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Chester County Law Reporter

(USPS 102-900)

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Deane v. Toll Brothers, Inc., et al.

Motion to Compel Enforcement of Subpoena – Cross-Motion for Protective Order

1. An objection to discovery and/or an application for protective order concerning the discovery request must be filed before the party seeking discovery has filed a motion for sanctions or to enforce compliance with the discovery request or the objection to the discovery and/or the grounds seeking the protective order will be waived.
2. Toll Brothers served a notice of deposition and subpoena to bring certain documents upon Defendant Fredrickson. The Defendant neither appeared nor provided the documents. Defendant also did not object to the discovery nor seek a protective order until after Toll Brothers filed a motion to compel. Accordingly, the Court granted Toll Brothers' motion to compel and denied Fredrickson's motion for a protective order.

R.E.M.

C.C.P. Chester County No. 2018-05747; Darrell Deane and Ying L. Deane v. Toll Brothers, Inc., et al.

Raymond Deluca, Mathew Glazer, Pamela Dorian, Jeffrey Mullen,
Wendy Klein Keane, Alexander Thompson, and Brian Burack for Toll Brothers
Peter Bryant for Ms. Fredrickson

Mahon, J., January 9, 2023:-

Deane v. Toll Brothers, Inc., et al.

60 (2023)]

DARRELL DEANE and YING L. DEANE,
Plaintiffs,

v.

TOLL BROTHERS, INC., et al.,
Defendants.COURT OF COMMON PLEAS
CHESTER COUNTY, PA

NO. 2018-05747-TT

ORDER

AND NOW, this 9th day of January, 2023, upon consideration of Toll Brothers Inc., Toll PA II, L.P., Toll PA GP. Corp., and Toll Bros., Inc.’s (“Toll”) Motion to Compel Enforcement of the Subpoena to Erika Frederickson (“the Motion”), and any response thereto; it is hereby **ORDERED AND DECREED** that the Motion is **GRANTED**¹.

It is further **ORDERED** that Ms. Fredrickson’s Cross-Motion for a Protective Order, filed with the Court on November 1, 2022, is **DENIED**.²

IT IS FURTHER ORDERED that Ms. Frederickson must fully comply with the subpoena and provide login information to Toll’s discovery vendor such that a copy of the contents of The Reserve at Eagle Village – Residents Only Facebook group can be downloaded and produced to Defendants, within twenty (20) days from entry of this Order, or else be subject to sanctions upon further application to this Court.

It is further **ORDERED** that Ms. Frederickson will not change her log-in information until the discovery vendor confirms that the information has been fully downloaded.

BY THE COURT:

/s/ WILLIAM P. MAHON, J.

¹ On or about September 26, 2022, Toll served Ms. Frederickson with a Subpoena to Attend and Testify Pursuant to Rule 4007.1, and to produce a “full and complete copy of ‘The Reserve at Eagle Village – Residents Only’ Facebook group, including but not limited to all posts, comments, photographs, likes, and any other information from ‘The Reserve at Eagle Village – Residents Only’ Facebook group.” On September 23, 2022, Toll avers that it issued a Notice of Deposition to all parties. On October 3, 2022, Ms. Frederickson failed to appear for her noticed deposition.

² Ms. Frederickson did not file a timely objection or request for a protective order pursuant to Pennsylvania Rule of Civil Procedure 4019, prior to the filing of the instant Motion. Rather, Ms. Frederickson’s Cross-Motion for a Protective Order was filed on November 1, 2022 and is deemed untimely. Stated slightly differently, Ms. Frederickson has waived any right to a protective order and must now comply with the subpoena at issue. *See Mountain View Condominium Owners’ Association v. Mountain View Associates*, 9 D. & C. 4th 81 (1991) (holding that an objection to interrogatories or other discovery under Pa. R.C.P. 4006(a)(2) or an application for protective order under Pa. R.C.P. 4012 must be filed before the party seeking discovery has filed a motion for sanctions or other motion seeking to enforce compliance with the discovery request or else the objection or the grounds upon which the protective order is sought will be waived.)

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NOTICES

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

CIVIL ACTION

LAW NO. 2023-00377-NC

NOTICE IS HEREBY GIVEN that the name change petition of Nicole Mackenzie Inforzato was filed in the above-named court and will be heard on Monday, April 24, 2023 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, January 19, 2023

Name to be changed from: Nicole Mackenzie Inforzato to: Nicholas Malcolm Inforzato

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. 2023-01344-NC

NOTICE IS HEREBY GIVEN that the name change petition of Cassie Marie VanEtten was filed in the above-named court and will be heard on Monday, June 5, 2023 at 2:00 PM, in Courtroom 8 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, February 27, 2023

Name to be changed from: Cassie Marie VanEtten

to: Kaycee VanEtten Carney

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 have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 2/13/2023, for:

Margolis Dog Care, Inc.

having a registered office address of:

286 Lancaster Ave.

Frazer, PA 19355-1802

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation – For Profit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 12/28/2022, for:

Agape 201 Inc.

having a registered office address of:

7 Blossom Court

West Grove, PA 19390-8941

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

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

BENOIT, Margaret Mary, late of East Goshen Township. Steven Benoit, 34 Center St., Annandale, NJ 08801, Executor. **HEATHER L. TURNER**, Esquire, Law Office of Heather L. Turner, LLC, 137 N. Narberth Ave., Narberth, PA 19072, atty.

CLEMENTE, Edward Arnold Joseph, a/k/a Edward Arnold Clemente, Edward A. Clemente, Edward Joseph Clemente, Edward J. Clemente, Edward Clemente, late of Downingtown. Linda Marie Rapp, 2636 Sperry Street, Philadelphia, PA 19152, Down-

ingtown. DAVID A. SCHWEIZER, Esquire, Maniaci, Ciccochia & Schweizer, 6720 Frankford Avenue, Philadelphia, PA 19135, atty.

CLISBY, Patricia A., late of West Chester. George E. Clisby, 101 Bryce Lane, Apt 536, King of Prussia, PA 19406, Administrator. DEBRA G. SPEYER, Esquire, Law Offices of Debra G. Speyer, Two Bala Plaza, Suite 300, Bala Cynwyd, PA 19004, atty.

DONOVAN, JR., Paul E., late of Schuylkill Township. Sean Donovan, care of MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, Executor. MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, atty.

EDWARDS, JR., Mciver W., a/k/a Mciver Williamson Edwards, Jr., late of Pennsbury Township. Donna Hayes Edwards, 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.

EVANS, Mary M., late of Phoenixville. Carol Hershey, care of DOUGLAS OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Administratrix. DOUGLAS OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

HAIMBACH, Audrey Shermer, late of Pottstown. Marion L. Young, 215 Clubhouse Circle, Gilbertsville, PA 19525 & George E. Haimbach, 68 Warwick Circle, Pottstown, PA 19465, Executors.

HALL, Mildred Evelyn, late of Tredyffrin Township. Claudia E Genuardi, 1501 Le Boutillier Road, Malvern, PA 19335, Executrix.

