



# Chester County Law Reporter

(USPS 102-900)

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# Chester County Law Reporter

(USPS 102-900)

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**Commonwealth v. McCuaig**

Probable cause for warrantless arrest – Consent to search vehicle

1. Probable cause to arrest exists when the facts and circumstances within the police officer's knowledge and of which the officer has reasonably trustworthy information are sufficient in themselves to warrant a person of reasonable caution in the belief that an offense has been committed by the person to be arrested.
2. Probable cause justifying a warrantless arrest is determined by the totality of the circumstances.
3. The odor of marijuana alone does not always establish probable cause. Rather, it is a factor that may contribute to a finding of probable cause when assessed under the totality of the circumstances test.
4. Because a defendant states they do not or did not smoke marijuana does not mean he cannot legally possess marijuana.
5. Eye tremors are not an ordinary sign of ingestion of a controlled substance, in particular, marijuana.
6. A trooper initiated a traffic stop for Defendant's vehicle having travelled 89 miles per hour in a 55 miles per hour zone on Route 202. Defendant promptly pulled to the shoulder. The trooper was unable to state with particularity whether he detected the odor of fresh or burnt marijuana, which is relevant to probable cause. The trooper did not collect the "marijuana shake" he observed to have it chemically tested, nor did he inquire as to the defendant's ability to legally possess marijuana. Most importantly, the Defendant did not admit to prior marijuana usage until after being placed under arrest. The trooper had Defendant perform tests on the shoulder of a multi-lane, high speed highway and testified Defendant generally performed adequately on the tests. Further, it is unreasonable to expect anyone pulled to the side of a multi-lane highway in the middle of the morning with traffic passing at high rates of speed to remain perfectly still. Under the totality of the circumstances, even in the light most favorable to the Commonwealth, the trooper did not possess sufficient probable cause to conduct a warrantless arrest of Defendant. Furthermore, the trooper did not have lawful consent to search Defendant's vehicle. Accordingly, the Court *Held* Defendant's Motion to Suppress Physical Evidence and Statements Based on Lack of Probable Cause to Arrest was granted and his Motion to Suppress Physical Evidence Based on Illegal Search of his Vehicle was also granted.

R.E.M.

C.C.P. Chester County, Pennsylvania Criminal Action No. 2741-2022; Commonwealth of Pennsylvania v. Timothy McCuaig

Kaitlyn Michalek for the Commonwealth  
Michael Skinner for the Defendant  
Rovito, J., May 25, 2023:-

**Commonwealth v. McCuaig**

273 (2023)]

COMMONWEALTH OF PENNSYLVANIA	:	IN THE COURT OF COMMON PLEAS
	:	
v.	:	CHESTER COUNTY, PENNSYLVANIA
	:	
TIMOTHY MCCUAIG	:	CRIMINAL ACTION
	:	
	:	CR-2741-2022

Kaitlyn Michalek, Esquire, attorney for the Commonwealth  
Michael Skinner, Esquire, attorney for the Defendant

**ORDER**

AND NOW, this 25th day of May 2023, upon consideration of Defendant's Omnibus Pre-Trial Motion, filed January 25, 2023, after oral argument on May 1, 2023, Defendant's Motion to Suppress Physical Evidence and Statements Based on Lack of Probable Cause to Arrest is hereby GRANTED, and Defendant's Motion to Suppress Physical Evidence Based on Illegal Search of Defendant's Vehicle is hereby GRANTED.<sup>1</sup>

BY THE COURT:

/s/ ALITA A. ROVITO, J.

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<sup>1</sup> The return of the weapon and magazines is an administrative matter between the Defendant and Pennsylvania State Police.

COMMONWEALTH OF PENNSYLVANIA	∴	IN THE COURT OF COMMON PLEAS
	∴	
v.	∴	CHESTER COUNTY, PENNSYLVANIA
	∴	
TIMOTHY MCCUAIG	∴	CRIMINAL ACTION
	∴	
	∴	CR-2741-2022

Kaitlyn Michalek, Esquire, attorney for the Commonwealth  
Michael Skinner, Esquire, attorney for the Defendant

**DECISION AND ORDER**

On January 25, 2023, Defendant, Timothy McCuaig, filed an Omnibus Pre-Trial Motion to Suppress Evidence. Mr. McCuaig, by and through his attorney, Michael Skinner, Esquire, asserted his arrest as conducted by Pennsylvania State Police Trooper Craig Fry was not supported by probable cause and any evidence seized as a result of his unlawful arrest should be suppressed. On May 1, 2023, a pre-trial hearing was conducted with examination of one witness, Trooper Fry. The defendant and Commonwealth submitted supporting memorandums of law after the hearing.

**I. FACTS**

On May 25, 2022, at approximately 10:23 am, Trooper Fry observed a vehicle travelling at 89 miles per hour in a 55 miles per hour zone on US 202.<sup>2</sup> Trooper Fry initiated a traffic stop and defendant promptly pulled to the shoulder of the highway. The entirety of Trooper Fry’s interaction with Defendant was recorded by MVR and was viewed during cross-examination of Trooper Fry.

Trooper Fry testified he approached defendant’s vehicle, made contact with the Defendant, immediately detected the odor of marijuana emanating from the vehicle and observed “marijuana shake” on the floor. Defendant was asked when the last time he smoked marijuana and if there was any marijuana in the vehicle. Defendant stated he did not smoke marijuana and the “marijuana shake” Trooper Fry observed was from a passenger. Trooper Fry testified he could not state whether the odor of marijuana was that of burnt or fresh marijuana. Trooper Fry further testified he did not attempt to recover the “marijuana shake” from the vehicle due to the miniscule quantity.

After providing his license, defendant had difficulty producing registration and insurance since the vehicle was a rental car and the documents were not in the vehicle. Trooper Fry stated he asked defendant to step out of the vehicle to perform standardized field sobriety tests (SFST) and he exited the vehicle without issue or further instruction. While still on the shoulder of US 202 with considerable traffic passing by at high rates of speed, defendant performed three SFST’s and two Advanced

<sup>2</sup> US 202 is a highly travelled multi-lane highway.

Roadside Impairment Driving Enforcement tests (ARIDE).

Trooper Fry testified and the Commonwealth argued, defendant displayed signs of impairment during four tests. First, when performing the horizontal gaze nystagmus test (HGN) Trooper Fry observed defendant's eyes to be bloodshot and instructed him to keep his head still during the test. Second, during the one leg stand (OLS) defendant swayed and put his foot down briefly. Third, defendant displayed eye tremors during the Modified Romberg Balance test (MRB). Lastly, defendant's eyes did not converge when performing the Lack of Convergence test (LOC).

Upon conclusion of the SFST's and ARIDE testing and after placing defendant under arrest in handcuffs, Trooper Fry inquired again if defendant had smoked marijuana to which defendant indicated he had the prior evening. Search incident to arrest of defendant's person revealed two loaded pistol magazines. Defendant then also admitted to being in possession of a firearm without a license. Trooper Fry testified defendant initially declined to consent to search of his vehicle and was transported to the police station for processing. Trooper Fry states once at the station, defendant provided consent to search the vehicle which yielded a loaded pistol in the center console.

## II. LEGAL ANALYSIS

Defendant's pre-trial motion is two-part. First, defendant asserts Trooper Fry did not have probable cause to arrest him. Second, Trooper Fry unlawfully searched his vehicle subsequent to arrest. Accordingly, the factual findings and legal conclusions for each issue will be addressed separately.

### A. Trooper Fry did not possess probable cause to arrest defendant.

"Probable cause to arrest exists when the facts and circumstances within the police officer's knowledge and of which the officer has reasonably trustworthy information are sufficient in themselves to warrant a person of reasonable caution in the belief that an offense has been committed by the person to be arrested." *Commonwealth v. Williams*, 941 A.2d 14 (Pa.Super. 2008). "Probable cause justifying a warrantless arrest is determined by the 'totality of the circumstances.'" *Id.*

In the instant case, the Commonwealth relies on Trooper Fry's observation and generalized smell of marijuana coupled with the indicators of impairment listed above to find probable cause for defendant's arrest. The Commonwealth is correct in stating Section 3802(d) does not require proof of actual impairment for a **conviction**, as provided in *Commonwealth v. Etchison*, 916 A.2d 1169 (Pa.Super. 2007). However, this Court is determining whether probable cause existed at the time of defendant's arrest and is not considering any information obtained post arrest.

