpitude, dishonesty, or unethical conduct? Yes _____
No _____ If yes, give particulars. _____

34. Have you ever been disciplined or cited for a breach of ethics or unprofessional conduct by any court, administrative agency, bar association, or other professional group? Yes _____ No _____ If yes, give particulars.

35. Have you filed appropriate tax returns as required by federal, state, local, and other government authorities? Yes _____ No _____ If no, explain. _____

36. Have any liens or claims ever been instituted against you by the federal, state, or local authorities? Yes _____ No _____ If yes, explain. _____

Professional and Other Activities

37. a) List all bar associations and legal professional societies of which you are a member and give the titles and dates of any office you have held in such groups, and committees to which you belonged. _____

b) List all organizations and clubs, other than bar associations and professional societies identified in response to Question No. 37 a), of which you have been a member during the past ten years, including the titles and dates of any offices you have held in each such organization. _____

c) Have you ever served on a merit selection panel to consider the appointment or reappointment of a United States magistrate judge in this district? If yes, please provide date(s) or appointment(s). _____

Supplemental Information

38. State any achievements or actions you have accomplished, demonstrating your commitment to equal justice under the law. _____

39. State any additional education or other experiences you believe would assist you in holding judicial office. _____

40. State any other pertinent information reflecting positively or adversely on you, which you believe should be disclosed to the district court and the merit selection panel in connection with your possible selection as United States magistrate judge.

41. a) List three individuals as references who are familiar with your abilities.

Name _____

Address _____

Telephone _____

Email _____

Name _____

Address _____

Telephone _____

Email _____

Name _____

Address _____

Telephone _____

Email _____

b) List three individuals as references who are familiar with your personal character.

Name _____
Address _____
Telephone _____
Email _____

Name _____
Address _____
Telephone _____
Email _____

Name _____
Address _____
Telephone _____
Email _____

Confidentiality Statement

This form will be kept confidential and will be examined only by members of the merit selection panel and the judges of the district court. The individuals whom you have listed as references above may be contacted by the panel, but no other employers, colleagues, or other individuals will be contacted without your prior approval.

I declare under penalty of perjury that the foregoing is true and correct.

Signature of Applicant: _____ Date: _____

*If you are unable to sign and scan your application, an /s/ or e-signature will be accepted.

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, March 17th, 2022 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, April 18th, 2022.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

1st Publication of 3

SALE NO. 22-3-49

Writ of Execution No. 2020-05627

DEBT \$3,136.03

ALL THAT CERTAIN lot of land, on which is located a brick dwelling house, designated as No. 58 Gap Road, Situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania bounded and described as follows: BEGINNING at a point on the South-

ern side of the Old Gap Road, a corner of land now or late of Getz Sarvetnick, distant 115.2 feet Eastwardly from the East line of land late of Joseph Bohovitz, thence measuring along the Southern side of the Old Gap Road Westwardly 14.2 feet and extending Southwardly between parallel lines of that width at right angles to the said Old Gap Road 110 feet to land now or late of the Estate of Richard Strode, Deceased.

BOUNDED on the North by the Southern line of the Old Gap Road on the East by land now or late of Getz Sarvetnick; on the South by land now or late of the Estate of Richard Strode, Deceased and on the West by land now or late of Meyer Chertok. The West line passes through the center of the partition wall between the house on the land herein conveyed and the house on the land adjoining on the West.

TAX PARCEL NO. 38-6A-14

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Long Term Ventures, L.L.C.**

SALE ADDRESS: 58 Gap Road, Valley Township, PA 19320

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

SALE NO. 22-3-50

Writ of Execution No. 2017-11642

DEBT \$1,282.93

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

TAX PARCEL NO. 16-4-100

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Dennis E. Crutchfield**

SALE ADDRESS: 11 N. Church Road,
Coatesville, PA 19320

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

SALE NO. 22-3-51

Writ of Execution No. 2019-02578

DEBT \$2,012.90

ALL THAT CERTAIN piece, parcel or tract of land, SITUATE on the North side of Charles Street in the Township of Valley, County of Chester, and State of Pennsylvania.

TAX PARCEL NO. 38-5C-86.7

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Susan F. Boyd Noel**

SALE ADDRESS: 915 Charles Street,
Valley Township, PA 19320

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

SALE NO. 22-3-54

Writ of Execution No. 2016-07240

DEBT \$1,878.08

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Bradford, County of Chester, and State of Pennsylvania.

TAX PARCEL NO. 50-5A-141

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Rebecca L. Miller**

SALE ADDRESS: 1313 Walker Drive,

West Bradford, PA 19320

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

SALE NO. 22-3-55

Writ of Execution No. 2018-08589

DEBT \$1,649.72

ALL THAT CERTAIN tract of land, situated in the Township of Caln, County of Chester, and State of Pennsylvania.

