



Chester County Law Reporter

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TABLE OF CONTENTS 72 CHESTER COUNTY REPORTS

In Re: Private Criminal Complaint of Capper

*Petition to review disapproval of private criminal complaint –
Prima facie case against alleged perpetrator – Bad faith – Fraud –
Unconstitutional – Official oppression - Pro se litigant.* 61 (2024)

Classified Ads. 23
Meeting Space - West Chester

Legal Notices
See Table of Contents.1

Chester County Law Reporter

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In Re: Private Criminal Complaint of Capper

Petition to review disapproval of private criminal complaint – *Prima facie* case against alleged perpetrator – Bad faith – Fraud – Unconstitutional – Official oppression - *Pro se* litigant

1. The Commonwealth has the authority to approve or disapprove private criminal complaints.
2. Should the Commonwealth choose to disapprove a private complaint, then it must advise the affiant of the reasons for the disapproval.
3. The Commonwealth's disapproval of a private complaint may be based on purely legal grounds or due to policy considerations, or a hybrid of the two.
4. A private criminal complaint may be appropriately rejected due to the absence of any factual averments concerning criminal activity by the alleged offender.
5. The affiant is required to provide the Commonwealth with sufficient facts in the complaint to enable the Commonwealth to make informed decisions on whether or not to initiate criminal proceedings.
6. An investigation by the District Attorney is not necessary where the allegations of criminal conduct contained in the complaint are unsupported by factual averments.
7. The trial court may only overturn the Commonwealth's decision if the affiant demonstrates that the disapproval decision amounted to bad faith, occurred due to fraud, or was unconstitutional.
8. This standard of review ensures that the court of common pleas provides proper deference to persecutorial discretion.
9. Bad faith is demonstrated when the Commonwealth acts with fraudulent, dishonest, or corrupt purposes.
10. To meet the requirements of the criminal charge of Official Oppression a person acting or purporting to act in an official capacity, knowing that his conduct is illegal, subjects another to arrest, detention, search, seizure, mistreatment, dispossession, assessment, lien or other infringement of personal or property rights; or denies or impedes another in the exercise or enjoyment of any right, privilege, power or immunity.
11. Although the courts may liberally construe materials filed by a *pro se* litigant, *pro se* status confers no special benefit upon a litigant, and a court cannot be expected to become a litigant's counsel.
12. Appellant filed a Petition to Review the Chester County District Attorney's Disapproval of Appellant's Private Criminal Complaint. In his complaint, Appellant's factual allegations were two Sheriffs removed him from a public meeting in a public venue against his will. He alleged such conduct violated the crime of Official Oppression. The District Attorney's Office disapproved the complaint for insufficient probable cause because the complaint did not include a statutory requirement of the crime, to wit, the official's knowledge that their

conduct was illegal. This Court *Held* the District Attorney's legal determination was correct. Appellant also failed to demonstrate that the denial of the proposed complaint amounted to bad faith, occurred due to fraud, or was unconstitutional. Further, because the determination of the Commonwealth was a legal determination, no evidence and testimony were needed to supplement the record.

R.E.M.

C.C.P., Chester County, Pennsylvania, No. MD-0003142-2022; In Re: Private Criminal Complaint of Capper

Andrew Austin for Mark Capper

Madeline Troutman for the Chester County District Attorney's Office

Forzato, J., March 27, 2023:-

[Editor's note: This Court's order was affirmed by the Superior Court - 293 EDA 2023.]

IN THE SUPERIOR COURT OF PENNSYLVANIA
EASTERN DISTRICT

NO. MD-0003142-2022

IN RE: PRIVATE CRIMINAL COMPLAINT OF CAPPER

OPINION PURSUANT TO Pa.R.A.P 1925

Appellant, Mark Capper, appeals from the order of this court denying his Petition to Review the Chester County District Attorney’s Disapproval of his Private Criminal Complaint. For the reasons that follow, this court’s order should be affirmed.

FACTUAL HISTORY

In October 2022, Appellant presented a private criminal complaint (“Complaint”) to the Chester County District Attorney’s Office (“Commonwealth”) for approval. Appellant was the affiant on the Complaint. The summary of facts section in the Complaint reads in its entirety: “[o]n the morning of May 26, 2022 at approximately 1100, Chester County Sheriff’s Corporal Lawson and Deputy Schuibbeo unlawfully removed me from a public meeting in a public venue against my will.”

Appellant claimed, without more, that the behavior was a violation of the Pennsylvania Crimes Code at 18 Pa. C.S. § 5301. However, on November 7, 2022, the Commonwealth disapproved the Complaint — due to “insufficient probable cause.” Thereafter, on or about November 22, 2022, Appellant filed his Petition for Review of the Commonwealth’s Disapproval of the Complaint citing Pa.R.Crim.P. 506 entitled “Approval of Private Complaints.”