HENKELS, Peter D., a/k/a Peter D. Henkels, Sr., late of Caln Township. Lisa Van Houten, care of JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkersburg, PA 19365, Executrix. JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkersburg, PA 19365, atty.

KIRKPATRICK, Susan F., late of West Chester. Tracy W. Wisniewski, 905 Davis Ave, Point Pleasant, NJ 08742, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

MAHAN, SR., Robert Allen, late of Honey Brook Township. Jennifer Dilks, 335 Rees Dr., King of Prussia, PA 19406, Executrix. ELIZABETH D. LUBKER, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

MIAO, Dori Lynn, late of London Grove Township. Chwen-Chang Roger Miao, 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.

RHOADS, Thomas Howard, late of East Whiteland Township. Bonnie Rhoads, 3787 Clearwater Lane, Brookhaven, PA 19015, Administratrix. ANDREW P. GRAU, Esquire, The Grau Law Firm, 911 Easton Road, PO Box 209, Willow Grove, PA 19090, atty.

VALERIO, John M., a/k/a John Valerio, late of Willistown Township. William Valerio, care of THOMAS J. BURKE, JR., Esquire, 15 Rittenhouse Place, Ardmore, PA 19003, Executor. THOMAS J. BURKE, JR., Esquire, Haws & Burke, PC, 15 Rittenhouse Place, Ardmore, PA 19003, atty.

WELSH, Marianne P., late of West Whiteland Township. J. Jeffrey Welsh, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Administrator. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

2nd Publication

BAKKER, Elizabeth R., a/k/a Elizabeth R. Stickna, Elizabeth Bakker and Elizabeth Stickna, late of Downingtown Borough. Diane Irene Cupo, care of M. HOWARD VIGDERMAN, Esquire, 1735 Market St., 21st Fl., Philadelphia, PA 19103, Executrix. M. HOWARD VIGDERMAN, Esquire, Montgomery McCracken Walker & Rhoads, LLP, 1735 Market St., 21st Fl., Philadelphia, PA 19103, atty.

BATTAFFARANO, Margaret R., late of Tredyffrin Township. Daniel F. Battafarano, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

BENDINELLI, Gerino Joseph, late of Tredyffrin Township. Maria B Samson, 1 South Field Drive, Downingtown, PA 19335, Executor. DOLORES M TROIANI, Esquire, Troiani & Gibney, L.L.P., 1273 Lancaster Avenue, Berwyn, PA 19312, atty.

CLARK, Robert C., late of East Coventry Township. Joanne C. Fite, 135 E. Knowlton Rd., Media, PA 19063, Administratrix.

FELKER, JR., Robert T., late of Honey Brook. Robert T. Felker, Sr., 95 Ramblewood Drive, Glenmoore, PA 19343, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

FITZGERALD, Barbara Lee, a/k/a Barbara L.

Fitzgerald, late of Lower Oxford Township. Elbert Wayne Fitzgerald, 138 Township Rd., Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

GRIFFITH, Edward, late of East Bradford Township. Stewart Griffith, care of ELIZABETH D. LUBKER, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executor. ELIZABETH D. LUBKER, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

GULICK, W. Lawrence, late of Penn Township. Hans Gulick & L. Peter Temple, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HAO, Shenquan, late of Tredyffrin Township. Weixiong Stephen Hao, 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.

HASSINK, Agnes Maria, late of West Chester. William Hassink, 2602 Pennington Drive, Wilmington, DE 19810, Executor.

KEENEY, Dorothy S., late of Coatesville City. Glenn Boseman, 202 Lone Oak Drive, Bryn Mawr, PA 19010, Executor. WILLIAM J. LUTTRELL, III, Esquire, Luttrell Law Offices, 11 S Olive St, Fl. 2, Media, PA 19063, atty.

MILLER, Mary J., late of Upper Providence Township. John C. Miller, 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.

MURDOCK, Anne E., a/k/a Anna Ellen Murdock, late of East Goshen Township. Marianne Green, care of JAMES J. RUGGIERO, JR, Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR, Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

NESLEY, Elsie, a/k/a Elsie M. Nesley, late of South Coventry Township. Cherie Mitchell, 202 Dulles Drive, Coatesville, PA 19320, Robyn Surette, 1271 New Philadelphia Road, Pottstown, PA 19465, and Beverly Jonik, 2475 Chestnut Hill Road, Pottstown, PA 19465, Executors. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln

Highway, Thorndale, PA 19372, atty.

PEACOCK, Wallace Douglas, late of Kennett Square Borough. Michael C. Garibay, care of JOSEPH G. CARUSO, Esquire, 300 Colonial Dr., Wallingford, PA 19086, Executor. JOSEPH G. CARUSO, Esquire, 300 Colonial Dr., Wallingford, PA 19086, atty.

PHILLIPS, Letha J., late of New Garden Township. Angela Houck, 144 Harlow Pointe Court, Landenberg, PA 19350, Executrix. DAVID B. BOGDAN, Esquire, 2725 West Chester Pike, Broomall, PA 19008, atty.

RAGOZZINO, Margaret M., a/k/a Marge, late of Phoenixville. Michael Ragozzino, 1129 Bateman Dr., Phoenixville, PA 19460, Executor.

REED, Sandra H., late of East Brandywine Township. Lorraine Reed, care of CYNTHIA LOVE DENGGLER, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Executrix. CYNTHIA LOVE DENGGLER, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

RENTSCHLER, Mary C., late of Tredyffrin Township. Linda A. Rentschler, 2672 Windy Bush Rd., Newtown, PA 18940, Executrix. STEPHANIE M. SHORTALL, Esquire, Drake, Hileman & Davis, P.O. Box 1306, Doylestown, PA 18901, atty.

SHILLITO, Helen Poole, late of East Goshen Township. Robert G. Shillito, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executor. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

SMITH, Ruthanne, late of Upper Uwchlan Township. Vicki Lee Perdick, 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.

YOUNG, Ruth P., late of East Bradford Township. Elizabeth Y Bertheaud, 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.

3rd Publication

ANDERSON, Helen Brennan, a/k/a Helen B. Anderson, late of Birmingham Township. Dan R. Anderson, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester,

PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

BEDI, Elizabeth R., late of North Coventry Township. Gerald C. Buckwalter, Jr., 43 Freigh Ln., Pottstown, PA 19465, Executor. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

CARDOZA, Richard Paul, a/k/a Richard P. Cardoza, late of Valley Township. Donie A Carter, 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.

CUMENS, Priscilla Luise, late of Downingtown. Amy Carroll, 426 Jefferson Ave, Downingtown, PA 19335, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Office, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

DAWSON, Walter Richard, late of West Vincent Township. James D. Gooding, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

DILLINGER, Nancy J., late of Upper Uwchlan Township. Lora E. Dillinger, 5313 Sentinel Ridge, Norristown, PA 19403, Executrix. DAVID S. KAPLAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

DuBARRY, Martha, a/k/a Martha S. DuBarry, late of Kennett Township. Mary Hall Rodman, 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.