TAX PARCEL NO. 39-3R-133

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Steven J. Schuster**

SALE ADDRESS: 103 S. Seventeenth Avenue, Caln Township, PA 19320

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

SALE NO. 22-3-57

Writ of Execution No. 2018-10345

DEBT \$1,847.00

ALL THAT CERTAIN tract of land, situated in the Township of Valley, County of Chester, and State of Pennsylvania.

TAX PARCEL NO. 38-2M-133

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Wayne H. Dahl**

SALE ADDRESS: 907 Wagontown Road, Valley Township, PA 19320

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

SALE NO. 22-3-58

Writ of Execution No. 2019-05717

DEBT \$1,681.79

ALL THAT CERTAIN lot or land designated as lots 49 and 50 on Plan of Lots called Lincoln Heights on the Lincoln Highway in the Township of Valley, Chester County, Pennsylvania.

TAX PARCEL NO. 38-5C-1

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Adranih F. Ernay**

SALE ADDRESS: 301 Rainbow Road, Valley Township, PA 19320

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

SALE NO. 22-3-61

Writ of Execution No. 2016-01428

DEBT \$4,489.89

ALL THAT CERTAIN lot of piece of ground, situate in West Whiteland Township, Chester County, Pennsylvania.

TAX PARCEL NO. 41-6-109

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Dunn Investments LP**

SALE ADDRESS: 734 Springdale Drive, West Whiteland, PA 19380

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

SALE NO. 22-3-62

Writ of Execution No. 2017-09989

DEBT \$8,231.78

ALL THAT CERTAIN lot or piece of ground, situate in East Whiteland Township, Chester County, Pennsylvania.

TAX PARCEL NO. 42-4-38

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **Diane M. Washington, Mala L. Washington & Lance Gooden Washington**

SALE ADDRESS: 154 Conestoga Road, East Whiteland Township, PA 19355

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

SALE NO. 22-3-63

Writ of Execution No. 2019-06413

DEBT \$1,422.37

ALL THAT CERTAIN unit located in the property known, named and identified as Roundhill a Condominium, located in the Township of Valley, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 38-1-184

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Harry London**

SALE ADDRESS: 377 Larose Drive, Valley Township, PA 19320

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

SALE NO. 22-3-65
Writ of Execution No. 2019-05994
DEBT \$3,972.27

ALL THAT CERTAIN message and lot of land, situate on the North side of West Miner Street in the Borough of West Chester, County of Chester and commonwealth of Pennsylvania.

TAX PARCEL NO. 1-8-487

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **BAMC 413 W Miner, L.L.C.**

SALE ADDRESS: 413 W. Miner Street, West Chester, PA 19382

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

SALE NO. 22-3-66
Writ of Execution No. 2021-05355
DEBT \$230,241.23

ALL THAT CERTAIN lot or piece of ground situated in West Vincent & Upper Uwchlan Townships, County of Chester, Commonwealth of Pennsylvania bounded and described according to a lot line change plan for lot 22 Cotswold, Estate made by D.L. Howell & Associates, Inc. dated 11/7/2000 revised 3/26/2000 recorded in Chester County as Plan # 15710 as follows to wit:

BEGINNING at a point in the northeasterly side of Wyndemere Lake Drive a corner of Lot 2 shown on said plan; thence from said point of beginning along Wyndemere Lake Drive a corner of Lot 2 shown on said plan; thence from said point of beginning along Wyndemere Lake Drive on the arc of a circle curving to the left a radius of 174.99 feet the arc distance of 251.98 feet to a point a corner of lands now or late of

Neal & Gabelle Rubinstein; thence along same north 24 degrees 37 minutes 47 degrees east 685.21 feet to a point on the southwest side of Red Bone Road; thence along same south 51 degrees 30 minutes 00 seconds east 51.50 feet to a point a corner of land now or late of John F. & Mary Ann O'Brien; thence along same the 2 following courses and distance; (1) south 5 degrees 00 minutes 00 seconds east 250.00 to a point; (2) south 23 degrees 25 minutes 22 seconds east 185.00 feet to a point a corner of Lot 2; thence along Lot 2 the 3 following courses and distances: (1) south 74 degrees 51 minutes 54 seconds west 118.77 feet to a point; (2) south 25 degrees 27 minutes 55 seconds west 216.86 feet to a point; (3) south 47 degrees 43 minutes 41 seconds west 97.21 feet to the first mentioned point and place of beginning.