Trooper Fry testified upon questioning the defendant initially stated he did not smoke marijuana and that any marijuana Trooper Fry saw belonged to a prior passenger. Trooper Fry specifically testified he could not state whether he detected the smell of burnt or fresh marijuana, just that he smelled it. Furthermore, at no point did

Trooper Fry state whether he detected the odor of marijuana on the defendant himself or just inside the rented vehicle. Nor did Trooper Fry inquire if defendant could legally possess marijuana. As established by caselaw, “[T]he odor of marijuana alone does not always establish probable cause. Rather, it is a factor that may contribute to a finding of probable cause when assessed under the totality-of-the-circumstances test.” *Commonwealth v. Grooms*, 247 A.3d 31, 41 (Pa.Super. 2021). Simply because a defendant states they do not or did not smoke marijuana does not mean they cannot legally possess marijuana.

Trooper Fry then requested defendant to submit to three SFST’s and two ARIDE tests. Despite stating he observed an unrecoverable amount of marijuana shake on the floor of the rented vehicle, Trooper Fry testified he first observed the defendant to have bloodshot eyes during the HGN test. The Trooper does not state that he observed the Defendant’s eyes being bloodshot upon his initial encounter but that he observed them when performing a SFST which focused on the eyes. Trooper Fry also testified the defendant had to be instructed multiple times to keep his head still during the HGN test.

As seen on the MVR, Trooper Fry is correct that defendant was told at least once to keep his head still during the performance of the test. However, it is unreasonable to expect anyone pulled to the side of a multi-lane highway in the middle of the morning with traffic passing at high rates of speed to remain perfectly still.

Next, defendant performed the OLS and it is undisputed defendant swayed and put his foot down briefly. However, as with the HGN, it is vital to understand the surrounding circumstances of the test. As seen on the MVR, before performing the OLS, while still on the shoulder of the highway, defendant explicitly asked Trooper Fry if he would be performing the test in that spot and pointed to the slope of the ground. Trooper Fry indicated yes, and defendant began the test complying with Trooper Fry’s instructions. The Court is unable to render an opinion as to the levelness of the road, however, defendant’s statement can and is taken into consideration when examining the totality of the circumstances and the validity of the test and results.

Trooper Fry testified the defendant did perform fairly well on the three SFST’s. He clarified, however, stating those tests were specifically for alcohol detection and he did not believe defendant was under the influence of alcohol.

The next test Trooper Fry stated defendant displayed indicators of impairment was the MRB test. During performance of the MRB, another officer arrived on scene. The second trooper approached defendant when he had his eyes closed still on the side of the highway and stood within arm’s length of him. It is entirely reasonable for defendant to have become distracted, or even concerned, in the performance of the test upon sensing the approach of another person while defendant’s eyes were closed on the side of a high speed, multi-lane highway.

Trooper Fry further testified, over defendant’s objections, defendant displayed eye tremors consistent with drug use, specifically marijuana.<sup>3</sup> This was the only indicator

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<sup>3</sup> The Commonwealth was permitted to offer the testimony and both parties were permitted to provide case-law concerning admissibility to aid the Court in deciding the issue.

of impairment Trooper Fry detected during the MRB test. Defendant estimated the passage of thirty (30) seconds within the margin of error (33 seconds) and did not sway enough to be considered as an indicator. Again, even slight sway would not be unreasonable considering the location of the testing. As provided by Superior Court,

[I]t is eminently clear that attributing body or eyelid tremors to marijuana use requires specialized knowledge with the scope of Pa.R.E. 702. Unlike staggering, stumbling, glassy or bloodshot eyes, and slurred speech, the “ordinary signs of intoxication discernable by a layperson,” eye tremors are *not* an ordinary sign of ingestion of a controlled substance, in particular, marijuana.

*Commonwealth v. Gause*, 164 A.3d 532, 539 (Pa.Super. 2017).

Accordingly, Trooper Fry’s testimony concerning eye tremors and defendant’s use of marijuana will not be considered since such testimony is an inadmissible lay opinion. This testimony regarding the presence of eye tremors will be considered in assessing the totality of the circumstances.

Defendant concedes his eyes did not converge during the LOC test. However, as argued by the defendant there is a percentage of the population that is unable to converge their eyes. Furthermore, Trooper Fry testified he was aware some people cannot converge their eyes.

Under the totality of the circumstances, even in the light most favorable to the Commonwealth, Trooper Fry did not possess sufficient probable cause to arrest the defendant for driving under the influence. Trooper Fry was unable to state with particularity whether he detected the odor of fresh or burnt marijuana, which is relevant to probable cause. Trooper Fry did not collect the “shake” to have it chemically tested, nor did he inquire as to the defendant’s ability to legally possess marijuana. Most importantly, defendant did not admit to prior marijuana usage until after being placed under arrest. Trooper Fry had the defendant perform three SFST’s and two ARIDE tests on the shoulder of a multi-lane, high speed highway and testified he generally performed adequately on the tests.

During the SFST’s defendant displayed minimal indicators of alcohol or other impairment, if at all. Considering the surrounding circumstances of the stop, the few indicators Trooper Fry testified to were not presumptively of impairment or marijuana usage. Accordingly, Trooper Fry did not possess probable cause to arrest defendant for driving under the influence. Therefore, the defendant’s Motion to Suppress Physical Evidence and Statements Based on Lack of Probable Cause is GRANTED.

#### **B. Trooper Fry unlawfully searched defendant’s vehicle.**

As fully discussed above, Trooper Fry did not possess probable cause to conduct a warrantless arrest of defendant. When defendant was arrested, a search incident to arrest was performed revealing two loaded pistol magazines. Trooper Fry testified, once the magazines were recovered defendant informed him of a pistol in the vehicle



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[71 Ches. Co. Rep. **Commonwealth v. McCuaig**

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and that he did not possess a license to carry. Trooper Fry asked defendant if he could search the car at that time and defendant declined. Defendant was taken to the police station and shortly thereafter his vehicle was also towed to the police station. Trooper Fry stated he informed defendant, while still in custody, a search warrant was being prepared for the vehicle. Trooper Fry testified defendant consented to search of the vehicle once informed of the potential warrant and the amount of time it would take to secure. The search revealed a loaded pistol.

Based on the analysis in the above section, all evidence recovered from defendant's vehicle shall be suppressed. The voluntariness of defendant's statement does not change the analysis. Therefore, defendant's Motion to Suppress Physical Evidence Based on Illegal Search of Defendant's Vehicle is GRANTED.

### III. CONCLUSION

Accordingly, defendant's two Motions to Suppress are GRANTED. Trooper Fry did not have probable cause to conduct a warrantless arrest of defendant. Trooper Fry did not have lawful consent to search defendant's vehicle.

BY THE COURT:

/s/ ALITA A. ROVITO, J.

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Chester County Court of Common Pleas

Orphans' Court Division

**CALL OF THE AUDIT LIST**

**THE HONORABLE BRET M, BINDER COURTROOM 12**

**WEDNESDAY, NOVEMBER 01, 2023 09:00 AM**

**BENJAMIN LOMAS**

**15-23-2277**

**CALL OF THE AUDIT LIST**

**FIRST AND FINAL ACCOUNT**

**PRO SE**

SANDRA LOMAS, TRUSTEE

GARTH GARRISON HOYT

BRYN MAWR TRUST COMPANY  
(BMTC), TRUSTEE

**PRO SE**

BENJAMIN LOMAS, SETTLOR

**NOTICES**

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**CHANGE OF NAME NOTICE****IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA****CIVIL ACTION****LAW NO. 2023-04302-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Bendu Josephine Outland was filed in the above-named court and will be heard on Monday, October 30, 2023 at 2:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, September 18, 2023

Name to be changed from: Bendu Josephine Outland to: Bendu Josephine Outland Togbah

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. 2023-07919-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Zuleyha Neziroglu-Cidav was filed in the above-named court and will be heard on Monday, December 4, 2023 at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, October 12, 2023

Name to be changed from: Zuleyha Neziroglu-Cidav

to: Freya Nezir

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. 2023-07514-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Courtney Eve Hodges on behalf of minor child Roman Alvarado was filed in the above-named court and will be heard on Monday, October 30, 2023 at 2:30:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, September 27, 2023

Name to be changed from: Roman Alvarado to: Roman Elliot Hodges

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**

Lenape Law, PC has been incorporated under the provisions of Chapter 29 of the Pennsylvania Business Corporation Law of 1988 as a Professional Corporation, as amended.