EBERLY, Philip Weik, late of Pennsbury Township. Bryan Eberly, 131 Decatur Rd., Havertown, PA 19083, Executor.

FIDELUS-GORT, Rosanne, a/k/a Rosanne K. Fidelus Gort, late of Tredyffrin Township. Jeffrey Dean Johnson, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

GESNAKER, Phyllis C., a/k/a Phillippine Gesnaker, late of Oxford. Brea Brazuk, care of JAMES M. SCHILDT, Esquire, 1007 W. Broad Street, Quakertown, PA 18951, Executor. JAMES M.

SCHILDT, Esquire, Williams and Schildt, P.C., 1007 W. Broad Street, Quakertown, PA 18951, atty.

GILPIN, Paul B., late of Elverson Borough. Karen L. Friez, 295 Canterbury Drive, West Chester, PA 19380, Executrix. KENNETH E. PICARDI, Esquire, Yergey Daylor Allebach Scheffey Picardi, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, atty.

HUDSON, Robert Joseph, late of Tredyffrin Township. MARGARET P HUDSON, care of G. ELIAS GANIM, Esquire, P.O. Box 494, Paoli, PA 19301, Administrator. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., P.O. Box 494, Paoli, PA 19301, atty.

KESTER, Ella Z., late of West Chester Borough. Barbara K. Saadeh, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

LOOMIS, Shirley May, a/k/a Shirley L. Loomis, late of Honey Brook Township. Anne E. Hilder, care of JOHN C. HOOK, Esquire, 2005 Market St., Ste. 2600, Philadelphia, PA 19103-7018, Administratrix. JOHN C. HOOK, Esquire, Stradley Ronon Stevens & Young, LLP, 2005 Market St., Ste. 2600, Philadelphia, PA 19103-7018, atty.

MEYER, Philip Mark, late of Tredyffrin. Steven H. Meyer, Esq., 213 Yale Road, Wayne, PA 19087, Administrator.

MILLER, James J., late of West Chester. Sharon Miller, 1556 Carpenters Point Road, Perryville, MD 21903, Executor.

MOUNT, Jennie G., a/k/a Jennie F. Mount, late of Kennett Township. David N. Mount, ca 107 Glennann Dr., Landenberg, PA 19350, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

MURRAY, Marie Eileen, a/k/a Eileen S. Murray, late of Chadds Ford Township. Patricia A. Murray, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

PARRY, Elizabeth S., a/k/a Elizabeth Shindel Parry, late of West Chester Borough. Jeanne E. Parry and Barbara P. Moore, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrices. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews &

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

PECKO, Josephine T., late of Westtown Township. Dianna P. Trainor and Janice A. Berry, care of KARYN L. SEACE, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Co-Executrices. KARYN L. SEACE, CELA, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

PILALLIS, Joan S., late of Malvern. George C. Pilallis, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

RAINER, Ruth J., late of East Goshen Township. Douglas Holland Rainer, Nancy A. Rainer-Wallace and Janice Marie Coughlin, care of JENNIFER L. ZEGEL, Esquire, Three Logan Square, 1717 Arch St., 5th Fl., Philadelphia, PA 19103, Executors. JENNIFER L. ZEGEL, Esquire, Kleinbard LLC, Three Logan Square, 1717 Arch St., 5th Fl., Philadelphia, PA 19103, atty.

ROCK, Diane, late of North Coventry Township. Sherry Rock, 1456 S Hanover St., Pottstown, PA 19465 & David G. March, PO Box 88, Birchrunville, PA 19421, Executors. JEFFREY C. KARVER, Esquire, Boyd & Karver PC, 7 E Phila Ave - Ste 1, Boyertown, PA 19512, atty.

RUSSELL, III, Roderick A., late of Easttown Township. Kathy J. Russell, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

SAGLIANO, JR., Nicholas, late of Caln Township. Jayne DePaulis, care of DANIELLA A. HORN, Esquire, 2202 Delancey Place, Philadelphia, PA 19103, Administratrix. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103, atty.

SIMANGO, Richard, a/k/a Richard Samingo, late of East Fallowfield Township. Lydia Shoriwa, 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.

STEIDLER, Alice, late of Coatesville. Joanne McCoy, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. KEVIN J. RYAN, Esquire, RMI Law, 220 West Gay

Street, West Chester, PA 19380, atty.

VOGT, William Bates, late of Elverson. Theodore J. Vogt III, 724 Duckworth Dr., Pottstown, PA 19464, Executor.

FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

ALVA Design, with its principal place of business at 4 Deblyn V Ln, West Chester, PA 19382. The application has been (or will be) filed on: Tuesday, February 21, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: ALVA Healthy Vending LLC

Show N Tell School, with its principal place of business at 38 E Circular Ave, Paoli, PA 19301. The application has been (or will be) filed on: Tuesday, January 10, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Our Friends House, LLC William J. Shehwen III, Esquire 123 E. Gay Street, The Apple House West Chester, PA 19380

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 Downingtown West Girls Athletics.

Articles of Incorporation were filed on Monday, January 2, 2023

The purpose or purposes for which it was organized are: to foster amateur sports competition and to develop amateur athletes.

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, March 16th, 2023 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, April 17th, 2023.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

3rd Publication of 3

SALE NO. 23-3-66

Writ of Execution No. 2016-02165

DEBT \$2,886.44

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

SITUATE in the Township of Westtown, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 67-4C-180

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Guy V. Kilgore and Sandra M. Kilgore**

SALE ADDRESS: 1592 S. Coventry Road, Westtown, PA 19382

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

SALE NO. 23-3-67

Writ of Execution No. 2020-05512

DEBT \$3,408.31

ALL THAT CERTAIN lot upon which is erected, hereditaments and appurtenances, a dwelling house designated as 31 Johnson Avenue, Township of Caln, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 39-3M-11

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 31 Johnson Avenue, Caln Township, PA 19320

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

SALE NO. 23-3-69

Writ of Execution No. 2020-05514

DEBT \$3,713.28

ALL THAT CERTAIN lot of land on which is located the west house of a block of two frame dwelling house designated as No. 630 Belmont Street, situate in the Fourth Ward of he City of Coatesville, Chester County, Pennsylvania.

TAX PARCEL NO. 16-6-484

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 630 Belmont Street, Coatesville, PA 19320

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

**SALE NO. 23-3-73
Writ of Execution No. 2019-06105
DEBT \$4,309.59**

**SALE NO. 23-3-70
Writ of Execution No. 2020-05658
DEBT \$4,295.32**

ALL THAT CERTAIN triangular lot of land situate on the north side of a public road leading from Wagontown to Martins Corner in the Township of West Caln, Chester County, Pennsylvania.

ALL THAT CERTAIN Northern end of a double frame house and lot of land in the Fourth Ward in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania thence North 72 degrees 30 minutes East, 100 feet more or less to the place of beginning.