BEING UPI # 25-7-280

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Jeffrey C. Duffy & Carol Gaspar**

SALE ADDRESS: Lot 1 Wyndemere Lake Drive, Chester Springs, PA 19425

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

SALE NO. 22-3-67
Writ of Execution No. 2021-02040
DEBT \$182,642.68

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

SITUATE in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, described according to a Survey thereof made by J.W. Harry, Civil Engineer on January 28, 1954, to wit:

BEGINNING in the South side of Valmont Drive (formerly called Valentine Street) 33 feet wide, 284.94 feet East from the Southeast corner of Seventeenth Avenue and Valmont Drive, thence North 85 degrees 03 minutes and 30 seconds East along the South side of Valmont Drive, 100 feet in front or breadth; and thence South 04 degrees 56 minutes and 30 seconds East between parallel lines of that width or frontage and at right angles to Valmont Drive 178 feet in length or depth.

BEING part of Lot # 117, all of Lot # 118 on Plan of Lots called "Valmont", made by J.W. Harry, Civil Engineer, Coatesville, PA on 10/27/1930 and also known as premises #1706 Valmont Drive.

BEING UPI # 47-01R-0047

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Lauren K. Smith**

SALE ADDRESS: 1706 Valmont Drive, Coatesville, PA 19320

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

SALE NO. 22-3-68

Writ of Execution No. 2021-05616

DEBT \$171,754.22

ALL THAT CERTAIN LOT OR PARCEL OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST GOSHEN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION OF FRESH MEADOWS

FOR RAYMOND POMPEIL, MADE BY CHESTER VALLEY ENGINEERS, INC., PAOLI, PA., DATED 1/24/1984, LAST REVISED 4/10/1985, RECORDED 6/27/1985 IN PLAN FILE #6640, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD (NORTH LEG) (60 FEET WIDE) A CORNER OF LOT #35; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG LOT #35, SOUTH 50 DEGREES 53 MINUTES 07 SECONDS EAST, 179.34 FEET TO A POINT INLINE OF LOT #41; THENCE EXTENDING PARTLY ALONG THE SAME AND ALSO ALONG LOT #42 AND PARTLY ALONG LOT #43, SOUTH 47 DEGREES 52 MINUTES 28 SECONDS WEST, 120.55 FEET TO A POINT A CORNER OF LOT #33; THENCE EXTENDING ALONG THE SAME, NORTH 42 DEGREES 07 MINUTES 35 SECONDS EAST, 173.45 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD, AFORESAID; THENCE EXTENDING ALONG THE SAME THE 2 FOLLOWING COURSES AND DISTANCES: (1) NORTH 47 DEGREES 52 MINUTES 25 SECONDS EAST, 43.75 FEET TO A POINT OF CURVE AND (2) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 325.00 FEET ON THE ARC DISTANCE OF 48.66 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #34 AS SHOWN ON SAID PLAN, CONTAINING 18,658 SQUARE FEET, MORE OR LESS.

Fee Simple Title Vested in ROBERT J. VAUGHN, JR AND KRISTINE A PELOSI-VAUGHN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, by deed from WILLIAM

N. CAPRONI AND COLLEEN J. CAPRONI, HUSBAND AND WIFE, dated 02/01/1994, recorded 03/16/1994, in the Chester County Clerk's Office in Deed Book 3723, Page 2060, as Instrument No. 6447658

PARCEL #: 52-03Q-0291-0000

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

VS

DEFENDANT: **Kristine A. Pelosi-Vaughn & Robert J. Vaughn, Jr.**

SALE ADDRESS: 206 Oxford Road, West Chester, PA 19380

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

SALE NO. 22-3-69

Writ of Execution No. 2019-10716

DEBT \$174,431.89

ALL THAT CERTAIN lot or piece of ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan prepared by Pennoni Associates, Inc., dated 2/3/1990, last revised 10/11/1990 and recorded as Plan No. 10800, as follows, to wit:

BEGINNING at a point on the Northwest-erly side of Coventry Pointe Lane, a corner of Lot No. 2-1 on said Plan; thence from said beginning point, leaving Coventry Pointe Lane and extending along Lot 2-1, North 27 degrees 00 minutes 00 seconds West, 179.26 feet to a point in line of lands now orate of Albert A. and Genevieve E. Stewartz and said plan; thence extending along same, North 28 degrees 35 minutes 25 seconds East, 19.06 feet to a point, a corner of Lot No. 3-1 on said

plan; thence extending along Lot No. 3-1, South 74 degrees 56 minutes 28 seconds East, 5.76 feet to a point, a corner of Lot No.2-3 on said plan; thence extending along Lot 2-3, South 27 degrees 00 minutes 00 seconds East 188.55 feet to a point on the Northwesterly side of Coventry Pointe Lane aforesaid; thence extending along Coventry Pointe Lane on the arc of a circle curving to the right having a radius of 139.00 feet the arc distance of 20.16 feet to the first mentioned point and place of beginning.

BEING LOT NO. 2-2 on said plan.

CONTAINING 3,736 square feet more or less.