Semanoff, Ormsby, Greenberg & Torchia, LLC  
2617 Huntingdon Pike  
Huntingdon Valley, PA 19006

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that the Articles of incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 10/4/2023, for:

Mobile Marketing Seller, Inc.  
having a registered address of:  
2951 Chestnut Hill Road  
Pottstown, PA 19465

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

**1st Publication of 2****DISSOLUTION NOTICE**

Notice is hereby given that the Board of Directors of the Point Lookout Farmlife & Water Preserve Foundation, Inc., a Pennsylvania Nonprofit Corporation, with an address of 101 S Fairville Road, Chadds Ford, PA 19317, have approved a Motion that the Corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

LISA A FLAGG, ASSISTANT TREASURER  
Point Lookout Farmlife & Water Preserve Foundation, Inc.  
101 S Fairville Road  
Chadds Ford, PA 19317

**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**

**BENESKI**, Beverly J., late of Lower Oxford Township. Nicholas Machinas Beneski, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild, LLP, P.O. Box 673, Exton, PA 19341, atty.

**BRANCA**, Linda Marie, late of Schuylkill Township. Denis A. Branca, care of SEAN MURPHY, Esquire, 340 N. Lansdowne Ave., Lansdowne, PA 19050, Executor. SEAN MURPHY, Esquire, 340 N. Lansdowne Ave., Lansdowne, PA 19050, atty.

**CAVANAUGH**, Michael F., late of West Chester. Lisa Ent, care of KEVIN T. VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, Administrator. KEVIN T. VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, atty.

**COOKE, JR.**, William J., a/k/a William J. Cooke, late of Thornberry Township. Joseph P. Boni, care of MARITA MALLOY HUTCHINSON, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. MARITA MALLOY HUTCHINSON, Esquire, Wetzel Gagliardi Fetter & Lavin, LLC, 122 S. Church St., West Chester, PA 19382, atty.

**DAVIDSON, JR.**, Alexander, late of West Chester. Richard Hartstone, 120 MacDougal Street, 1, New York, NY 10012, care of PAUL J. RUBINO, Esquire, 123 East Gay, West Chester, PA 19380, Executor. PAUL J. RUBINO, Esquire, Rubino Law, LLC, 123 East Gay, West Chester, PA 19380, atty.

**DeMARCO**, Mary, late of West Goshen Township. Thomas DeMarco, care of JESSICA L. WILSON, Esquire, 30 Cassatt Avenue, Berwyn, PA 19312, Executor. JESSICA L. WILSON, Esquire, McAndrews, Mehalick, Connolly, Hulse & Ryan P.C., 30 Cassatt Avenue, Berwyn, PA 19312, atty.

**FLAHERTY**, Edward Joseph, a/k/a Edward J. Flaherty and Edward Flaherty, late of West Chester. Maureen Flaherty, 750 E. Marshall Street, Unit 206, West Chester, PA 19380, care of DEIRDRE A. AGNEW, Esquire, 1450 East Boot Rd, Bldg 400A, West Chester, PA 19380, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Rd, Bldg 400A, West Chester, PA 19380, atty.

**HYATT**, Gary L., late of East Bradford. Elizabeth M. Hyatt, 900 Trail Run Lane, West Chester, PA 19382, Executrix.

Estate of Charlene **Latsha**, deceased, a.k.a Charlene J. Latsha, late of North Coventry Township, Chester County, Pennsylvania.

Letters Testamentary, on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make immediate payment, and those having legal claims to present the same, without delay to: the estate Executor, Marlene Briel, c/o Lisa J. Cappelolla, Esquire 1236 East High Street, Pottstown, PA 19464; or the estate attorney, Lisa J. Cappelolla, Esquire 1236 East High Street, Pottstown, PA 19464.

**LUCIANO**, Peter, late of East Goshen Township. Denise Summa, care of NICHOLAS W. STATHES, Esquire, 899 Cassatt Road, Suite 320, Berwyn, PA 19312, Executrix. NICHOLAS W. STATHES, Esquire, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Road, Suite 320, Berwyn, PA 19312, atty.

**MERLINI**, Alice Perna, a/k/a Alice A. Merlini, late of West Grove. Michael R. Perna, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**NESCIO**, Mary, late of Uwchlan Township. Lucy Poole, care of MICHAEL C. McBRATNIE, Esquire,

P.O. Box 673, Exton, PA 193410-0673, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 193410-0673, atty.

**PERRY**, Bruce, late of East Whiteland Township. Timothy Phiri, 270 Swedesford Road, Malvern, PA 19355, care of JAMES C. DALTON, Esquire, 17 W. Gay Street, West Chester, PA 19380, Executor. JAMES C. DALTON, Esquire, Unruh Turner Burkes & Frees, P.C., 17 W. Gay Street, West Chester, PA 19380, atty.

Letters Testamentary have been granted in the Estate of DOROTHY J. **POLAND**, late of East Caln Township. All persons having claims or demands on the Estate are requested to make them known, and all persons indebted to the said decedent are requested to make payment without delay.

Jeanne L. Schwarzer, c/o The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Attorney.

**RESSLER**, Uldine O., late of West Whiteland Township. Norman J. Pine, 104 S. Church St., West Chester, PA 19382, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrator. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**RYAN**, Doris M., late of Downingtown Borough. Elizabeth Barnard, care of NINA B. STRYKER, Esquire, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102, Executrix. NINA B. STRYKER, Esquire, Obermayer Rebmann Maxwell & Hippel LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102, atty.

**SCHAFFER**, Mary B., late of Honey Brook. Robert Gregory Kahler, 891 Franklin Street, Melrose, MA 02176, care of LISA COMBER HALL, Esquire, 27 S Darlington St., West Chester, PA 19382, Administrator C.T.A.. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S Darlington St., West Chester, PA 19382, atty.

**SHETRON**, Gene E., late of East Goshen Township. John C. Shetron, 1629 Margo Ln., West Chester, PA 19380, care of DAVID W. BIRNBAUM, Esquire, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006, Executor. DAVID W. BIRNBAUM, Esquire, Howland, Hess, Guinan, Torpey, Cassidy, O'Connell & Birnbaum, LLP, 2444 Huntingdon Pike, Huntingdon Valley, PA 19006, atty.

**SIMMONS**, Patricia A., late of West Caln Township. Matthew Simmons, 407 Old Airport Road, Douglassville, PA 19518, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**TEGLER**, Suzanne H., a/k/a Suzanne Hamilton Tegler, late of Uwchlan Township. Suzanne T. Craig, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Ave, Berwyn, 19312, Executrix. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Ave, Berwyn, 19312, atty.

**TIEBOUT**, Peter Richard, a/k/a Peter R. Tiebout, late of West Brandywine Township. Polly Tiebout, care of MARISA J. HERMANOVICH, Esquire, 2600 New Rd., Northfield, NJ 08225, Administratrix. MARISA J. HERMANOVICH, Esquire, King Barnes, 2600 New Rd., Northfield, NJ 08225, atty.

**TURNER**, Frederick J., late of Birmingham Township. Virginia G. Turner and Katherine French Turner Nichols, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, Executrices. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, atty.

**WILLIAMS**, Jennifer Lynn, late of Chester County. Samantha Spangler, 10224 Abington Way, Manassas, VA 20110, Administrator.