TAX PARCEL NO. 28-3-37

TAX PARCEL NO. 15-5-470

PLAINTIFF: Coatesville Area School District

PLAINTIFF: Borough of Phoenixville
VS

VS

DEFENDANT: **Carlo Petrillo**

DEFENDANT: **Eric M. Phillips**

SALE ADDRESS: 134 Dayton Court, Phoenixville, PA 19460

SALE ADDRESS: 1502 Birdell Road, West Caln Township, PA 19320

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

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

**SALE NO. 23-3-75
Writ of Execution No. 2020-00752
DEBT \$124,224.69**

**SALE NO. 23-3-72
Writ of Execution No. 2017-09413
DEBT \$1,761.17**

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, SITUATE in the township of Caln, County of Chester and State of Pennsylvania.

PREMISES "A"

TAX PARCEL NO. 39-5A-230

ALL THAT CERTAIN LOT OR TRACT OF LAND DESIGNATED A LOT NO. 86 ON A PLAN OF BUILDING LOTS CALLED "LINCOLN HEIGHTS" ON THE LINCOLN HIGHWAY, IN THE TOWNSHIP OF VALLEY, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, DEVELOPED BY HARRY A. NICHOLS AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

BEGINNING AT A STAKE ON THE SOUTH LINE OF MAIN STREET, A CORNER OF LOT NO. 85 OWNED BY CLARA EDWARDS; THENCE BY THE SAID SOUTH LINE OF MAIN STREET, NORTH SEVENTY DEGREES SEVEN MINUTES EAST, FIFTY FEET TO A STAKE, A CORNER OF LOT NO.

VS

DEFENDANT: **Susan Troupe Nelson**

SALE ADDRESS: 218 Carlyn Court, Caln Township, PA 19335

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

87; THENCE BY LOT NO. 87, SOUTH NINETEEN DEGREES FIFTY-THREE MINUTES EAST ONE HUNDRED FIFTY FIVE FEET TO A STAKE IN THE NORTH LINE OF MIFFLIN STREET; THENCE BY THE SAID NORTH LINE OF MIFFLIN STREET, SOUTH SEVENTY DEGREES SEVEN MINUTES WEST, FIFTY FEET TO A STAKE, A CORNER OF LOT NO. 85; THENCE BY LOT NO. 85, NORTH NINETEEN DEGREES FIFTY-THREE MINUTES WEST, ONE HUNDRED AND FIFTY FEET TO THE PLACE OF BEGINNING.

EXCEPTING AND RESERVING THEREFROM, ALL THAT CERTAIN LOT OF LAND ON WHICH IS LOCATED A SINGLE FRAME HOUSE SITUATED ON THE SOUTH SIDE OF MAIN STREET, R.D. #2 (HAYTI), COATESVILLE, CHESTER COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF MAIN STREET A CORNER OF REMAINING LAND OF THE GRANTOR; THENCE SOUTHERLY ALONG THE EASTERN SIDE OF A STUCCOED BLOCK OF ONE STORY STONE WALL IN LINE WITH THEREWITH EIGHTYTWO FEET TO A NEW POINT; THENCE EASTWARDLY AND AT RIGHT ANGLES THERE TO THIRTY-ONE FEET FOUR INCHES TO ANOTHER NEW POINT; THENCE NORTHWARDLY AND PARALLEL TO THE WESTERLY BOUNDARY HERETO FIFTY-NINE FEET TO ANOTHER NEW POINT; THENCE WESTWARDLY PARALLEL TO THE SOUTHERLY BOUNDARY LINE TWO FEET SIX INCHES TO ANOTHER NEW POINT; THENCE NORTHWARDLY AND PARALLEL TO THE WESTERLY BOUNDARY LINE HERETO TWENTY-THREE FEET TO THE SOUTHERLY LINE OF MAIN STREET; THENCE WESTWARDLY ALONG THE SOUTH LINE OF MAIN

STREET TWENTYEIGHT FEET TEN INCHES TO THE PLACE OF BEGINNING.

PREMISES "B"

ALL THAT CERTAIN S.S. MAIN STREET, LOT TOWNSHIP OF VALLEY BEING THE SAME PROPERTY CONVEYED FROM JOSEPH AKINGS, JR. AND VERNA W. AKINGS, WIFE, HIS AS TENANTS BY ENTIRETIES, THE GRANTEE(S), BY DEED DATED 08/13/1991, AND RECORDED 08/15/1991, AS BOOK: 2547 PAGE: 577

TAX PARCELS # 38-2Q-182 & # 38-2Q-181

IMPROVEMENTS thereon: a residential dwelling & lot

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: **Estate of Verna W. Akings, et al.**

SALE ADDRESS: 781 West Main Street a/k/a 779 West Main Street a/k/a 781 Mifflin Street, Coatesville, PA 19320

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

SALE NO. 23-3-76

Writ of Execution No. 2022-04940

DEBT \$20,116.78

Township of East Pikeland, Chester County, Pennsylvania

Tax Parcel # 26-03-0465

PLAINTIFF: Kimberton Knoll Homeowners Association

VS

DEFENDANT: **Mary Mulvihill**

SALE ADDRESS: 1313 Bradford Court, Phoenixville, PA 19422

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

SALE NO. 23-3-77

Writ of Execution No. 2021-06731

DEBT \$950,153.16

Property situated in Willistown Township

Tax Parcel # 54-8-28, and 54-8-28.2

IMPROVEMENTS thereon: one condominium unit and one partially constructed unit

PLAINTIFF: Centric Bank

VS

DEFENDANT: **JDT Construction LLC**

SALE ADDRESS: 101 and 103 Worington Drive, Willistown Township, PA 19382

PLAINTIFF ATTORNEY: **LACHALL COHEN & SAGNOR LLP 610-436-9300**

SALE NO. 23-3-78

Writ of Execution No. 2021-05518

DEBT \$407,299.28

ALL THAT CERTAIN lot or parcel of land with the hereditaments and appurtenances, Situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania, being Lot Number 17 on a Plan of Lots in accordance with a Plan thereof made the 29th day of May, A.D. 1957 by Howard H. Ranck, Registered Surveyor, together with the improvements thereon erected as follows to wit:

BEGINNING at a point on the title line in the bed of a public road leading from Lyndell to Reeseville a distance of 965 feet measured in a bearing of North 89 degrees West along said title line in the bed of the aforementioned public road from its point of intersec-

tion with the Horseshoe Pike (Route #322) thence extending from the point and place of beginning along Lot Number 18 now or late of Frank B. Thraikill North 1 degree 0 minutes East the distance of 500 feet to a point being a corner of Lot Number 18 in line of land of Arthur J. Summers; thence along lands of the said Arthur J. Summers North 89 degrees West the distance 100 feet; thence along Lot Number 16 South 1 degrees West the distance of 300 feet to a point on the title line in the bed of the said public road; thence along the title line in the bed of the said public road South 89 degrees East the distance of 100 feet to the point and place of beginning.

CONTAINING 30,000 square feet of land be the same more or less.

BEING THE SAME PREMISES which Robert E. Lee and Julie A. Lee by Deed dated August 20, 1984 and recorded August 24, 1984 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book B64, Page 306 granted and conveyed unto Stanley R. Pitner and Gizella H. Pitner in fee.

