



# Chester County Law Reporter

(USPS 102-900)

*The Official Legal Publication for Chester County*

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Vol. 73

WEST CHESTER, PENNSYLVANIA, JANUARY 2, 2025

No. 01

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# Chester County Law Reporter

(USPS 102-900)

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

**Owned and Published by**

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Subscription Rate \$100.00 for CCBA Members; \$200.00 for Nonmembers CCBA

Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

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**Stephens v. Stephens**

Breach of contract – Oral agreement – Unjust enrichment

1. To prevail on a claim for a breach of contract, one must establish: (a) the existence of a contract and its essential terms; (b) a breach of a duty imposed by the contract; and (c) damages caused by the breach.
2. Not every term of the contract must be plead or proved, but all essential elements must be proven.
3. Where the existence of an informal contract is alleged, it is essential to the enforcement of such an informal contract that the minds of the parties should meet on all the terms, as well as the subject matter. If anything is left open for future negotiation, the informal paper cannot form the basis of a binding contract.
4. Clarity is particularly important where an oral contract is alleged.
5. For a contract to be enforceable, the nature and extent of the mutual obligations must be certain, and the parties must have agreed on the material and necessary details of their bargain.
6. To prevail on a claim for unjust enrichment, a plaintiff must show: (a) a benefit conferred on defendant by plaintiff; (b) appreciation of that benefit by defendant; (c) acceptance and retention of the benefit without payment of value in circumstances that it would be inequitable to retain the benefit without payment of value.
7. Plaintiff's complaint alleged a breach of an oral contract, unjust enrichment and a violation of the Pennsylvania Corporation Law. After a nonjury trial, the Court Held in favor of defendant and against plaintiff on all counts in plaintiff's complaint.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2020-05326-CT; Benjamin Stephens v. Don David Stephens

Seamus Lavin for plaintiff

Aaron Martin for defendant

Binder, J., July 24, 2024:-

BENJAMIN STEPHENS Plaintiff	IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
vs.	NO. 2020-05326-CT
DON DAVID STEPHENS Defendant	CIVIL ACTION – LAW

**DECISION**

**AND NOW**, this 24th day of July, 2024, after a trial without a jury on March 18, 2024, the court hereby finds in favor of Defendant and against Plaintiff on all counts: COUNT I – Breach of Contract; COUNT II – Unjust Enrichment; and COUNT III – Violation of Pennsylvania Corporation Law – 15 Pa.C.S. §§ 1932(b), 1975(c).

**BY THE COURT:**

/s/ **BRET M. BINDER, J.**

**MEMORANDUM****I. BACKGROUND**

This is an action related to an alleged oral agreement between father and son concerning an ownership interest in the family business. Plaintiff's complaint alleges the following counts: I – Breach of Contract; II – Unjust Enrichment; and III – Violation of the Pennsylvania Corporation Law. At its core this case is a dispute between Plaintiff Benjamin Stephens and his father Defendant Don David Stephens regarding an alleged oral contract in which Defendant gave Plaintiff a percentage stake in Defendant's business GDS Controls, Inc. (the "Company" or "GDS").

By way of brief background, Plaintiff's grandfather/Defendant's father – Guy Don Stephens – started a sole proprietorship known as GDS Control Systems in 1981 involved in the fire suppression industry as a manufacturer's representative and service outfit. Defendant started his own company in 1989 and incorporated in 1993 – GDS Controls, Inc. In 2005, Guy Don Stephens' business was consolidated in his son's – Defendant's – business.

Plaintiff originally worked with his grandfather and ultimately, in or about 2005 began working for Defendant/his father until his departure in July of 2018. During his employment, Plaintiff covered certain territory for the business including Eastern Pennsylvania, New Jersey, Delaware, Maryland, Washington D.C., Northern Virginia, Central Pennsylvania, and parts of West Virginia. Testimony established that Defendant contemplated stepping back more from the company as he was getting older.