## 2nd Publication

**BELT**, Barbara Mountain, late of Marlborough Township. David R. Mountain, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**BRAVACOS**, Anna Marie, a/k/a Anna Marie Sasso, late of Tredyffrin Township. John G. Bravacos, III, 30 Keldon Court, Glenmoore, PA 19343, Julie Bravacos Siegele, 197 Orchard Way, Berwyn, PA 19312, and Christopher M. Bravacos, 344 Maple Avenue, Hershey, PA 17033, care of THERESA L. SHADE WIX, Esquire, 4705 Duke Street, Harrisburg, PA 17109, Executors. THERESA L. SHADE WIX, Esquire, Wix, Wenger & Weidner, 4705 Duke Street, Harrisburg, PA 17109, atty.

**CARPENTER**, Jean M., late of South Coventry Township. Dean J. Carpenter and Sharon C. Lott, care of NICOLAS F. METER, Esquire, 1401 E. High

St., Pottstown, PA 19464, Executors. NICOLAS F. METER, Esquire, Meter Law Offices, LLC, 1401 E. High St., Pottstown, PA 19464, atty.

**DeGEISO**, Richard C., late of West Goshen Township. Paul DeGeiso, care of Cordes Law LLC, 27 South State Street, Newtown, PA 18940, Executor. DENISE M. CORDES, Esquire, Cordes Law LLC, 27 South State Street, Newtown, PA 18940, atty.

**DOAN**, ELIZABETH T., late of Charlestown Township. Elizabeth Ann Doan, 117 E. Chestnut St., West Chester, PA 19380, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executrix. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

**DUNCAN**, June A., late of East Goshen Township, West Chester. J. Andrew Duncan, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 E. King Road, Malvern, PA 19355-3049, atty.

**DUNFEE**, Sharon Ann, late of West Grove Township. L. Peter Temple, Esq., 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.

**FORRESTER**, Sandra Kay, late of East Goshen Township. James Lee Forrester, 2849 Fairway Forest Circle, Salem, VA 24153, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executor. DANA M. BRESLIN, Esquire, Breslin Murphy Roberts, P.C., 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

**GAEBEL**, William F., late of Pocopson Township. Thomas F. Gaebel, 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.

**GLOSKEY JR.**, Richard Herman, late of Coatesville. Elisabet Gloskey, 226 Coleridge Lane, Coatesville, PA 19320, care of DANIEL F. MONAHAN, Esquire, 350 Eagleview Blvd., Suite 150, Exton, PA 19341, Administrator. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 350 Eagleview Blvd., Suite 150, Exton, PA 19341, atty.

**HARDCASTLE**, Erma H., late of East Goshen Township, West Chester. Linda A. Schuster, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 E. King Road, Malvern, PA 19355-3049, atty.

**HART**, Thomas Wyrick, late of East Goshen Township. Elizabeth A. Hart, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**HILL**, Daniel G., late of West Chester. Raymond Hill, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Administrator. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Sealaus, LLP, 218 West Front Street, Media, PA 19063, atty.

**HUMANICK**, Joseph, late of Borough of Downingtown. Dale L. Lane, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**HUSTED**, Thomas Wayne, late of Upper Uwchlan Township. Jeffrey Thomas Husted, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Administrator. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**KANE**, Troy Franklin, late of Schuylkill Township. Shelley Vanclief-Kane, 25 Sheffield Court, Phoenixville, PA 19460, Executrix.

Letters Testamentary have been granted in the Estate of GRACE C. LAWRENCE, late of West Whiteland Township. All persons having claims or demands on the Estate are requested to make them known, and all persons indebted to the said decedent are requested to make payment without delay.

Lisa A. March, c/o The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Attorney.

**MAIDA**, Glorita P., late of Tredyffrin Township. Maria Maida Leviner, 5 Pleasantwood Rd., Newark, DE 19702 and Michael X. Maida, 775 Blairwood Ct., San Jose, CA 95120, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executors. CAROL R. LIVINGOOD, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

**MARTIN**, George W., late of Pennsbury Township. Neil W. Head, Esquire, 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.

**McTIERNAN**, Janis H., late of West Goshen Township. John M. McTiernan, 797 Mercer Lane, West Chester, PA 19380, Executor.

**NESSEL**, Barbara Frazier, a/k/a Barbara F. Nessel, late of East Goshen Township. Stephen F. Nessel, 6 Cypress Ln., Downingtown, PA 19335, care of COURTNEY A. WIGGINS, Esquire, PO Box 3169, West Chester, PA 19381, Executor. COURTNEY A. WIGGINS, Esquire, Clarion Law, LLC, PO Box 3169, West Chester, PA 19381, atty.

**OWEN**, Arnold C., late of Westtown Township. Ronald D. Owen, 499 King Rd., West Chester, PA 19380, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**PATTERSON**, Randolph Robert, late of Borough of West Chester. Jennifer L. Ritz, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**PEGG**, Marion C., late of East Goshen Township. Thomas F. Pegg, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

**PETIET**, Carol M., late of East Pikeland Township. Charles A. Petiet, 1265 Main St., Linfield, PA 19468, care of JAMES R. FREEMAN, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. JAMES R. FREEMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**PHIPPS**, William Richard, late of Coatesville Borough. Richard William Phipps and Lucille D. Phipps, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administrators CTA. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, P.C., 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**PLEBANI, JR.**, Marino Thomas, a/k/a Tom Plebani, late of East Marlborough Township. Anita M. D'Amico, 65 S. Third St., Oxford, PA 19363, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford,

PA 19363, atty.

**RAPPAPORT**, Linda, a/k/a Linda B. Rappaport, late of West Chester. Bret Rappaport, 1518 Manley Rd, Apt B46, West Chester, PA 19382, Executor.

**SHEPPARD**, Nancy, a/k/a Nancy J. Sheppard and Nancy J. Bauer, late of East Vincent Township. Cynthia L. Batten, 804 W. Marion Ave., Spring City, PA 19475, care of JOSEPH K. KOURY, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. JOSEPH K. KOURY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**SMITH**, Marilyn F., late of Oxford Borough. Arlene McVickar, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**SMITH**, Joseph Michael, a/k/a Mike Smith, late of Spring City. Sheri L. Smith, 1380 Meadowview Drive, Pottstown, PA 19464, Executor.

**STILLWELL**, Geraldine J., a/k/a Gerladine Joan Cavanagh Stillwell, late of Uwchlan Township. Christine J. Hunt, 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.

**YOCUM**, Margaret Carol, a/k/a M. Carol Yocum, late of Honey Brook Township. NANCY W. PINE, 104 S. Church St., West Chester, PA 19382, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**YOUNG, JR.**, William Black, late of Willistown Township. Phyllis D. Bruce, 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.

### 3rd Publication

**ANDERSON**, Mary Megargee, late of Tredyffrin Township. Andrew Gilbert Anderson, c/o The Glenmede Trust Co., Attn.: Isabel Albuquerque, 1650 Market St., Ste. 1200, Philadelphia, PA 19103, care of MATTHEW D. GILBERT, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, Executor. MATTHEW D. GILBERT, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, atty.



**ANDERSON, ROBERT W.**, late of Easttown Township. Katharine W. Brumfield, care of ELAINE T. YANDRISEVITS, Esquire, 131 W. State St., P.O. Box 50, Doylestown, PA 18901, Administratrix. ELAINE T. YANDRISEVITS, Esquire, Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901, atty.

**CARTLEDGE, Mary V.**, late of Lower Oxford Township. Mary P. Logiurato, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**CLAFFY, Joseph F.**, a/k/a Joseph Francis Claffy, Jr. and Joseph F. Claffy, Jr., late of Pocopson Township. Jay G. Fischer, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, 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.

**CLIFFORD, Kathleen**, a/k/a Kathleen R. Clifford, late of West Goshen Township. William F. Clifford, 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.