TAX PARCEL # 29-04-0178.010

PLAINTIFF: U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

VS

DEFENDANT: **Gizella H. Pitner and Stanley R. Pitner**

SALE ADDRESS: 127 Culbertson Run Road, Downingtown, PA 19335

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

SALE NO. 23-3-79

Writ of Execution No. 2022-03638

DEBT \$109,542.51

ALL THAT CERTAIN lot or parcel of

ground, with the hereditaments and appurtenances thereon, Situate in West Bradford Township, Chester County, PA, being shown as Lot No. 207 on plan of Section VII, Crestmont Farms, made for Lee N. Manley by J. Walter Cozzens, and Associates, latest revised on 8/10/1962 as follows, to wit:

BEGINNING at a point in the Westerly side of Waimea Drive (50 feet wide) said point being located by measured along the said side of Waimea Drive the following nine courses and distances form a point of curve for a curve connecting the Southerly side of Thorndale-Marshallton Road (60 feet wide) and Westerly side of Waimea Drive; (1) along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 37.50 feet to a point of tangency; (2) thence South 6 degrees 6 minutes 30 seconds West, the distance of 77.85 feet to a point of curvature; (3) thence along the arc of a circle curving to the right having a radius of 100 feet the distance of 156.96 feet to a point of tangency; (4) thence North 83 degrees 53 minutes 30 seconds West, the distance of 146.22 feet to a point of curvature; (5) thence along the arc of a circle curving to the left having a radius of 247.68 feet the distance of 209.08 feet to a point of tangency; (6) thence South 47 degrees 44 minutes 10 seconds West the distance of 503.13 feet to a point of curvature; (7) thence along the arc of a circle curving to the left having a radius of 259.24 feet the distance of 295.13 feet to a point of tangency; (8) thence South 17 degrees 32 minutes 20 seconds East the distance of 1,079.65 feet to a point of curvature; (9) thence along the arc of a circle curving to the right having a radius of 1,581.72 feet the distance of 1,084.42 feet to an iron pin on the said Westerly side of Waimea Drive said point being the point and place of beginning; thence continuing along the said side of Waimea Drive along the said arc of a circle curving to the right having a radius of 1,581.72 feet the distance of 110.09 feet (said arc having a chord of

South 9 degrees 1 minute 20 seconds East, the distance of 110 feet) to a point of tangency, thence still along the said side of Waimea Drive South 6 degrees 52 minutes 20 seconds East, the distance of 49.46 feet to an iron pin; thence leaving the said side of Waimea Drive along the Northerly side of Lot No. 206 South 75 degrees 27 minutes 36 seconds West, the distance of 430.33 feet to an iron pin; thence North 14 degrees 11 minutes 55 seconds West, the distance of 73.82 feet to an iron pin; thence North 49 degrees 35 minutes 48 seconds East, the distance of 188.34 feet to an iron pin; thence North 16 degrees 14 minutes 45 seconds West, the distance of 20 feet to an iron pin; thence along the Southerly side of Lot No. 208 North 79 degrees 3 minutes 12 seconds East, the distance of 278.73 feet to an iron pin on the said Westerly side of Waimea Drive said point being the aforesaid point of beginning.

CONTAINING 1.516 acres of land, be the same more or less.

BEING THE SAME PREMISES which Andrew R. Arcaro and Linda M. Arcaro, husband and wife, by Deed dated July 25, 2000 and recorded July 31, 2000 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 4793, Page 65, Instrument No. 0048584 granted and conveyed unto Paul Keller and Kim Keller, as tenants by the entireties, in fee.

AND THE SAID Paul Keller departed this life on or about January 5, 2005 thereby vesting title unto Kim Keller by operation of law.

BEING Parcel No. 50-05-0048.070

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Kim Keller**

SALE ADDRESS: 1527 Waimea Drive, Downingtown a/k/a West Bradford Town-

ship, PA 19335

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

SALE NO. 23-3-80

Writ of Execution No. 2022-03751

DEBT \$183,252.95

The land hereinafter referred to is situated in the Township of West Caln, County of Chester, State of PA, and is described as follows:

All that certain lot or piece of ground, situate in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan for Randall F. Rosen made by Kent Surveyors, dated 31/1996, revised 9/12/1996, recorded in Chester County as Plan No. 13610, as follows, to wit:

Beginning at a point in the title line of the bed of Lilly Road, a corner of Lot #2 as shown on said plan, thence from said point of beginning along the title line of Lilly Road, South 85 degrees 8 minutes 54 seconds West, 352.87 feet to a point in the title line of Lammey Road, thence along the bed of Lammey Road, North 24 degrees 01 minutes 44 seconds West, 221.98 feet to a point; thence leaving the bed of Lammey Road and along lands of Randall F. and Charlotte E. Rosen, North 84 degrees 44 minutes 02 seconds East, 420.20 feet to a point a corner of Lot #2; thence along Lot #2 South 06 degrees 20 minutes 12 seconds East, 215.85 feet to a point in the bed of Lilly Road, said point being the first mentioned point and place of beginning.

Being Lot #1 on said plan.

Being the same property conveyed from Stephen J. McHenry and Laurie R. Rettew to Stephen J. McHenry, as sole owner, his heirs and assigns by deed dated June 2, 2004 and recorded June 29, 2004 in Instrument No. 10429672 in Book 6203, Page

1529 of Official Records.

APN: 2801 001 10000

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

VS

DEFENDANT: **Stephen J. McHenry**

SALE ADDRESS: 179 Lilly Road, Honey Brook, PA 19344

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

SALE NO. 23-3-81

Writ of Execution No. 2022-01733

DEBT \$90,929.24

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Lot Line Change Plan for Lots 94, 95, 96, 97 and 97 of Delaware Lane at Brandywine Greene, made by Chester Valley Engineers, Inc., Paoli, PA dated 10/6/1986, last revised 12/4/1986 recorded 12/22/1986 in Plan File #6816, as follows,

BEGINNING at a point on the Southwesterly side of Delaware Lane (West Leg) said point also being a corner of Lot #94; thence extending from said beginning point and along Lot #94, South 48 degrees 11 minutes 53 seconds West, 138.82 feet to a point in line of a Non-Dedicated Open Space; thence extending along the same the 2 following courses and distances; (1) North 39 degrees 13 minutes 03 seconds West, 51.18 feet to a point and (2) North 38 degrees 11 minutes 48 seconds West, 13.62 feet to a point a corner of Lot #96; thence extending along same, North 58 degrees 06 minutes 00 seconds East, 141.24 (N.R.) to a point on the Southwesterly side of Delaware Lane (West Leg); thence extending along same

on the arc of a circle curving to the left having a radius of 236 feet the arc distance of 40.63 feet to the first mentioned point and place of beginning.

CONTAINING 7330 square feet of land, more or less.

BEING THE SAME PREMISES which Kevin Joseph Larkins by Deed dated December 30, 1997 and recorded December 31, 1997 at Instrument 79510 in Book 4282, Page 0557 in the Office of the Recorder of Deeds in and for the County of Chester Pennsylvania granted and conveyed unto Doug Wilfert in fee.