This court was assigned to preside over the matter. A hearing on the matter was scheduled for December 20, 2022. There Appellant argued that on May 26, 2022, while at the Chester County Library in Exton, Pennsylvania, Chester County Sheriff’s Corporal Lawson and Deputy Schuibbeo unlawfully removed him from a public “town hall” meeting held by United States Representative Chrissy Houlahan. *See N.T.*, 12/20/2022, p.5. The Commonwealth responded by reiterating its original position that Appellant’s Complaint lacked sufficient probable cause. The Commonwealth argued that an official’s knowledge that their conduct is illegal is a statutory requirement of the charge of Official Oppression. *Id.* at 7. The Commonwealth further stated that Appellant’s Complaint did not assert sufficient facts to allege that the deputies knew that their actions were illegal. *Id.* at 7-8. And, therefore, the Commonwealth denied the Complaint.

Appellant, however, pointed out that he submitted a five (5) minute video to the

Commonwealth to support his Complaint. Appellant stated that he informed Corporal Lawson that Appellant “could sue him [Lawson] personally for what he was doing.” *Id.*

Importantly, the Commonwealth did not consider the video when evaluating Appellant’s Complaint. *Id.* Yet, Appellant asked that this court review the video to determine if the Complaint should have been denied. *Id.* This court declined to review the video because the Commonwealth rejected the Complaint for insufficient probable cause. Stated another way, the Complaint did not contain sufficient material facts to support the allegation of Official Oppression, 18 Pa. C.S. § 5301.

After the hearing and a review of the relevant case law, this court denied Appellant’s petition. This court agreed the Complaint failed to set forth sufficient probable cause for the charge of Official Oppression under 18 Pa. C.S. § 5301.

On January 20, 2023, Appellant filed a timely appeal. After being directed by this court to file a concise statement of matters complained of (“Concise Statement”), the Appellant timely complied on February 13, 2023. In his Concise Statement, Appellant submits that:

1. The Court erred in denying Mr. Capper’s appeal of the Chester County District Attorney’s disapproval of Mr. Capper’s Private Criminal Complaint;
2. The Court erred [in] failing to conduct the required *de novo* review of the Chester County District Attorney’s disapproval of Mr. Capper’s Private Criminal Complaint.
3. The Court erred by failing to accept evidence and testimony from Mr. Capper, a *pro se* litigant, when he both attempted to offer it and suggested it was necessary.

Pa.R.A.P. 1925(b) Statement, 2/13/23, p. 1-2.

In the Concise Statement, Appellant alleges this court erred generally. Then Appellant contends that this court did not use the appropriate standard of review in making its determination to deny the petition. Finally, Appellant asserts that this court erred because it did not accept “any evidence or testimony” from Appellant, who was a *pro se* litigant at the time of the hearing. For the reasons that follow, this court requests that its order be affirmed.

ANALYSIS OF THE LAW

As the Pennsylvania Superior Court explained in *Com. ex rel. Guarrasi v. Carroll*, 979 A.2d 383 (Pa. Super. 2009), the Commonwealth has the authority to approve or disapprove private criminal complaints. *Id.* at 385 (*internal citations omitted*). The Court opined, should the Commonwealth choose to disapprove a private complaint, then it must advise the affiant of the reasons for the disapproval. *Id.* The Court noted

that the Commonwealth's disapproval may be based on purely legal grounds (*e.g.*, the complaint does not state a *prima facie* case....) or due to policy considerations, or it may be based on a hybrid of both legal and policy reasons. *Id.* (*internal citations omitted*).

Moreover, in *Commonwealth v. Muroski*, 506 A.2d 1312 (Pa. Super. 1986), the Superior Court ruled that a private criminal complaint may be appropriately rejected "due to the absence of any factual averments concerning criminal activity" by the alleged offender(s). *Id.* at 1317. The Court also explained that the affiant is required to provide the Commonwealth with sufficient facts in the complaint to enable the Commonwealth to make informed decisions on whether or not to initiate criminal proceedings. *Id.* at 1317. The Court further explained:

[w]hile some investigation into the allegations of a properly drafted complaint **may** be necessary in order to enable the district attorney to properly exercise his discretion concerning the decision whether to approve the complaint, **such investigation is not necessary where the allegations of criminal conduct contained in the complaint are unsupported by factual averments....** *Id.* (*emphasis added*).

In the matter *sub judice*, the Commonwealth advised Appellant that the complaint was disapproved because it lacked sufficient probable cause. The proposed Complaint did not contain enough material facts to establish a case of Official Oppression as drafted. Accordingly, this court appropriately denied Appellant's petition.

STANDARD OF REVIEW

Traditional Approach

While this court believes the rationale above is sufficient to support its December 22, 2022 Order, since there was a recent change of law on the issue, the court will continue further analysis immediately hereafter to further support why its December 22, 2022 Order should be affirmed.

It is axiomatic that "a private criminal complaint must successfully establish a *prima facie* case against the alleged perpetrator" in order for it to be approved by the Commonwealth. *In re Miles*, 170 A.3d 530, 534-35 (Pa. Super. 2017) (*internal citations and quotations omitted*); *see also*, *In re Ullman*, 995 A.2d 1207 (Pa. Super. 2010).