BEING THE SAME PREMISES which Jean Marie Risney by Deed dated March 28, 2002 and recorded April 12, 2002, at Instrument 10072651 in Book 5254, Page 1557 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania granted and conveyed unto William C. Darlington and Mary M. Darlington, husband and wife, in fee.

PARCEL ID # 17-03G-0100

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **Mary M. Darlington and William C. Darlington**

SALE ADDRESS: 202 Coventry Pointe Lane, Pottstown, PA 19465

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

SALE NO. 22-3-70

Writ of Execution No. 2019-03378

DEBT \$221,085.10

Property situate in the CITY OF COATESVILLE, CHESTER County, Pennsylvania, being

BLR # 16-04-0256
 IMPROVEMENTS thereon: a residential dwelling
 PLAINTIFF: Freedom Mortgage Corporation
 VS
 DEFENDANT: **Fateema Burns**
 SALE ADDRESS: 133 Country Run Drive, Coatesville, PA 19320
 PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646**

SALE NO. 22-3-71
Writ of Execution No. 2018-01988
DEBT \$187,966.83

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

BLR # 30-5K-24
 IMPROVEMENTS thereon: a residential dwelling
 PLAINTIFF: Branch Banking and Trust Company
 VS
 DEFENDANT: **Kim Gilbert Prior**
 SALE ADDRESS: 137 Ridgewood Circle, Downingtown, PA 19335
 PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646**

SALE NO. 22-3-72
Writ of Execution No. 2020-07627
DEBT \$300,041.87

PROPERTY SITUATE IN BIRMINGHAM TOWNSHIP
 SOLD AS THE PROPERTY OF: ROBERT CYRUS MORELAND AKA R. CYRUS MORELAND and CYNTHIA

LEE MORELAND AKA CYNTHIA L. MORELAND
 UPI PARCEL # 65-3C-6
 IMPROVEMENTS thereon: a residential dwelling
 PLAINTIFF: Fairview Loans IV, LLC
 VS
 DEFENDANT: **Robert Cyrus Moreland AKA R. Cyrus Moreland & Cynthia Lee Moreland AKA Cynthia L. Moreland**

SALE ADDRESS: 1111 South Washington Ridge Road, West Chester, PA 19382
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 22-3-73
Writ of Execution No. 2019-09566
DEBT \$216,992.21

ALL THAT CERTAIN lot or piece of ground, hereditaments, and appurtenances, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan of property for Tomaski Residential Development, made by Berger & Hayes, Inc., Professional Engineers and Surveyors, Thornedale, PA dated 11/13/1995, last revised 01/11/1996, as follows, to wit:

BEGINNING at a point on the title line in the bed of Lincoln Highway, said point being a corner of land now or late of Alice M. Dogue; thence extending from said beginning point along Lincoln Highway South 55 deg 43' 42" East, 100 feet to a point on the Westerly side of Nicholas Avenue; thence extending along same the 2 following courses and distances: (1) South 35 deg 17' 24" West 35 feet to a point; and (2) South 35 deg

17' 14" West 110 feet to a point, a corner of Lot No. 2, thence extending along same North 79 deg 46' 58" West 110.38 Feet to a point in line of land now or late of Alice M. Dogue; thence extending along the same the 2 following courses and distance: (1) North 35 deg 17' 14" East, 155 feet to a point; and (2) North 35 deg 17' 14" East, 35 feet to the first mentioned point and place of beginning.

BEING LOT NO. 1 as shown on said Plan.

BEING THE SAME PREMISES which Rosemary Sahota, by Deed dated November 30, 2006 and recorded December 12, 2006 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 7032, Page 812 as Instrument Number 10712363, granted and conveyed unto Rosemary Sahota, an unmarried person and Robert Henson and Veronica Henson, husband and wife, son-in-law and daughter, in fee.

PARCEL # 3802Q01470000

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Indenture Trustee for Newcastle Mortgage Securities Trust 2007-1

VS

DEFENDANT: **Rosemary Sahota; Robert Henson; and Veronica Henson**

SALE ADDRESS: 804 West Lincoln Highway, Coatesville, PA 19320

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

SALE NO. 22-3-74

Writ of Execution No. 2018-07357

DEBT \$40,407.63

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

Parcel Number: 16-2-323.1

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **Darius Green A/K/A Darius L. Green**

SALE ADDRESS: 905 Lumber Street F/K/A 903 Lumber Street, Coatesville, PA 19320

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

SALE NO. 22-3-75

Writ of Execution No. 2015-11735

DEBT \$313,323.40

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

BEING PARCEL NUMBER: 01-02-0089

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but solely as Trustee of RMF Buyout Acquisition Trust 2018-1

VS

DEFENDANT: **Patricia G. Semple**

SALE ADDRESS: 531 Marshall Drive, West Chester, PA 19380

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

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