PARCEL ID # 5005D00510000

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Doug Wilfert**

SALE ADDRESS: 1222 Delaware Lane, Downingtown, PA 19335

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

SALE NO. 23-3-82

Writ of Execution No. 2021-09893

DEBT \$138,652.89

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

SITUATE in Caln Township, Chester County, Pennsylvania and described according to a Final Subdivision Plan of Wedgewood Estates Phase II, made by Yerkes Associates, Inc., West Chester, PA dated 5-22-1978 and last revised 2-7-1980 and recorded in the Recorder of Deeds Office for Chester County on 5-23-1980 as Plan No. 3026 as follows, to wit:

BEGINNING at an interior point, a corner of Lot 262 on said Plan, thence extending North 83 degrees 13 minutes 23 seconds East 20 feet to a point, thence extending

South 06 degrees 46 minutes 37 seconds East along line of lot 261 on said Plan, 100.00 feet to a point; thence extending South 83 degrees 13 minutes 23 seconds West, 20.00 feet to a point; thence extending North 06 degrees 46 minutes 37 seconds West along line of Lot 262 on said plan, 100.00 feet to the first mentioned point and place of beginning.

BEING Lot 261 on said Plan.

CONTAINING 1,800.00 square feet of land, more or less.

BEING THE SAME PREMISES which Peter John Gentile granted and conveyed to Sara F. Jones by deed dated March 31, 1999 and recorded April 22, 1999 as book 4549 and page 674 in the office of the recorder of deeds for Chester County, Pennsylvania.

AND ALSO THE SAME PREMISES which Sara I. Jones who erroneously acquired title as Sara F. Jones, single granted and conveyed to Sara I Jones single by deed dated April 20, 2017, and recorded May 05, 2017 as instrument number 11541642 in the office of the recorder of deeds for Chester County, Pennsylvania.

Parcel ID: 39-5E-158

PLAINTIFF: Reverse Mortgage Funding LLC

VS

DEFENDANT: **Sara L. Jones**

SALE ADDRESS: 8 Ashley Court, Downingtown, PA 19335

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

SALE NO. 23-3-83

Writ of Execution No. 2020-02314

DEBT \$1,649,104.66

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected.

Situate in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Hoffman Estate Subdivision made by E.R. Felty, Inc., Wernersville, Pennsylvania dated 12/29/1993 and recorded as Plan No. 12471 as follows to wit:

BEGINNING at a point on the title line in the bed of Chester Springs Road (T-463), said point being a corner of Lot No. 4 (as shown on said plan); thence from said point of beginning extending along said title line South 37 degrees 54 minutes 38 seconds West 150.05 feet to a point, being a corner of Lot No. 2; thence leaving said road extending along Lots No. 2 and No. 1 the following courses and distances; (1) North 50 degrees 59 minutes 47 seconds West 392.57 feet to a point; thence (2) South 67 degrees 12 minutes 21 seconds West 441.31 feet to a point in line of lands now or late of Anne Ashton Ewing, being an angle point of Lot No. 1; thence leaving Lot No.1 extending partially along lands of Ewing North 20 degrees 45 minutes 43 seconds East 567.44 feet to a point being a corner of Lot No. 4; thence leaving lands of Ewing extending along Lot No. 4 crossing Wetlands Areas and a stream South 50 degrees 59 minutes 47 seconds East 774.88 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which the Mary Schafer Revocable Agreement of Trust by Deed dated April 23, 2004, and recorded November 4, 2005, in Chester County Record Book 6673 Page 1046 conveyed unto Jill L. Stetz, in fee.

ALSO BEING THE SAME PREMISES which Jill L. Stetz by Deed dated July 9, 2013 and recorded July 16, 2013 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 8767, Page 2159 granted and conveyed unto Joseph L. Lewis, Jr and Jill L. Stetz, in fee.

SUBJECT TO COVENANTS, CONDI-

TIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL #2510 0000200

PLAINTIFF: U.S. Bank National Association, as Trustee for Speciality Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-AB3

VS

DEFENDANT: **Jill L. Stetz and Joseph L. Lewis, Jr.**

SALE ADDRESS: 2651 South Chester Springs Road, Chester Springs, PA 19425

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

SALE NO. 23-3-85

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 POMPEII, 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 IN LINE 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 IN 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 FOR A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 325.00 FEET 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 16,658 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 and Robert J. Vaughn, Jr.**

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

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

SALE NO. 23-3-86

Writ of Execution No. 2022-04452

DEBT \$67,491.08

All that certain tract of land situate in the Borough of South Coatesville, County of Chester and Commonwealth of Pennsylvania, together with the dwelling house thereon erected and known as No. 14 Birch Street, bounded and described as follows: Beginning at a point on the easterly line of Birch Street, a 40 foot wide street, as laid out and opened by and ordinance enacted by the Council of the Borough of South Coatesville on 6/2/1924, said point being distant 250 feet northwardly along the said easterly line of Birch Street from its intersection with the northerly line of Wood Street, also a 40 foot wide street laid out and opened by said ordinance; thence in an easterly direction by a line at right angles to the said easterly line of Birch Street, a distance of 100 feet to an iron pin; thence in a northwardly direction by a line at right angles to the last described course and passing through an iron pin, a local distance of 24.91 feet to a point 21.01 feet beyond said iron pin; thence in a westwardly direction by a line at right angles to the last described course, passing through the center line of the middle dividing partition wall of a double title dwelling house, the southerly half of which is on land herein conveyed, a distance of 100 feet to a point in the said easterly line of Birch Street; thence in a southerly direction along the said easterly line of Birch Street and at right angles to the last described course, a distance of 24.91 feet to the point of beginning.

Fee Simple Title Vested in KHADER MOHAMMED, by deed from Crystal Thomas, dated 02/12/2008, recorded in the Chester County Clerk's Office in Deed Book 7417, Page 2251.

Tax Parcel No. 9-10-116

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

VS

DEFENDANT: **Khader Mohammed and Sailka S. Siddiqui**

SALE ADDRESS: 14 Birch Street, Coatesville, PA 19320

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

SALE NO. 23-3-87

Writ of Execution No. 2022-06507

DEBT \$327,940.35

Property situate in the WEST BRANDY-WINE TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 29-7-147.2

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: ALLIANT CREDIT UNION

VS

DEFENDANT: **DOREEN P. SUNDELIN, INDIVIDUALLY AND AS TRUSTEE OF THE STEN A. SUNDELIN AND DOREEN P. SUNDELIN REVOCABLE LIVING TRUST DATED NOVEMBER 20, 2003; STEN A. SUNDELIN, INDIVIDUALLY AND AS TRUSTEE OF THE STEN A. SUNDELIN AND DOREEN P. SUNDELIN REVOCABLE LIVING TRUST DATED NOVEMBER 20, 2003**

SALE ADDRESS: 3 Adalyn Drive, Coatesville, PA A/K/A 107 Baker Road, West Brandywine, PA 19320

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

SALE NO. 23-3-88

Writ of Execution No. 2022-01517

DEBT \$179,625.10

ALL THAT CERTAIN message and two tracts of land, situate in North Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

TRACT #1

BEGINNING at a point in the intersection of the Southwest property lines of Elm Avenue, and Schuylkill Road; thence South 76 degrees 40 minutes West, 27.64 feet to a point on the South property line of aforesaid road; thence along the middle of a brick partition wall of a double brick dwelling and extending thereto South 23 degrees 20 minutes East, 140.00 feet to the Northerly property line of a 12.00 feet wide alley; thence along the said property line of Clay Alley North 76 degrees 40 minutes East, 27.64 feet to the intersection of the said alley line with the Easterly property line of Elm Avenue (33 feet wide); thence along the Easterly property line of Elm Avenue North 23 degrees 20 minutes West, 140.00 feet to the place of beginning.