**CLIFTON, William R.**, late of West Bradford Township. Daniel J. Clifton, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**ELDRETH, David C.**, late of Oxford. Faye A. Eldreth, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executrix. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

**GARZARELLA, John Joseph**, late of Berwyn. Donna DeLuca, 104 John Robert Thomas Drive, Exton, PA 19341, Executrix.

**GOODMAN, Gerard J.**, a/k/a Jerry Goodman, late of Phoenixville Borough. Mary T. Sullivan, care of KELLY C. HAYES, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executrix. KELLY C. HAYES, Esquire, Kelly C. Hayes McAndrews, Mehalick, Connelly, Hulse & Ryan, P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

**HUNTER, Tammy J.**, a/k/a Tammy Jean Hunter,

late of Honey Brook Borough. Judith Hunter-Beck, 25862 State Route 267, Friendsville, PA 18818, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**JONES, III, Marshall L.**, a/k/a Marshall Lloyd Jones, III, late of Westtown Township. Barbara L. Menkins, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executrix. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

**KEPIRO, JR., Stephen**, late of Highland Township. Marjorie K. Boyes and Diane K. Windle, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executors. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

**KVERAGAS, JR., John E.**, late of Penn Township. Traci Kveragas, 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.

**McCARTER, Robert K.**, late of West Goshen Township, West Chester, PA. Robert C. Johnson, 537 Newtown Road, Berwyn, PA 19312, Executor.

**McDONALD, June A.**, late of Franklin Township. Patricia M. Valentine and Timothy D. McDonald, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executors. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

**McFARLAND, Patricia Anne**, a/k/a Pat and Patty, late of West Chester. Mary Murray, 322 Crescent Hill Drive, Havertown, PA 19083, Executor.

**MIGDAL, Marian S.**, late of Borough of Downingtown. Maryanne Russell, 1713 Reed Street, Coatesville, PA 19320, care of ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, 610-384-1151, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, 610-384-1151, atty.

**MILLER, Frederick B.**, late of Coatesville City. Jennifer L. Miller and Stacy M. Kerns, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrices. KRISTEN R. MATTHEWS, Esquire, Kristen Mat-

thews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

**NARDONE**, Maria, late of West Chester. Leonard Nardone, Jr., 431 Keebler Road, King of Prussia, PA 19406, care of DANIEL F. MONAHAN, Esquire, 350 Eagleview Blvd. Suite 150, Exton, PA 19341, Executor. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, Address, atty.

**NILESKI**, Nell W., a/k/a Nell Nileski, late of Oxford Borough. James Mark Yarnall, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, Firm, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**POPJOY**, Baldwin H., late of Upper Uwchian Township. Elizabeth T. Stefanide, 339 West Baltimore Avenue, Media, PA 19063, care of ELIZABETH T. STEFANIDE, Esquire, 339 West Baltimore Avenue, Media, PA 19063, Administratrix. ELIZABETH T. STEFANIDE, Esquire, 339 West Baltimore Avenue, Media, PA 19063, atty.

**POTTS**, Ralph Neil, late of Riverside, California. Brian Vance Potts, care of HOLLY S. FILIUS, Esquire, 101 North Pointe Blvd Suite 202, Lancaster, PA 17601, Administrator. LAWYER, Esquire, Russell, Krafft and Gruber, LLP, 101 North Pointe Blvd Suite 202, Lancaster, PA 17601, atty.

**RASPANTI**, Ann, late of Downingtown. Edmund J. Raspanti Jr., 112 Skyline Drive, Downingtown, PA 19335, Executor.

Letters Testamentary have been granted in the Estate of Donald F. **REICE**, late of East Pikeland Township. All persons having claims or demands on the Estate are requested to make them known, and all persons indebted to the said decedent are requested to make payment without delay. Bronwyn Reice, c/o The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Attorney.

**SEITZ**, Dorothy K., late of West Brandywine Township. Mark Erwin, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

ESTATE OF Felicia Howard **SPANN**, aka Felicia M. Spann, deceased, late of Coatesville. Letters

of Administration on the Estate of the abovenamed Randy S. Suber, deceased, having been granted to the undersigned, all persons having claims or demands against the Estate of the said Decedent are requested to make known the same, and all persons indebted to the said Decedent to make payment without delay, to Administrator: Randy S. Suber  
Attorney:

BRUCE W. LAVERTY, Esquire  
Laverty, Abele & Russell, LLC  
1398 Wilmington Pike, Suite B  
West Chester, PA 19382

**TARAN, SR.**, Robert James, late of West Sadsbury Township. Robert James Taran, Jr., care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

**TART**, Jacqueline K., late of East Goshen Township. Linda T. Franklin, 1122 Queens Way, West Chester, PA 19382 and Lois Armbrrecht, 9 Boysenberry Dr., Hockessin, DE 19707, care of MAUREEN A. OSTIEN, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Administratrices. MAUREEN A. OSTIEN, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

Letters Testamentary have been granted in the Estate of Joseph C. **WHISLER, JR.**, late of West Caln Township. All persons having claims or demands on the Estate are requested to make them known, and all persons indebted to the said decedent are requested to make payment without delay. Virginia Glassman, c/o The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Attorney.

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#### NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation – Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 10/3/2023, for:

AVON GROVE SPORTS BOOSTERS  
10 Waltman Way  
West Grove, PA 19390

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

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Statement of Ownership



UNITED STATES POSTAL SERVICE®

Statement of Ownership, Management, and Circulation

(All Periodicals Publications Except Requester Publications)

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Chester County Bar Association  
15 West Gay Street / Second Floor  
West Chester, PA 19380

**Editor (Name and complete mailing address)**  
Rick Meanix  
15 West Gay Street / Second Floor / West Chester, PA 19380

**Managing Editor (Name and complete mailing address)**  
Rick Meanix  
15 West Gay Street / Second Floor / West Chester, PA 19380

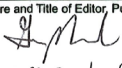
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Full Name	Complete Mailing Address
Chester County Bar Association	15 West Gay Street / Second Floor West Chester, PA 19380

11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages, or Other Securities. If none, check box  None

Full Name	Complete Mailing Address

12. Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one)  
The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes:  
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i. Percent Paid ( <i>15c divided by 15f times 100</i> )		82.89%	82.89%	
16. Publication of Statement of Ownership <input checked="" type="checkbox"/> If the publication is a general publication, publication of this statement is required. Will be printed in the <b>Oct 26, 2023</b> issue of this publication. <span style="float: right;"><input type="checkbox"/> Publication not required.</span>				
17. Signature and Title of Editor, Publisher, Business Manager, or Owner <div style="text-align: center;">                       C. BA Executive Director                 </div>			Date October 17, 2023	
I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).				



UNITED STATES

POSTAL SERVICE®

Statement of Ownership, Management, and Circulation

(All Periodicals Publications Except Requester Publications)

16. Electronic Copy Circulation	Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
0		
a. Paid Electronic Copies	0	0
b. Total Paid Print Copies (Line 15c) + Paid Electronic Copies (Line 16a)	63	63
c. Total Print Distribution (Line 15f) + Paid Electronic Copies (Line 16a)	76	76
d. Percent Paid (Both Print & Electronic Copies) (16b divided by 16c × 100)	82.89%	81.89%

I certify that 60% of all my distributed copies (electronic and print) are paid above a nominal price.

17. Publication of Statement of Ownership

If the publication is a general publication, publication of this statement is required. Will be printed in the October 26, 2023 issue of this publication.  Publication not required.

18. Signature and Title of Editor, Publisher, Business Manager, or Owner

CCR Executive Director

Date  
10/17/2023

I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

**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](http://www.bid4assets.com/chestercopasheriffsales), on **Thursday, November 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 December 18th, 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**

**1st Publication of 3**

**SALE NO. 23-11-306**  
**Writ of Execution No. 2022-07251**  
**DEBT \$10,099.04**

ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected, Situate in the Township of Willistown, County of Chester, and Commonwealth of Pennsylvania, described according to a Title Plan for Complex II and Complex III, Willistown Woods, made by Henry S. Conrey, Inc., division of Chester Valley Engineers, Inc., dated January 7, 1962, and recorded in Chester County, as Plan No. 3924 on April

1, 1982, known as 207 Hampstead Place, West Chester, PA,

UPI No. 54-8E-8

PLAINTIFF: Willistown Woods Home-owners Associations, Inc.