The crux of this dispute centers on a June 5, 2016 meeting between Plaintiff and Defendant at Defendant's condo in Ocean City, Maryland. According to Plaintiff, at this time Defendant recognized that Plaintiff was performing well, had increased duties, and had earned an ownership role in the Company that was to be effective immediately. Conversely, Defendant testified that there was a discussion about Plaintiff becoming involved with the ownership of the Company "down the road." Defendant further stated that any discussion of ten (10) percent ownership required a business evaluation to determine the value and cost of the transfer of ten percent and that it was his intent to structure a deal in which Plaintiff would have to pay for the value of the ten percent.

Defendant stated that such payments would have been on favorable terms to Plaintiff and paid over time. Both parties agreed that discussions were had regarding a valuation of the Company although Plaintiff did not recall why they were interested in a valuation. The primary question before this court is whether or not Plaintiff and Defendant reached an oral agreement at the time of the June 5, 2016 meeting or any point thereafter resulting in the transfer of an ownership stake to Defendant.

The parties' actions after the June 5, 2016 meeting are informative. Shortly after the meeting, the parties began the process of obtaining life insurance on Defendant. In connection therewith, both Plaintiff and Defendant signed a "Business Supplement" in support of an application for life insurance with Prudential Insurance. Exhibit 3. The Business Supplement noted that the parties had executed a written buy-sell agreement. Id. The parties agree they had not actually executed a buy-sell agreement at the time. Moreover, the application also listed Defendant as 100% owner of the Company. Id.

Plaintiff testified that he believed the life insurance application was an indication that Defendant did not intend to transfer ownership and that he signed the application against his will. Plaintiff asked for a written agreement regarding the transfer of ten percent ownership of the Company but Defendant only replied that he needed to talk to his accountants and lawyers. Plaintiff followed up in November of 2016 and emailed “I see this says we have a written buy-sell agreement. Did you have something temporarily drawn up.” Exhibit 4. Defendant replied “No, not yet, need to talk to you about and then attorney.” Id.

Plaintiff testified he executed the insurance policy in the fall of 2016 “under duress” and the policy went into effect in 2017. Defendant testified that the policy was intended to cover matters and benefit Plaintiff (\$750,000.00 policy) until an agreement was in place as well as provide sufficient funds for Plaintiff to purchase the business in the event Defendant died. Defendant paid for the policy and Plaintiff had no obligations thereunder.

Shortly thereafter, on April 6, 2017, Plaintiff emailed Defendant and acknowledged that he had not been given an ownership stake. “Sign me up like you promised to do last year, or cut me loose. I deserve one or the other and I deserve it now.” Exhibit 6. Defendant responded with an offer to get together and talk at which time Plaintiff stated “Mounting ownership responsibilities on me while I am still not an owner is not working for me at this stage.” Id.

The action most indicative of a transfer of ownership was a bonus paid by the Company to Plaintiff in the amount of \$50,645 in December of 2017 (although received by Plaintiff in February of 2018). Plaintiff alleges that check represented 10% of the net income and Defendant stated that it was additional money to help pay for Defendant’s grandson’s college. Plaintiff initially refused the check emailing that “I need you to void that check and change my ’17 W2. We will figure on the \$ *when we have our terms.*” Exhibit 9 (emphasis added). Plaintiff further wrote that “The terms discussed included a yearly increase in ownership, thus putting things further behind that [sic] even you realize.” Id. Matters deteriorated from there and ultimately Defendant fired Plaintiff in July of 2018.

Plaintiff then started his own company taking customers, equipment, and inventory (which Defendant does not allege was or is improper). Defendant continued to report on all tax returns that he was 100% owner of the Company. Ultimately, Defendant sold the company for \$1,525,000.00 gross (\$1,519,100.86 net) and retained all proceeds for himself. Exhibits 22, 23.

Although other testimony was presented, this court finds that the above facts are most material to whether or not there was a meeting of the minds at the June 5, 2016 meeting.<sup>1</sup> With those facts in mind, this court turns to the standard of law applicable.