TRACT #2

BEGINNING at a point on the North side of a public road leading from Pottstown to Cedarville known as Schuylkill Avenue; thence North 27 degrees 32 minutes West, 43.00 feet 6 inches to a low watermark in the Schuylkill River; thence South 76 degrees 40 minutes West, 27.64 feet to a point; thence by other lands of the now or late Andora Lord South 27 degrees 32 minutes East, 43 feet 6 inches to the North line of Schuylkill Avenue, aforesaid; thence North 76 degrees 40 minutes East, 27.64 feet to the point and place of beginning.

BEING THE SAME PREMISES which Petronella W. Savage and Arnold L. Savage, by Deed dated 9/25/2019 and recorded in the Office of the Recorder of Deeds of

Chester County on 9/26/2019 in Deed Book Volume 10008, Page 1390, granted and conveyed unto Stephen Michael Fulmer.

PARCEL # 17-03C-0103 AND 17-03C-92
IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Stephen Michael Fulmer a/k/a Stephen Fulmer**

SALE ADDRESS: 206 River Road, Pottstown, PA 19465

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

SALE NO. 23-3-89

Writ of Execution No. 2022-03984

DEBT \$192,174.71

All that certain lot or piece of ground situate in West Goshen Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Green Hill Manor, No. 2 survey for Howard Shoemaker, by Thomas G. Colesworthy, County Surveyor, in May 1953, as follows, to wit:

Beginning at a point in the Southwest side of Howard Avenue (40 feet wide) at the distance of 120, South 01 degrees 22 minutes East, from a point of intersection of the Southwest corner of Howard Road and Howard Avenue, which said last mentioned point is 893.01 feet South 72 degrees 52 minutes 20 seconds West along Southeast side of Howard Road from the Southwest side of Greenhill Avenue; thence from the last mentioned point of beginning along the Southwest side of Howard Avenue, South 01 degrees 22 minutes East 120 feet to a point a corner of Lot 11; thence leaving said Howard Avenue along Lot 11 South 88 degrees 38 minutes West 100 feet to a point

in land now or late of Walter J. Few; thence along the same North 01 degree 22 minutes West 120 feet to a point a corner of Lot 12; thence along Lot 12, the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Zachery A Pichard erroneously stated as Zachery A. Pickard on prior deed, by Deed dated 7/2/2021 and recorded in the Office of the Recorder of Deeds of Chester County on 07/2/2021 in Deed Book Volume 10595, Page 1282, at Instrument No. 11847545 granted and conveyed unto Zachery A. Pickard and Amanda L. Brandt.

PARCEL # 5203E001160000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **Zachery A. Pickard and Amanda L. Brandt**

SALE ADDRESS: 119 Howard Road, West Chester, PA 19380

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

SALE NO. 23-3-90

Writ of Execution No. 2022-04095

DEBT \$269,303.41

ALL THAT CERTAIN lot or piece of land designated as Lot 15 on the Plan of lots of The Oxford Land and Improvement recorded in the Office of the Recorder of Deeds, in and for Chester County, in Deed Book X-10 Volume 245, at page 269, situate in the Borough of Oxford, County of Chester and State of Pennsylvania, on the West side of Fifth Street, between South Street and Garfield Street, bounded and described as follow, to wit:

BOUNDED on the North by Lot 14 now

owned by John S. Benson, on the East by the West line of Fifth Street, on the South by Lot 16 now owned by Norman M. Stewart and on the West by the East line of a 14 feet wide alley, having a front of 50.3 feet on the West line of Fifth Street and extending back to the East line of the alley aforesaid and having a width of 50 feet on said alley, the south line beginning in eh West line of Fifth Street, 100.6 feet Northwardly from the intersection of the North line of Garfield Street and being 170.5 feet in length.

BEING THE SAME PREMISES which Robert M. Stewart, Jr., Executor of the Estate of Robert M. Stewart, Sr., deceased, by Deed dated October 31, 2016 and recorded November 17, 2016 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 9436, Page 1335, Document ID # 11510416 granted and conveyed unto Kevin James Bell in fee.

PARCEL # 6-9-134

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Kevin James Bell**

SALE ADDRESS: 322 South 5th Street, Oxford, PA 19363

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

SALE NO. 23-3-91

Writ of Execution No. 2022-04221

DEBT \$196,990.27

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

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East

Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Harmony Glenn West, made by Yerkes Associates, Inc. of West Chester, PA dated 11/22/1977 and last-revised 6/26/1978 as follows, to wit:

Beginning at a point of curve on the North-erly side of an unnamed road, 50 feet wide said point being measured on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 28.71 feet to a point of curve on the Northwesterly side of Briar Wood Circle, 50 feet wide, thence from said beginning point and along said unnamed road the 2 following courses and distances (1) on the arc of a circle curving to the left having a radius of 561.61 feet the arc distance of 111.35 feet to a point of tangent; (2) South 62 degrees 19 minutes 06 seconds West 32.94 feet to a point in line of land now or late of Earl A. Creamer; thence along the same, North 27 degrees 40 minutes 54 seconds West 139.03 feet to a point a corner of lands now or late of Children’s Country Week Association, thence along the same the 2 following courses and distances (1) North 06 degrees 06 minutes 09 seconds East 95.70 feet to a point (2) North 31 degrees 36 minutes 06 seconds East 149.91 feet to a point a corner of Lot #5 on said plan; thence along the same South 45 degrees 39 minutes 25 seconds East 243.34 feet to a point of curve on the Northwest-erly side of said Briar Wood Circle; thence along the same on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 111.40 feet to a point of reverse curve; thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 28.71 feet to the first mentioned point and place of beginning.

Containing 1.223 acres be the same more or less.

Being Lot #4 as shown on said plan.