Prior to the Pennsylvania Supreme Court's 2023 ruling in *In re Ajaj, infra.*, the traditional approach for a trial court to review the Commonwealth's disapproval of a private criminal complaint required the trial court to first identify the reasons for denial. *In re Miles*, 170 A.3d at 536. The court would undertake a *de novo* review if the Commonwealth "disapprove[d] a private criminal complaint solely on the basis of legal conclusions." *Id.* at 535. Alternatively, if the Commonwealth disapproved the complaint solely due to policy considerations or based on a hybrid of legal and policy

considerations, the standard of review for the trial court was the abuse of discretion standard. *Id.*

As previously stated, in the matter *sub judice*, the Commonwealth disapproved Appellant's complaint based on legal considerations only. Accordingly, in December 2022, this court applied the *de novo* standard of review. It denied the Appellant's petition based solely on the governing law. Simply stated, the Appellant failed to set forth sufficient probable cause in the Complaint to make out a *prima facie* allegation of Official Oppression against the two deputies. Thus, pursuant to the holdings in *Muroski, supra.*, and *Ullman, supra.*, this court appropriately denied the petition as the Complaint did not contain sufficient information to approve it.

Bad Faith Approach

However, since January of 2023, the applicable standard of review is no longer dependent on the Commonwealth's asserted reason for disapproval of a private criminal complaint. In *In re Ajaj*, 288 A.3d 94, 109 (Pa. 2023), the Supreme Court of Pennsylvania held that when reviewing the Commonwealth's disapproval of a private criminal complaint pursuant to Pa.R.Crim.P. 506, the trial court may **only** overturn the Commonwealth's decision if the affiant "demonstrates that the disapproval decision amounted to bad faith, occurred due to fraud, or was unconstitutional." *See, e.g., Commonwealth v. Benz*, 565 A.2d 764, 767-68 (Pa. 1989); *In re Wilson*, 879 A.2d 199, 214-15 (Pa. Super. 2005). Bad faith is demonstrated when the Commonwealth acts with "fraudulent, dishonest, or corrupt purposes." *In re Ajaj*, 288 A.3d at 109 (citing *Commonwealth v. Brown*, 708 A.2d 81, 87 (Pa. 1998) (Brown II)). In *In re Ajaj, supra.*, the Court reasoned that such standard of review ensures that the court of common pleas provides proper deference to persecutorial discretion. *Id.; see Brown II*, 708 A.2d at 84-85.

As a result of the holding in *In re Ajaj, supra.*, in order to override the Commonwealth's decision, a trial court must determine whether the Commonwealth acted in bad faith, whether the Commonwealth's decision was the result of fraud, or was the decision unconstitutional. *Id. at 109.* In *In re Ajaj*, the Court further explained that "bad faith is demonstrated when the prosecutor acted with a fraudulent, dishonest, or corrupt purpose." *Id.*

DISCUSSION

I. *Standard of Review*

Importantly, in order for a criminal complaint, private or otherwise, to stand, the affiant must make out a *prima facie* case of criminal conduct in the complaint. In *Commonwealth v. Jury*, 636 A.2d 164 (Pa. Super. 1993), the Court determined that the complaint only need aver evidence sufficient to make a *prima facie* case, not a showing beyond a reasonable doubt. *Id. at 166.* Additionally, in *In re Ullman*, the Pennsylvania

Superior Court explained “[a] private criminal complaint must at the outset set forth a *prima facie* case of criminal conduct...” *In re Ullman*, 995 A.2d 1207 (*emphasis added and internal citations omitted*).

The proposed Complaint *sub judice* states that the deputies violated 18 Pa. C.S. § 5301, Official Oppression. The crime is defined as follows:

A person acting or purporting to act in an official capacity or taking advantage of such actual or purported capacity commits a misdemeanor of the second degree if, **knowing that his conduct is illegal**, he:

- (1) subjects another to arrest, detention, search, seizure, mistreatment, dispossession, assessment, lien or other infringement of personal or property rights; or
- (2) denies or impedes another in the exercise or enjoyment of any right, privilege, power or immunity.

In the instant matter, the complaint merely alleges that on May 26, 2022, the aforementioned deputies “unlawfully removed me from a public meeting in a public venue against my will.” *Compl.* ¶ 2, 10/22/2022. Appellant asserted no other written facts in the Complaint to support his allegations, not even the name of the public meeting. Simply stated, the allegations as set forth in the proposed Complaint just do not set out a *prima facie* case.

Taking it a step further now as a result of the recent holding in *In re Ajaj, supra.*, and applying the current standard of review, it is important to note that Appellant also failed to demonstrate that the denial of the proposed complaint “amounted to bad faith, occurred due to fraud, or was unconstitutional.”

Rather, in the instant matter, the record reflects that the sole reason the Commonwealth rejected the complaint was because of the lack of sufficient evidence or probable cause to make out a *prima facie* case against the deputies. Appellant did not allege sufficient facts to demonstrate that the two deputies acted in a knowingly illegal manner—a critical element of the alleged crime. Further, Appellant did not allege any facts to demonstrate that the Commonwealth acted in bad faith when disapproving the Appellant’s Complaint. Accordingly, the Commonwealth appropriately rejected the Complaint.