VS

DEFENDANT: **Joseph Shawn and Kirsten Shawn**

SALE ADDRESS: 207 Hampstead Place, West Chester, PA 19382

PLAINTIFF ATTORNEY: **STEVEN L. SUGARMAN & ASSOCIATES 610-889-0700**

**SALE NO. 23-11-307**  
**Writ of Execution No. 2023-00305**  
**DEBT \$7,352.37**

ALL THAT CERTAIN lot, or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Plan “Marsh Harbour” made by NTH/Russell Associates, Consulting Engineers, Ex-ton, PA, dated 5-31-1983 and recorded in Chester County as Plan No. 9581, as fol-lows, to wit:

BEGINNING at an interior point, said point also being the Northeast corner of Unit No. 57 as shown on said Plan, thence extending North 47 degrees 25 minutes 00 seconds East, 20.00 feet to a corner of Unit No. 59, thence extending along same South 42 degrees 35 minutes 00 seconds East 100.00 feet to a point, thence extend-ing South 47 degrees 25 minutes 00 sec-onds West 20.00 feet to a comer of Unit No. 57 thence extending North 42 degrees 35 minutes 00 seconds West 100.00 feet to the first mentioned point and place of beginning.

BEING Unit No. 58 as shown on said Plan.



BEING commonly known as 106 Whisling Swan Lane, Downingtown, PA 19335.

UNDER AND SUBJECT to the ultimate width of right of way of any public highways, roads or streets, all public utility rights of way, whether or not of record, as well as to any and all easements or rights of way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

BEING the same premises which William Ortega, a/k/a Guillermo Ortega and Louise Eleanor Bal Ortega by Deed dated March 31, 2000 and recorded in the Office for the Recording of Deeds in and for Chester County in Deed Book 4774, at Page 1599 et seq., granted and conveyed unto William Ortega, a/k/a Guillermo Ortega and Louise Eleanor Bal Ortega, as Co-Trustees of the Louise E. Ortega & William Ortega Revocable Living Trust, in fee. Upon information and belief, William Ortega a/k/a Guillermo Ortega departed this life on March 29, 2005. Upon information and belief, Louise Eleanor Bal Ortega a/k/a Louise E. Ortega departed this life on October 20, 2018.

Tax Parcel No. 32-3Q-58.

PLAINTIFF: Marsh Harbour Community Association

VS

DEFENDANT: **The Louise E. Ortega & William Ortega Revocable Living Trust**

SALE ADDRESS: 106 Whispering Swan Lane, Downingtown, PA 19335

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

**SALE NO. 23-11-308**  
**Writ of Execution No. 2023-00070**  
**DEBT \$452,172.75**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUN-

TY OF CHESTER, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN LONDON GROVE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION OF THE HILLS OF SULLIVAN FOR THE WILKINSON GROUP MADE BY EDWARD B. WALSH & ASSOCIATES, INC., CIVIL ENGINEERS, 760 SPRINGDALE DRIVE, EXTON, PA 19341 (610) 363-1360, DATED 2-8-1993 LAST REVISED 3-1-1994 AND RECORDED AS PLAN #13027 AS FOLLOWS TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF WELLSVILLE LANE A CORNER OF LOT 59 ON SAID PLAN, THENCE EXTENDING ALONG SAID LOT AND ALONG LOT 58, NORTH 25 DEGREES 46 MINUTES 11 SECONDS WEST PARTLY CROSSING A 20 FEET WIDE STORM WATER EASEMENT THE DISTANCE OF 180.00 FEET TO A POINT IN THE BED OF SAID EASEMENT AND A CORNER OF LOT 77, THENCE EXTENDING ALONG SAID LOT AND PARTLY CROSSING SAID 20 FEET WIDE STORM WATER EASEMENT, NORTH 55 DEGREES 15 MINUTES 56 SECONDS EAST 185.67 FEET TO A POINT ON THE SOUTHERLY SIDE OF RUSHFORD PLACE, THENCE EXTENDING ALONG SAME SOUTH 67 DEGREES 16 MINUTES 25 SECONDS EAST RE-CROSSING SAID 20 FEET WIDE STORM WATER EASEMENT 91.54 FEET TO A POINT OF CURVE, THENCE EXTENDING ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THE ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENT ON THE NORTHERLY SIDE OF WELLSVILLE LANE, THENCE EXTENDING ALONG SAME SOUTH 22 DEGREES

43 MINUTES 33 SECONDS WEST 35.44 FEET TO A POINT OF CURVE, THENCE EXTENDING ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 325.00 FEET THE ARC DISTANCE OF 235.42 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING, CONTAINING 38,168 SQUARE FEET MORE OR LESS.

BEING LOT 76 ON SAID PLAN.

TITLE TO SAID PREMISES IS VESTED IN MARTIN HARVITZ AND LISA STRATTON- HARVITZ, HUSBAND AND WIFE BY DEED FROM LISA STRATTON-HARVITZ DATED SEPTEMBER 23, 2014 AND RECORDED SEPTEMBER 25, 2014 IN DEED BOOK 5019, PAGE 153 INSTRUMENT NUMBER 11367701. THE SAID MARTIN HARVITZ DIED ON MARCH 29, 2020 THEREBY VESTING TITLE IN HIS SURVIVING SPOUSE LISA STRATTON-HARVITZ BY OPERATION OF LAW.

TAX I.D. #: 59-8-191.44

PLAINTIFF: AmeriHome Mortgage Company, LLC

VS

DEFENDANT: **Lisa Stratton-Harvitz a/k/a Lisa Straton- Harvitz and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 4 Wellsville Lane, Avondale, PA 19311

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

**SALE NO. 23-11-309**

**Writ of Execution No. 2022-08245**

**DEBT \$82,498.27**

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 AN EXHIBIT, DATED JUNE 17, 1981 AND RECORDED IN MISCELLANEOUS DEED BOOK 519 PAGE 423, AND THE AMENDMENT TO DECLARATION DATED JULY 21, 1981 AND RECORDED JULY 22, 1981 IN MISCELLANEOUS DEED BOOK 523 PAGE 114, AND A SECOND AMENDMENT THEREOF DATED 10/19/1981 AND RECORDED 11/17/1981 IN MISCELLANEOUS DEED BOOK 534 PAGE 307, AND A THIRD AMENDMENT THEREOF DATED 6/10/1983 AND RECORDED 7/14/1983 IN MISCELLANEOUS DEED BOOK 594 PAGE 486, BEING AND DESIGNATED AS UNIT NO. 106, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

TITLE TO SAID PREMISES IS VESTED IN KRISTEN L. THEUNE BY DEED FROM ELIZABETH MCCORMICK DATED OCTOBER 1 2001 AND RECORDED OCTOBER 22, 2001 IN DEED BOOK 5092, PAGE 2320 INSTRUMENT NUMBER 100006836. TAX I.D. #: 43-6A-306



PLAINTIFF: The Bryn Mawr Trust Company  
VS

DEFENDANT: **Kristen L. Theune**

SALE ADDRESS: 106 Drummers Lane, Wayne, PA 19087

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

**SALE NO. 23-11-310**  
**Writ of Execution No. 2023-01822**  
**DEBT \$269,557.79**

West Goshen Township, Chester County, Pennsylvania

BEING the same premises, which WILLIAM J. D'AMICO AND ALICE M. D'AMICO, HIS WIFE by Deed dated May 17, 1974, and recorded in the Office of Recorder of Deeds of Chester County on May 20, 1974, at Book 9127, Page 2100 granted and conveyed unto IMANTS PLOTNIEKS AND PATRICIA PLOTNIEKS, HIS WIFE, AS TENANTS BY THE ENTIRETIES. Imants Plotnieks departed this life on December, 2, 2011.