BEING THE SAME PROPERTY CON-

VEYED TO GREGORY J. LEE WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM GREGORY J. LEE AND JUDITH G. LEE, DATED OCTOBER 5, 1998, RECORDED JANUARY 7, 1999, AT DEED BOOK 4486, PAGE 2017, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 51-2-111.10

PLAINTIFF: Wells Fargo Bank, NA, S/B/M Wachovia Bank, National Association

VS

DEFENDANT: **Gregory J. Lee**

SALE ADDRESS: 919 Briarwood Circle, West Chester, PA 19380

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

SALE NO. 23-3-92

Writ of Execution No. 2022-06084

DEBT \$254,494.07

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF NEW LONDON, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BEING KNOWN AS LOT NO.2 ACCORDING TO A PLAN OF PROPERTY OF DAVID F. HOLT, MADE BY GEORGE E. REGESTER, JR. & SONS, INC., LAND SURVEYORS, DATED FEBRUARY 24, 1976 AND RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR CHESTER COUNTY, PENNSYLVANIA IN PLAN BOOK NO. 288, AS FOLLOWS:

BEGINNING AT A POINT IN THE TITLE LINE IN THE BED OF MOUNT HOPE ROAD, SAID POINT BEING SOUTH 11 DEGREES 14 MINUTES 34 SECONDS EAST, 175.00 FEET FROM A POINT AT THE INTERSECTION OF SAID MOUNT

HOPE ROAD WITH OXFORD ROAD; THENCE FROM SAID BEGINNING POINT AND LEAVING THE BED OF MOUNT HOPE ROAD AND EXTENDING ALONG LOT NO. 1, NORTH 78 DEGREES 45 MINUTES 26 SECONDS EAST, 392.81 FEET TO A POINT IN LINE OF LANDS NOW OR LATE EDWARD P. CHESLOCK; THENCE ALONG THE SAME, SOUTH 09 DEGREES 59 MINUTES 00 SECONDS EAST, 150.03 FEET TO A POINT A CORNER OF LOT NO. 3; THENCE ALONG THE SAME, SOUTH 78 DEGREES 45 MINUTES 26 SECONDS WEST, 389.52 FEET TO A POINT IN THE TITLE LINE OF SAID MOUNT HOPE ROAD; THENCE ALONG THE SAME, NORTH 11 DEGREES 14 MINUTES 34 SECONDS WEST, 150.00 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES which Derek Stine, by Deed dated 3/31/2016 and recorded in the Office of the Recorder of Deeds of Chester County on 4/4/2016 in Deed Book Volume 9286, Page 2398, granted and conveyed unto Jesus L. Juarez, Jr.

PARCEL # 71-01-0027.040

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Jesus L. Juarez Jr.**

SALE ADDRESS: 592 Mount Hope Road, Lincoln University, PA 19352

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

SALE NO. 23-3-96

Writ of Execution No. 2022-03988

DEBT \$126,516.96

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

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

TAX PARCEL # 15-7-239

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of CSMC 2019-RPL11 Trust

VS

DEFENDANT: **Nancy L. Cotter a/k/a Nancy Lyn Cotter, Administratrix of the Estate of Lorraine Cohen, deceased**

SALE ADDRESS: 415 Westridge Drive aka 415 Westridge Drive, Unit T-170, Phoenixville, PA 19460

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

SALE NO. 23-3-97

**Writ of Execution No. 2020-05513
DEBT \$3,014.62**

ALL THAT CERTAIN lot upon which is erected a dwelling house designated as 25 Johnson Avenue, Township of Caln, County of Chester, and State of PA.

TAX PARCEL NO. 39-3M-11.3

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 25 Johnson Avenue, Caln Township, PA 19320

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

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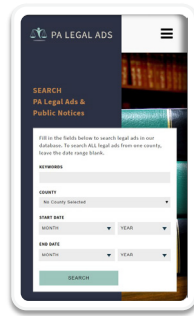
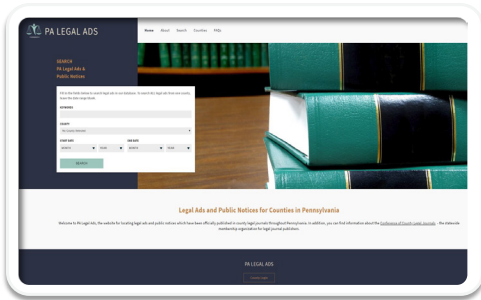
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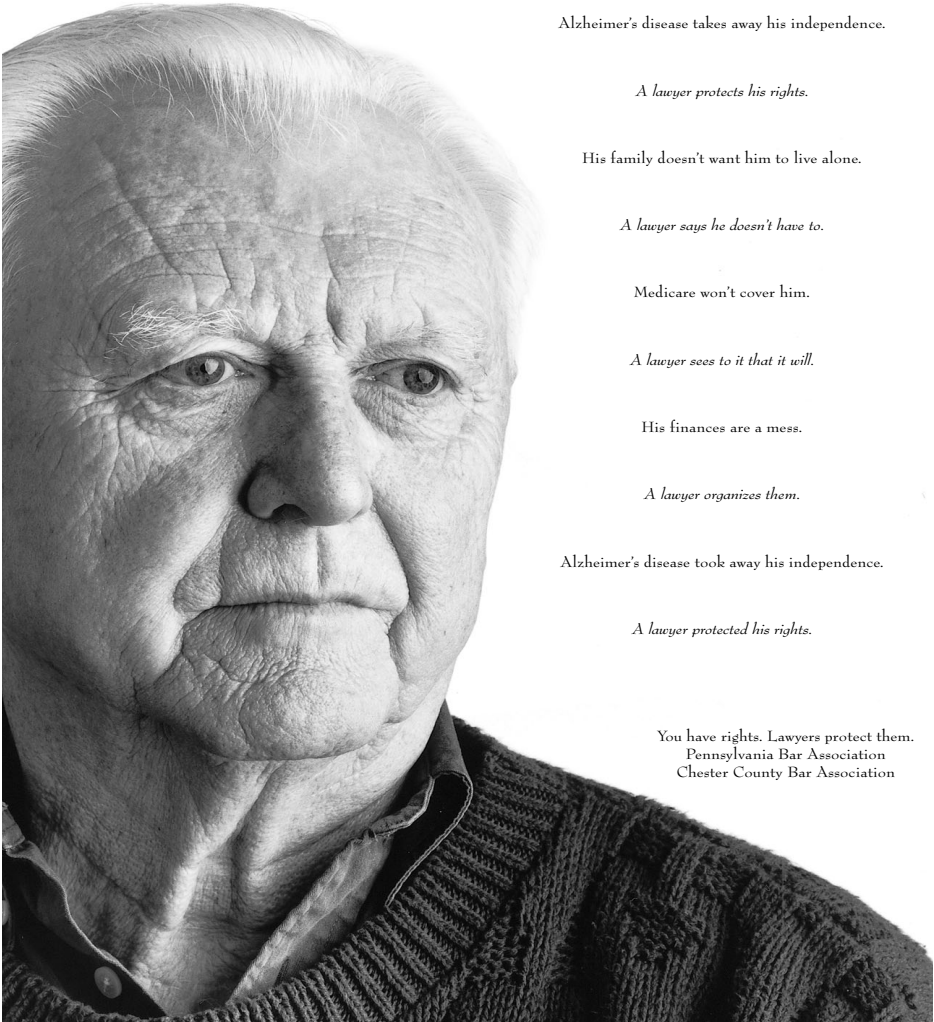


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