II. *Denial of Additional Evidence & Testimony*

With regard to Appellant’s assertion that this court “erred by failing to accept evidence and testimony from Mr. Capper, a *pro se* litigant, when he both attempted to offer it and suggested it was necessary” at the December 20, 2022 hearing, this court advised Appellant that should he want a continuance in order to obtain counsel, he would be permitted that opportunity. *See N.T.*, 12/20/2022, p.4. Evidence and testimony were not required because the Complaint was rejected solely for being legally insufficient as discussed in detail above. Stated another way, it was rejected

because it failed to set forth a *prima facie* showing of illegal conduct by the two deputies. To claim now that Appellant was somehow disenfranchised because he was acting *pro se* is disingenuous. In *Commonwealth v. Blakeney*, 108 A.3d 739, 767 (Pa. 2014) the Court opined “[a]lthough the courts may liberally construe materials filed by a *pro se* litigant, *pro se* status confers no special benefit upon a litigant, and a court cannot be expected to become a litigant's counsel....” In the matter *sub judice*, the proposed Complaint just failed to set out a *prima facie* case against the deputies and thus it was rejected. The determination of the Commonwealth was a legal determination. Accordingly, evidence and testimony were not needed to supplement the record on December 20, 2022.

CONCLUSION

Therefore, this Court’s denial of Appellant’s appeal should be *affirmed*.

BY THE COURT:

/s/ **FORZATO, NICOLE R., J.**

TABLE OF CONTENTS
LEGAL NOTICES

Change of Name Notice 2
Corporation Notice 2
Estate Notice **1st Publication**. 2
Estate Notice **2nd Publication**. 4
Estate Notice **3rd Publication**. 6
Nonprofit Corporation Notice 7
Trust Notice (**3rd Publication of 3**). 7
Press Release. 8
Sheriff Sale of Real Estate (**3rd Publication of 3**). 12

NOTICES

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CHANGE OF NAME NOTICE**IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA****CIVIL ACTION****LAW NO. 2024-00114-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Franklin Joseph Brittingham was filed in the above-named court and will be heard on Monday, April 8, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Thursday, January 4, 2024

Name to be changed from: Franklin Joseph Brittingham to: Frances Marie Brittingham

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

CHANGE OF NAME NOTICE**IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA****CIVIL ACTION****LAW NO. 2024-01770-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Lori Elizabeth Kaczmarczyk on behalf of minor child Chloe Isabelle Kaczmarczyk was filed in the above-named court and will be heard on Monday, June 3, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Thursday, February 29, 2024

Name to be changed from: Chloe Isabelle

Kaczmarczyk to: Armonie Mae

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

KAREN P. REYNOLDS, Esquire
Reynolds Family Law, LLC
101 Lindenwood Drive, Suite 225
Malvern, Pennsylvania 19355

CHANGE OF NAME NOTICE**IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA****CIVIL ACTION****LAW NO. 2024-01713-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Candace Rose Sheets on behalf of minor child Deemise Julile Collier Jr was filed in the above-named court and will be heard on Monday, April 1, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Wednesday, February 28, 2024

Name to be changed from: Deemise Julile Collier Jr to: Deemise Junior Thomas

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Friday, February 23, 2024, for Arya Cares Group, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: any lawful purpose.

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

BENNETT, Stephen R., late of East Nantmeal

Township. John R. Bennett, attn: of KURT M. EBNER, CPA, 211 Welsh Pool Rd., Ste. 110, Exton, PA 19341, Executor. KURT M. EBNER, CPA, 211 Welsh Pool Rd., Ste. 110, Exton, PA 19341.

BIFFEN, JR., David F., a/k/a David F. Biffen, late of West Goshen Township. Matthew D. Biffen, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

CAPPS, Linda S., late of Pocopson Township. Sheridan R. Capps, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Executor. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, atty.

CHRISTIENSEN, Florence H., late of West Chester. Stephen B. Christiansen and Sharon C. Margetich, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Executors. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

COATS, Gregory, late of West Whiteland Township. Gwenne Alexander, 123 Riverside Lane, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

COLELLA, Michael Joseph, late of West Chester. Kim Lewis Colella, 400 Leslie Lane, West Chester, PA 19382, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D, West Chester, PA 19380, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

FOGEL, Joanne H., late of Penn Township. Edward J. Fogel, IV, 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.

FUSON, Marian Darnell, late of Kennett Township. Allan D. Fuson, 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.

GALESE, JR., Joseph, a/k/a Joseph Galese, late

of Uwchlan Township. Nikolaos I. Tsouros, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, care of NIKOLAOS I. TSOUROUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executor. NIKOLAOS I. TSOUROUROS, Esquire, Law Offices of Wendy F. Bleczynski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

HANNA, Robert H., late of West Brandywine Township. Suzanne Haile, care of CARRIE A.S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A.S. KENNEDY, Esquire, Connor Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

HARROP, Helen Marie, late of Borough of Phoenixville. Dorothy Joan Harrop, care of ELIZABETH R. HOWARD, Esquire, P.O. Box 507, 301 Gay St., Phoenixville, PA 19460, Executrix. ELIZABETH R. HOWARD, Esquire, P.O. Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

INSETTA, Robert J., late of Caln Township. Robert W. Insetta, 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.