PARCEL NO.: 52-02Q-0002

PLAINTIFF: Mortgage Assets Management, LLC

VS

DEFENDANT: **Patricia Plotnieks**

SALE ADDRESS: 1112 Carolina Avenue, West Chester, PA 19380

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

**SALE NO. 23-11-311**  
**Writ of Execution No. 2023-01652**  
**DEBT \$280,446.19**

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Plum Tree Tract IV, made by Momenee-King Associates, Consulting Engineers, Ardmore, PA, dated 11/9/1987 and last revised 5/4/1988, and recorded as Plan File No. 8302-03, as follows, to wit:

BEGINNING at an interior point said point being a corner of Lot No. 60, as shown on said Plan; thence extending from said beginning point and along Lot. No. 60, South 66 degrees, 10 minutes, 00 seconds West 90.00 feet to a point; thence extending North 23 degrees, 50 minutes, 00 seconds West 20.00 feet to a point, a corner of Lot No. 58; thence extending along said Lot No. 58, North 66 degrees, 10 minutes, 00 seconds East 90.00 feet to a point; thence extending South 23 degrees, 50 minutes, 00 seconds East 90.00 feet to the first mentioned point and place of beginning.

BEING the same premises, which First 202 Corporation, a Pennsylvania Corporation by Deed dated November 29, 1994, and recorded in the Office of Recorder of Deeds of Chester County on December 7, 1994, at Book 3838, Page 2198 granted and conveyed unto Diane T. Blair.

PARCEL NO.: 51-8-108

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-13

VS

DEFENDANT: **Diane T. Blair**

SALE ADDRESS: 683 Shropshire Drive, West Chester, PA 19382

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

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NewRez LLC d/b/a Shell-point Mortgage Servicing

VS

DEFENDANT: **Curtis Edward Pusch, Sarah Elizabeth Pusch, and the United States of America**

SALE ADDRESS: 168 East Main Street f/k/a 39 East Main Street, North Coventry Township, Pottstown, PA 19465

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

**SALE NO. 23-11-313  
Writ of Execution No. 2022-04308  
DEBT \$183,787.59**

ALL THAT CERTAIN one-half of a double brick house and lot of land known as No. 39 East Main Street, South Pottstown, North Coventry Township, Chester County, Pennsylvania, bounded, limited and described according to a survey thereof made by Ralph E. Shaner, Engineer, January 28, 1932, as follows, to-wit;

BEGINNING at a point on the South side of East Main Street distant 347 feet 6 inches East from the southeast corner of East Main Street as a 20 feet wide alley lying between Hanover Street and Penn Street said point of beginning being a corner of property North 37 East Main Street; thence along said property line southwardly a distance of 140 feet to a point; thence eastwardly 25 feet to a point in line of house No. 41 East Main Street aforesaid, passing in part of said course and distance through the middle of the brick party wall between houses No. 39 and 41 East Main Street; thence along said East Main Street westwardly a distance of 25 feet to the point or place of beginning.

BEING THE SAME PREMISES AS Hartman Leigh Homes LLC, by Deed dated September 6, 2019, and recorded on September 10, 2019, by the Chester County Recorder of Deeds in Deed Book 9997, at Page 722, granted and conveyed unto Curtis Edward Pusch and Sarah Elizabeth Pusch, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 168 East Main Street, Pottstown, PA 19465. FORMERLY BEING KNOWN AND NUMBERED AS 39 East Main Street, Pottstown, PA 19465.

TAX PARCEL NO.17-3D-124.

**SALE NO. 23-11-314**

**Writ of Execution No. 2022-04933  
DEBT \$254,233.16**

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Title Plan, Site Plan of Phase I Bonnie Blink Planned Residential Development, made by Yerkes Associates, Inc., dated 10/23/1980, last revised 05/14/1981 and recorded at Chester County as Plan No. 3813, as follows, to wit:

BEGINNING at an interior point on the Northeast curblineline of Smallwood Court, a corner of No. 246 Smallwood Court; THENCE extending from said point of beginning, leaving the said side of Smallwood Court and along No. 246, North 24 degrees 0 minutes East, crossing a 15 feet wide common access and utility easement, a 20 feet wide water easement and a 20 feet wide sanitary sewer easement, 100.81 feet to a point; THENCE extending South 66 degrees 0 minutes East, 25 feet to a corner of No. 242 Smallwood Court; THENCE extending along the same South 24 degrees 0 minutes West, recrossing the aforesaid easements, 107.54 feet to a point on the Northeast curblineline of Small-

wood Court; THENCE extending along the same North 50 degrees 56 minutes 49 seconds West, 25.89 feet to the first mentioned point and place of beginning.

EXCEPTING, however, therefrom and thereout in fee according to the provisions of 68 P.S., Chapter 19, Act of 08/14/1963, P.L. 871; ALL THAT CERTAIN volume of air space above a horizontal plane drawn at Elevation U.S.C.G.S. datum 498.5 feet, the aforesaid horizontal plane passing through a partly ceiling floor between the said premises and the above joining premises being known and numbered as Unit 243 Smallwood Court.

BEING Unit No. 244.

BEING the same premises which Megan K. Gallivan, by Deed dated 05/05/2016 and recorded 05/09/2016 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 9306, Page 2391, granted and conveyed unto Matthew R. Miller, Frances A. Miller and Blayre A. Miller, as joint tenants with right of survivorship.

AND THE SAID Blayre A. Miller is now known as Blayre A. Wright.

BEING THE SAME PREMISES which Blayre A. Miller n/k/a Blayre A. Wright and Matthew R. Miller and Frances A. Miller by Deed dated January 8, 2019 and recorded January 16, 2019 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 9871, Page 1724, Instrument No. 11648435 granted and conveyed unto Haydee Rivera, as sole owner, in fee.

UPI NO. 41-5M-223

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Jacqueline Tucker, known Heir of Haydee Rivera, deceased; Alex Coe, known Heir of Haydee Rivera, deceased; Chayanne Coe, known**

**Heir of Haydee Rivera, deceased; Andrea Rivera, known Heir of Haydee Rivera, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Haydee Rivera, deceased**

SALE ADDRESS: 244 Smallwood Court, West Chester, PA 19380

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

**SALE NO. 23-11-315  
Writ of Execution No. 2012-09656  
DEBT \$787,244.53**

PROPERTY SITUTATE IN WEST PIKE-LAND TOWNSHIP

SOLD AS THE PROPERTY OF: BRIAN JARRATT A/K/A JAMES BRIAN JARRATT A/K/A BRADFORD J. JARRATT and JENNIFER A. JARRATT

TAX PARCEL #34-3-22.11

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-2

VS

DEFENDANT: **BRIAN JARRATT A/K/A JAMES BRIAN JARRATT A/K/A BRADFORD J. JARRATT & JENNIFER A. JARRATT**

SALE ADDRESS: 1728 Valley Lane, Chester Springs, PA 19425

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

**SALE NO. 23-11-316**  
**Writ of Execution No. 2022-06954**  
**DEBT \$683,202.53**

**SALE NO. 23-11-317**  
**Writ of Execution No. 2023-01202**  
**DEBT \$124,334.24**

ALL THAT CERTAIN tract of land, situate in the Township of Charlestown, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron pin in the White Horse Pike set for a corner of this and Thomas Hall's land, in line of land now or late of Wells Brothers; thence South 08 degrees East 47.3 feet to a stake in a stone wall set for a corner of lands now or late of Wells Brothers and lands now or late of Thomas Hall; thence South 00-1/2 degrees East 276.6 feet to an iron pin, a corner of lands now or late of Thomas Hall and P.M. Sharpless; thence South 10 degrees East 45.38 feet to a stake set for a corner of lands now or late of P.M. Sharpless and Margaret Lippincott; thence South 61-1/2 degrees West 465.8 feet to a stone, a corner of lands now or late of Margaret Lippincott and William H. Snyder, deceased; thence North 28- 1/2 degrees West 329.98 feet to a stake, a corner of lands now or late of William H. Snyder, deceased, and Thomas Hall; thence along said Hall's land, North 61-1/2 degrees East 622.88 feet to the place of beginning.