KAUFMANN, Thomas R., a/k/a Thomas Raymond Kaufmann, late of Tredyffrin Township. Eric J. Kaufmann, care of LOUIS N. TETI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

LA FRANCE, Ann H., late of Downingtown. Benjamin La France, 17 Pinewood Dr., Downingtown, PA 19335, Executor.

LAPELUSA, Marie Carmella, late of Kennett Square. John G. LaPelusa, 615 Aberdeen Road, Kennett Square, PA 19348, care of KAREN E. EICHMAN, Esquire, 8 Federal Road, Suite 3, West Grove, PA 19390, Executor. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

LEWIS, Thea G., late of North Coventry Township. Rebecca Lewis Capuano, care of ALICE J. TILLGER, Esquire, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915, Executrix. ALICE J. TILLGER, Esquire, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915, atty.

LOVELL, James Barnett, late of North Coventry Township. Cristin L. Lovell, 1519 Chestnut Hill

Road, Pottstown, PA 19465, care of DOUGLAS A. SMITH, Esquire, P.O. Box 5349, Lancaster, PA 17606, Executor. DOUGLAS A. SMITH, Esquire, Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606, atty.

MAAS, Mary Kathryn, a/k/a Mary K. Maas, late of Easttown Township. Irena Kubsik, 128 Waterloo Ave., Berwyn, PA 19312, care of ELIZABETH ZWAAN MILNE, Esquire, P.O. Box 161, Berwyn, PA 19312, Executrix. ELIZABETH ZWAAN MILNE, Esquire, Elizabeth Z. Milne, LLC, P.O. Box 161, Berwyn, PA 19312, atty.

McCORMACK, Susan K., a/k/a Susan K. MC, late of East Goshen Township. Thomas H. McCormack, care of CHARLES E. McKEE, Esquire, 1 N. Ormond Ave. – Office, Havertown, PA 19083, Executor. CHARLES E. McKEE, Esquire, Donohue, McKee & Mattson, LTD., 1 N. Ormond Ave. – Office, Havertown, PA 19083, atty.

RAMSEY, Sylvia, late of Malvern. Gregory Ricker, care of THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

SCHLIESMAN, Ellen Ann, a/k/a Ellen A. Schliesman, late of Schuylkill Township. Jon Erik Schliesman, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

SOLEN, Janice J., late of Coatesville, East Fal-lowfield Township. Venessa E. Solen, care of VINCENT CAROSELLA, JR, Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Executrix. VINCENT CAROSELLA, JR, Esquire, Carosella & Associates, P.C., 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

SULLIVAN, Eileen M., a/k/a Eileen Marie Sullivan and Eileen Sullivan, late of Tredeyffrin Township. Brian W. Sullivan, care of MARK T. CARLIDGE, Esquire, 620 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462, Executor. MARK T. CARLIDGE, Esquire, Nachmias Morris & Alt LLC, 620 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462, atty.

TARQUINIO, SR., John C., late of Malvern. John C. Tarquinio, Jr., 82 Conestoga Rd., Malvern, PA 19355, care of DANIEL F. MONAHAN, Esquire, 600 Eagleview Blvd., Suite 300, Exton, PA 19341, Executor. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 600 Eagleview Blvd., Suite 300, Exton, PA 19341, atty.

TAYLOR, Josephine Mary, a/k/a Josephine M. Taylor, late of Caln Township. John J. Volpe, 2081 Dutton Mill Road, Newtown Square, PA 19073, care of KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

TOMPKINS, Joyce J., late of Caln Township. Robert F. Tompkins, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

VALLELY, Joyce M., late of West Chester. James Scott, 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.

WEBER, Richard D., late of East Nantmeal Township. Joan L. Glenn, care of LOUIS N. TETI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

WRIGHT, Janet Moffatt, a/k/a Janet Wright, late of Phoenixville Borough, Phoenixville. Dina D. Reason, care of VINCENT CAROSELLA, JR., Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Administratrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

ZANG, Katherine Anne, a/k/a Katherine A. Zang, late of West Whiteland Township. Lynda K. Siedlecki, 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

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

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

PA 19382, Executor.

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

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

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

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

ERBE, Helen H., late of Phoenixville Borough. John W. Erbe, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

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

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

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

JENKINS, JR., Edward W., late of East Goshen. Daniel E. Jenkins, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire,

Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

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

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

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

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

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

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

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

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

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

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

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

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

TURNER, Judith A., late of Pottstown, North Coventry Township. William F. Turner, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

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

3rd Publication

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

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

CAHILL, Marjorie A., late of Caln Township. Rebecca Roskey-Brunner, care of DANA M. BRES-

LIN, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executrix. DANA M. BRESLIN, Esquire, Breslin, Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

CARVER, Winifred D., late of East Goshen Township. Donald E. Carver, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executor. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

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

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

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

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

HAVILAND, Dorothy, late of Kennett Square. Thomas W. Haviland, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

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

HINES, Barbara, a/k/a Barbara Elsa Hines, late of Borough of Downingtown. Keith Millington, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

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

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

SCOTT, Dallas S., a/k/a Dallas S. Scott, Jr., late of West Chester. Edith M. Berstler, 1404 Hunters Lane, West Chester PA 19380, care of KRISTINE F HUGHEY, Esquire, 22 W Second St, Media PA 19063, Executrix. KRISTINE F HUGHEY, Esquire, Speare and Hughey, 22 W Second St, Media PA 19063, atty.

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

THOMAS, Caroline, late of West Chester. Christopher Thomas and Linda Thomas, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

URBAN, Joanne Tanner, a/k/a Joanne Tanner and Joanne T Jones, late of Uwchlan Township. Nancy J Curtiss, 741 Blackbird Landing RD, Townsend, DE 19734, Executrix.

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

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

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

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is Team Tommy for Cure RTD.

Articles of Incorporation were filed on Friday, February 2, 2024.

The purpose or purposes for which it was organized are: organized to help the Cure RTD Foundation spread awareness and find a cure for Riboflavin Transporter Deficiency.

DONALD J. WEISS, Solicitor

Donald J Weiss Esq PC
6 Dickinson Dr., Ste 110
Chadds Ford, PA 19317

3rd Publication of 3

TRUST NOTICE

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

MARGARET M. GARVEY, Trustee

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

THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

PRESS RELEASE

**JUDGE MITCHELL S. GOLDBERG BECOMES CHIEF JUDGE
OF THE EASTERN DISTRICT**

March 5, 2024

George Wylesol, Clerk of Court
George_Wylesol@paed.uscourts.gov

PHILADELPHIA, PA – The Honorable Mitchell S. Goldberg became Chief Judge of the United States District Court in the Eastern District of Pennsylvania on March 5, 2024. Judge Goldberg has served as a federal judge for over fifteen years and follows the Honorable Juan R. Sánchez as the 16th Chief Judge of this district. One of thirteen original federal judicial districts created by the Federal Judiciary Act of 1789, the Eastern District encompasses Philadelphia, Berks, Bucks, Chester, Delaware, Lancaster, Lehigh, Montgomery, and Northampton counties.

Former Chief Judge Juan R. Sánchez stated, “Judge Mitchell S. Goldberg is a thoughtful jurist who is deeply dedicated to the ideals of fairness and equality for all embedded in our Constitution. Judge Goldberg has been a trusted member of our court leadership. As Chair of the court’s Magistrate Judge Utilization Committee, he worked to create a more inclusive role for our magistrate judges in court governance and a more balanced distribution of work through initiatives such as the random assignment protocol for consent cases. He was also instrumental in the court’s adoption of a direct assignment procedure for social security appeals. At the national level, Chief Justice John G. Roberts, Jr. appointed him to serve as a member of the Judicial Conference Committee on Defender Services, which oversees the provision of legal representation to indigent defendants in criminal cases, in 2022. The Chief Justice also appointed him to serve on the Ad Hoc Committee to Review the Criminal Justice Act

(the “Cardone Committee”), which recommended over thirty reforms to improve the guarantee of independent defense counsel in criminal cases, the vast majority of which were adopted. As a colleague, Judge Goldberg is good-natured, collegial, reliable, and humble. I am confident he will be an outstanding Chief Judge.”

Judge Goldberg’s colleague, Judge L. Felipe Restrepo of the United States Court of Appeals for the Third Circuit concurred. “Judge Mitchell Goldberg has always maintained a sense of humility and a sincere unassuming presence regardless of his position. His humility and affable demeanor will serve him well as the new Chief Judge of the EDPA. All of us who value the importance of the judiciary and the rule of law owe him a debt of gratitude for his service and are very fortunate that Judge Goldberg will assume the role of Chief Judge - we wish him well.”

Former Chief Judge Harvey Bartle added, “Judge Mitchell Goldberg, whom I have known during his over 15 years on this court, is well liked and highly respected by his colleagues and the bar. He is conscientious and extremely dedicated to his work. There is no doubt that he will be an outstanding Chief Judge.”

Judge Cynthia M. Rufe commented, “Judge Goldberg has earned the reputation for clear legal analyses and fairness. He is efficient, maintains a current docket, and with his intellect and management skills has successfully concluded multi-district litigation cases which serves the federal court system nation-wide.”

Judge Goldberg was born in Philadelphia, Pennsylvania. He received his Juris Doctor from Temple University Beasley School of Law in 1986 where he was a member of Temple’s first trial team. Judge Goldberg served as an Assistant District Attorney for the Philadelphia, Pennsylvania District Attorney’s Office from 1986 to 1989 before entering private practice at the firm of Cozen O’Connor. He was an Assistant U.S. Attorney for the Eastern District of Pennsylvania in the United States Attorney’s Office from 1997 to 2003. Judge Goldberg was

appointed to serve as a Judge of Bucks County Court of Common Pleas in Bucks County, Pennsylvania from 2003 to 2008. He also served as an Adjunct Professor at Temple University Beasley School of Law from 2002 to 2006.

On July 24, 2008, Judge Goldberg was appointed to the United States District Court for the Eastern District of Pennsylvania to fill the seat vacated by Judge John Padova, Sr. Judge Goldberg was confirmed by the Senate on September 26, 2008 and commissioned on October 31, 2008.