UPI #35-7-5

IMPROVEMENTS thereon: a single family residential dwelling

PLAINTIFF: Univest Bank and Trust Co.  
VS

DEFENDANT: **William David Lees, Jr.**

SALE ADDRESS: 2079 Bodine Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **KRISTEN WETZEL LADD, ESQ. 610-692-1371**

ALL THAT CERTAIN tract or lot or piece of land, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with Final Subdivision Plan of Caln Crest Apartments made for Caln Crest Apartments Co. by Pennonl Associates, Inc., Consulting Engineers, Philadelphia PA dated April 17, 1972 as last revised September 8, 1972 and recorded in Plan Book 48, page 8 as follows, to wit;

BEGINNING at the intersection of the Westerly property line of Lot Number 109 on the right-of way line of Andrew Circle; thence proceeding the following courses and distances; South 32 degrees 40 Minutes 21 seconds West 206.51 feet to the point, North 00 degrees 29 minutes 10 seconds East, 199.77 feet to a point; thence South 89 degrees 30 minutes 50 seconds East, 110.00 feet to a point, thence South 00 degrees 29 minutes 10 seconds West 25.00 feet to the point of beginning, consisting of .02838 acres, more or less, being Lot Number 8.

TITLE TO SAID PREMISES IS VESTED IN Yvette Hurst, by Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington D.C., by Lew Carlson, their Attorney in Fact, dated 12/18/2003 and recorded on 1/13/2004, by the Chester County Recorder of Deeds Office in Book 6038, Page 260, Instrument# 10365860.

Parcel# 39-03R-0186 UPI# 39-3R-186

PLAINTIFF: GSMPS Mortgage Loan Trust 2006-RP1, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **Yvette Hurst**

SALE ADDRESS: 332 Andrew Circle,

Coatesville, PA 19320

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

**SALE NO. 23-11-318  
Writ of Execution No. 2018-12073  
DEBT \$61,778.76**

ALL THAT CERTAIN tract of land situated in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey dated December 29, 1972 by Berger and Hayes, Inc., Consulting Engineers and Surveyors, as follows: BEGINNING at a nail set at the intersection of the centerline of Route #842 and the division line between the Township of Pocopson and the Township of East Bradford; thence along the center line of Route #842, the following three courses and distances, to wit: (1) South 71 degrees 20 minutes 10 seconds East 131.45 feet to a point; thence (2) North 88 degrees 07 minutes 20 seconds East 98.30 feet to a point; thence (3) North 72 degrees 54 minutes 15 seconds East 94.18 feet to a nail a corner of land remaining of James E. Wright, Sr., thence along the land remaining to the said James E. Wright, Sr., the following four courses and distances, to wit: (1) South 23 degrees 47 minutes 25 seconds East 120.65 feet to a point; thence (2) South 00 degrees 56 minutes 35 seconds West 243.03 feet to a point; thence (3) South 73 degrees 20 minutes 30 seconds East 202.81 feet to an iron pin; thence (4) South 14 degrees 41 minutes 15 seconds West 150.00 feet to a point at the centerline of Brandywine Creek; thence along the centerline of Brandywine Creek North 73 degrees 28 minutes 15 seconds West 265.77 feet to a point on the division line between the Township of East Bradford and the Township of Pocopson; thence along said division line North 27 degrees 45 minutes West 556.17 feet to

the first mentioned point and place of beginning.

CONTAINING 2.985 acres of land be the same more or less.

BEING the same premises which Larry A. Woodward and Marilyn M. Woodward, husband and wife by Deed dated July 23, 1985 and recorded July 29, 1985 at West Chester Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 26 page 559, granted and conveyed unto Larry A. Woodward and Marilyn M. Woodward, husband and wife, in fee. AND the said Larry A. Woodward and Marilyn M. Woodward divorced by Final Divorce Decree dated January 31, 2008 at Chester County docket# 2004-10111-DI; AND, the said Larry A. Woodward departed this life July 3, 2021.

BEING PARCEL NUMBER: 51-6-17.7

PLAINTIFF: Brutscher, Foley, Milliner, Land & Kelly, LLP

VS

DEFENDANT: **Marilyn Woodward, a/k/a Marilyn McDowell**

SALE ADDRESS: 1370 Bridge Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **CLAIRE L. MILLINER, ESQ. 610-444-4848**

**SALE NO. 23-11-319  
Writ of Execution No. 2023-01513  
DEBT \$116,526.79**

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

BLR# 53-06-0568

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **CHRISTOPHER M BRYAN**

SALE ADDRESS: 2306 Pond View Drive, West Chester, PA 19382

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

**SALE NO. 23-11-320**  
**Writ of Execution No. 2009-09730**  
**DEBT \$600,939.30**

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

BLR# 53-4-510

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **DAVID H. WIRTH; CARON L. WIRTH**

SALE ADDRESS: 1718 Towne Drive, West Chester, PA 19380

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

**SALE NO. 23-11-321**  
**Writ of Execution No. 2022-05881**  
**DEBT \$2,300,727.76**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF CHARLESTON, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL # 35-4-74.3N

PLAINTIFF: Navy Federal Credit Union

VS

DEFENDANT: **Andrew R. McLellan**

SALE ADDRESS: 4159 White Horse Road, Malvern, PA 19355

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

**SALE NO. 23-11-322**  
**Writ of Execution No. 2022-08755**  
**DEBT \$612,558.09**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated May 27, 1965 and last revised December 20, 1965, as follows, to wit:

BEGINNING at a point by the intersection of the title line in the bed of Church Road (State L.R. 15118) and the extension of the title line in the bed of Clovelly Lane (fifty fee wide); thence extending from said point of intersection measured along the title line in the bed of Church Road North sixty nine degrees, six minutes West, Two hundred seventeen and seventy seven one-hundredths feet to a point; thence extending North twenty degrees fifty four minutes East, Two hundred fifteen and eighty one one hundredths feet to a point; thence extending South sixty four degrees, twenty six minutes East, Two Hundred thirty four and sixty three one-hundredths feet to a point on the title line in the bed of Clovelly Lane, aforesaid; thence extending along the same South twenty five degrees, thirty four minutes West, One hundred ninety seven and thirty seven one-hundredths feet to the first mentioned point and place of beginning.

BEING County Parcel 55-5B-47.1



PLAINTIFF: Citadel Federal Credit Union  
VS

DEFENDANT: **Eric D. Sweet and  
Carinne Y. Sweet**

SALE ADDRESS: 201 Church Road,  
Devon, PA 19333

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

**SALE NO. 23-11-323  
Writ of Execution No. 2023-02257  
DEBT \$26,166.37**

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED SITUATE IN THE TOWNSHIP OF WESTTOWN, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, DESCRIBED ACCORDING TO A SURVEY OF LOTS OF WESLEY R. PENNOYER ESTATES TO BE KNOWN AS "WESTTOWN PARK", MADE BY T.G. COLESWORTHY, COUNTY, SURVEYOR , DATED 4/30/53, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF GARDEN CIRCLE (40 FEET WIDE) SAID POINT BEING THE SOUTHEAST CORNER OF LOT NO. 35 ON SAID PLAN; THENCE LEAVING THE SAID NORTHERLY SIDE OF GARDEN CIRCLE AND EXTENDING ALONG THE EASTERLY LINE OF LOT NO. 35 NORTH 09 DEGREES 57 MINUTES WEST 150 FEET TO A POINT; THENCE EXTENDING NORTH 80 DEGREES 03 MINUTES EAST, 115 FEET TO A POINT, A CORNER OF LOT #35 ON SAID PLAN; THENCE EXTENDING ALONG THE WESTERLY LINE OF LOT NO. 33 SOUTH 09 DEGREES 57 MINUTES EAST 150 FEET TO A POINT IN THE NORTHERLY SIDE OF GARDEN CIRCLE; THENCE EXTENDING ALONG

THE NORTHERLY SIDE OF GARDEN CIRCLE SOUTH 80 DEGREES 03 MINUTES WEST, 115 FEET A POINT IN LINE OF LOT NO.35 THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING the same premises which Mark P. Simon and Judy A. Simon f/k/a Judith A. Kefer, by Deed dated April 27, 1993, and recorded in the Office of Recorder of Deeds of Chester County on June 21, 1993 at Book 3574, Page1403 granted and conveyed unto Mark P. Simon and Judy A. Simon.

PARCEL NO.: 67-40-32

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Judy A. Simon and  
Mark P. Simon**

SALE ADDRESS: 13 North Garden Circle,  
West Chester, PA 19380

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