Chief Judge Goldberg praised Judge Juan R. Sánchez for his service as Chief Judge. “Chief Judge Juan Sánchez has accomplished a great deal as the leader of our court, but I would highlight his work towards attaining better diversity in the court system, particularly in our jury pool, his integration and utilization of our talented magistrate judges and his tireless outreach to the public regarding the importance of the judicial branch. And he did much of this through the pandemic while also maintaining a rigorous and complicated docket. Judge Sánchez’s energy and work ethic will be hard to match. On behalf of all the judges on our court, we thank him for his leadership and exemplary public service.”

The Honorable Juan R. Sánchez was appointed to the federal bench in the Eastern District of Pennsylvania in 2004 and has served as Chief Judge for the past five and a half years. During his tenure as Chief Judge, Judge Sánchez steered the court through numerous challenges, including a protracted government shutdown in 2018-2019 and deep budget cuts that impacted staffing levels. Most notably, he navigated the court through the unprecedented challenges posed by the COVID-19 pandemic, ensuring that the court remained open and operational throughout while also protecting the health and safety of the court’s workforce and all those entering court facilities.

As Chief Judge, Judge Sánchez also worked with court leadership and the Clerk of Court on numerous initiatives to improve and modernize the court. During his tenure, the court continued its efforts to improve juror diversity and worked to increase diversity in other areas.

Judge Sánchez promoted diversity in law clerk hiring, organizing a “Pathways to a Federal Clerkship” event for local law students, and increased the diversity of the merit selection panels that assist the court in the magistrate judge selection process. The court also made significant improvements to its magistrate judge utilization practices by adopting procedures for the direct assignment of social security appeals to magistrate judges and for the random assignment of civil consent cases, and by expanding the role of magistrate judges in court governance and other areas. The court prioritized security, reestablishing its Court and Facility Security Committees and implementing other security initiatives such as new procedures for possessing and using cameras and personal electronic devices in EDPA courthouses. It revamped its pro se law clerk program, expanded the use of electronic filing for attorneys and pro se litigants, and introduced virtual arbitration hearings. And it invested in technology upgrades, including initiatives to make wireless internet access available to the bar throughout EDPA courthouses and to upgrade courtroom technology in a cost-effective manner by increasing the court’s in-house capacity to handle this task.

The Eastern District of Pennsylvania is headquartered at the James A. Byrne Courthouse in Philadelphia and has three divisional courthouses in Allentown, Reading, and Easton with a courthouse staff of over one hundred fifty employees. The Chief Judge oversees the administration of the district which includes the offices of the Clerk of Court, Probation, Pre-Trial Services, and Bankruptcy. The district has twenty active judges, eight senior judges, as well as eight magistrate judges, and three bankruptcy judges.

Sheriff Sale of Real Estate

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

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

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

KEVIN D. DYKES, SHERIFF

3rd Publication of 3

SALE NO. 24-3-69
Writ of Execution No. 2022-04458
DEBT \$401,935.54

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

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

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

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

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

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

SALE NO. 24-3-70
Writ of Execution No. 2020-02446
DEBT \$529,828.06

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

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

BEING Lot #2 on the above mentioned Plan.

CONTAINING 1.469 acres of land, more or less.

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

UPI NO. 60-5-32.5.

IMPROVEMENTS thereon: a residential dwelling

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

DEFENDANT: **Shaun E. Chipman**

SALE ADDRESS: 108 Carisbrooke Court, Landenberg, PA 19350

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

SALE NO. 24-3-71

Writ of Execution No. 2015-11436

DEBT \$197,214.98

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

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

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

BEING Lot No. 6 on said Plan.

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

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

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

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

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

PARCEL# 3702900000

IMPROVEMENTS thereon: a residential property

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

VS

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

SALE ADDRESS: 563 Hazel Avenue, Kennett Square PA 19348

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

**SALE NO. 24-3-72
Writ of Execution No. 2022-06161
DEBT \$346,652.75**

PROPERTY SITUATE IN THE TOWNSHIP OF POCOPSON

TAX PARCEL #63-4-80

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

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

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

**SALE NO. 24-3-73
Writ of Execution No. 2016-10547
DEBT \$400,007.18**

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

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

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

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

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

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

CONTAINING one acre of land, more or less.

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

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

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

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

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

VS

DEFENDANT: **Eva Jane Gertenitch**

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

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

SALE NO. 24-3-74

Writ of Execution No. 2022-03355

DEBT \$200,519.47

PROPERTY SITUATE IN BOROUGH OF OXFORD

TAX PARCEL #0609 007703L0

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Victoria T. Murray**

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

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

SALE NO. 24-3-75

Writ of Execution No. 2020-02007

DEBT \$232,015.54

PROPERTY SITUATE IN TOWNSHIP OF WILLISTOWN

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

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATION-

AL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK VS

DEFENDANT: **LINDA B. PATTON AKA LINDA BALL PATTON & DANIEL J. PATTON**

SALE ADDRESS: 121 Davis Road, Malvern, PA 19355

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

**SALE NO. 24-3-76
Writ of Execution No. 2023-02754
DEBT \$117,591.84**

Property situate in Township of West Bradford

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

TAX PARCEL #50-2J 30

IMPROVEMENTS thereon: a single family/cabin

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

VS

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

SALE ADDRESS: 1442 Federal Drive,

Downingtown, PA 19335

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

**SALE NO. 24-3-77
Writ of Execution No. 2022-08861
DEBT \$118,927.09**

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

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

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

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

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

PARCEL NO.: 32-3-45.21

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: **James V. Cortellessa**

SALE ADDRESS: 6 Lafitte Court, Downingtown, PA 19335

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

SALE NO. 24-3-78
Writ of Execution No. 2022-09945
DEBT \$230,302.59

PROPERTY SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE

TAX PARCEL #29-007-0171.0200

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

SALE ADDRESS: 1732 Caln Meetinghouse Road, Coatesville, PA 19320

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

SALE NO. 24-3-79
Writ of Execution No. 2022-09272
DEBT \$120,258.01

ALL THAT CERTAIN unit in the property known, named and identified as Glenhardie Condominium , located in the Township of Tredyffrin , County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101, et seq. by the recording in the Office of the Recorder of Deeds in and for the County of Chester, of a Declaration, including the Plans attached thereto as Exhibit, dated June 17, 1981 and recorded in Misc. Deed Book 519 page 423, and the Amendment to Declaration dated July 21, 1981 and recorded July 22, 1981 in Misc. Deed Book 523 page 114, and a Second Amendment thereof dated October 19, 1981 and recorded November 17, 1981 in Misc. Deed Book 534 page 307, and a Third Amendment thereof dated June 10, 1983 and recorded July 15, 1983 in Misc. Deed Book 594 page 486, being and designated as Unit No. 24, together with a proportionate undivided interest in the Common Elements as defined in such Declaration and Amendments, thereto.

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

UPI # 43-6A-224

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

VS

DEFENDANT: **Lisa M. Iozzi**

SALE ADDRESS: 24 Drummers Lane, Tredyffrin, PA 19087

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

SALE NO. 24-3-80
Writ of Execution No. 2022-02537
DEBT \$379,695.58

PROPERTY SITUATE IN SOUTH COVENTRY TOWNSHIP

TAX PARCEL #20-01-22

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

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

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

SALE NO. 24-3-81
Writ of Execution No. 2023-02402
DEBT \$40,059.42

ALL THAT CERTAIN UNIT SITUATE

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

TAX PARCEL # 51-05-0565

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

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

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

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

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

PARCEL# 39-3Q-54

IMPROVEMENTS thereon: a residential property

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

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

Property located in West Bradford Township, Chester County Pennsylvania

Tax Parcel # 50-2-234

PLAINTIFF: Stonegate Community Association
VS

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

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

All that certain piece or parcel or Tract of land situate in the Borough of West Grove, Chester County, Pennsylvania, and being known as 115 Guernsey Road, West Grove, Pennsylvania 19390.

TAX PARCEL NUMBER: 5-3-28

PLAINTIFF: Longbridge Financial, LLC
VS

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

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

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

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

ALL THAT CERTAIN LOT OR TRACT OF GROUND IN ELK TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA BEING PARCEL NUMBER: 7002 000 30000

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

VS

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

SALE ADDRESS: 6 Media Road, Oxford, PA 19363

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

& PARTNERS, PLLC 855-225-6906

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

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

BLR# 24-9-20

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

SALE ADDRESS: 147 Finney Road, Glenmoore, PA 19343

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

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

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

PAGE 1774.

TAX PARCEL # 35-2-25

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

VS

DEFENDANT: **Patricia A. Boyle**

SALE ADDRESS: 115 Stewarts Court, Phoenixville, PA 19460

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

SALE NO. 24-3-91

Writ of Execution No. 2023-01967

DEBT \$108,456.68

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

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

feet to a point of compound curvature; (4) on a curve to the left having a radius of 35.00 feet an arc distance of 33.89 feet and a chord which bears North 12 degrees 58 minutes 58 seconds East 32.58 feet to a point of reverse curvature; (5) on a curve to the right having a radius of 60.00 feet an arc distance of 105.18 feet to the point of beginning; thence from the point of beginning along the East line of Lot 14 as shown on said Plan, North 04 degrees 19 minutes 04 seconds West 188.24 feet to a point in the South line of Greenway Area as shown on said Plan thence along the South line of Greenway Area the following two courses and distances; (1) North 71 degrees 50 minutes 32 seconds East 50.72 feet to a point; (2) South 54 degrees 49 minutes 00 seconds East 193.97 feet to a North corner of Lot 16 as shown on Plan; thence along the Northwest line of Lot 16, South 51 degrees 07 minutes 43 seconds West 181.53 feet to a point in the cul de sac in the Northern terminus in Messner Lane; thence along said line along a curve to the left, having a radius of 60.00 feet an arc distance of 58.06 feet and a chord which bears North 66 degrees 35 minutes 41 seconds West 55.82 feet to the point of beginning.

CONTAINING 0.617 acres be the same more or less

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

Tax Parcel # 31-04-0129 .150

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

VS

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

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

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

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

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

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

Tax Parcel # 16-4-5
PLAINTIFF: Nationstar Mortgage LLC
VS

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

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

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

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

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

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