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<sup>1</sup> Defendant raised a statute of limitations defense noting that Plaintiff’s theory of the case is that a ten percent ownership stake transferred on June 5, 2016 but that suit was not filed until August 12, 2020. Given the four year statute of limitations for a breach of contract or unjust enrichment claim, 42 Pa.C.S. § 5525, Defendant argues that the action is outside of the statute of limitations. However, this court finds that the alleged breach would not be readily apparent from the June 5, 2016 meeting and Plaintiff knew or should have known of the breach in the fall of 2016 during discussions of the insurance policy as detailed *supra*. Accordingly, the claim was made timely.

## II. ANALYSIS

### **Breach of Contract**

To prevail on a claim for a breach of contract, one must establish: (1) the existence of a contract and its essential terms; (2) a breach of a duty imposed by the contract; and (3) damages caused by the breach. Gorski v. Smith, 812 A.2d 683 (Pa. Super. 2002). Not every term of the contract must be plead or proved, but all essential elements must be proven. “Where the existence of an informal contract is alleged, it is essential to the enforcement of such an informal contract that the minds of the parties should meet on all the terms[,] as well as the subject matter. If anything is left open for future negotiation, the informal paper cannot form the basis of a binding contract.” Cruz v. Morales, 2023 WL 3270883, \*3 (Pa.Super. 2023) (cited for persuasive value) (brackets in original) (quoting GMH Assocs., Inc. v. Prudential Realty Group, 752 A.2d 889, 900 (Pa.Super. 2000), appeal denied, 795 A.2d 796 (Pa. 2000) while omitting citation and quotation marks). “Clarity is particularly important where an oral contract is alleged.” Snaith v. Snaith, 422 A.2d 1379, 1382 (Pa.Super. 1980). “[F]or a contract to be enforceable, the nature and extent of the mutual obligations must be certain, and the parties must have agreed on the material and necessary details of their bargain. Krebs v. United Refining Co. of Pennsylvania, 893 A.2d 776, 783 (Pa.Super. 2006) (citing Peck v. Del. Cty. Bd. of Prison Inspectors, 814 A.2d 185, 191 (Pa. 2002)).

Presently, it is undisputed that the parties discussed valuation of the Company at the June 5, 2016 meeting. However, Plaintiff provides no credible explanation why such valuation would be necessary were the transfer of 10% effective immediately for past-rendered services (which would also create a question of lack of consideration that this court need not address). The fact that valuation was discussed at the meeting implies compellingly that the shares were to be valued for purposes of Plaintiff *buying* the ownership interest and that there was no immediate transfer.

Additionally, shortly after this meeting, the insurance policy and follow-up emails discuss a buy-sell agreement rather than an already completed transfer of ownership interest. Plaintiff acknowledged the transfer had not yet taken place in his emails in both the fall of 2016 and in 2018 when rejecting the bonus check. Exhibits 4, 9. Plaintiff further conceded in his November of 2016 email that a buy-sell agreement was contemplated when asking if one had been drawn up yet. Exhibit 4. No buy-sell agreement would be necessary if the parties had already transferred a 10% ownership interest effective immediately and without payment but solely for past-due services rendered.

Lastly, although this court finds credible that the parties discussed a 10% ownership stake, no testimony was given to the court regarding the material and necessary details of such a transfer and ownership structure. For example, no testimony was given discussing voting rights for loans, hiring/firing, ability to fire an owner with or without cause, purchasing shares in the event of death, bankruptcy, or firing of an owner, bankruptcy provisions, benefits to the owners (e.g., pension, insurance, car payments, etc.), or the like.

This court concludes that, although the parties discussed an ownership transfer,

the essential terms of an oral contract were not discussed nor was there a meeting of the minds. Accordingly, this court finds in favor of Defendant and against Plaintiff on Count I.

### **Unjust enrichment**

Plaintiff additionally claims unjust enrichment. To prevail, Plaintiff must show: (1) a benefit conferred on Defendant by Plaintiff; (2) appreciation of that benefit by Defendant; (3) acceptance and retention of the benefit without payment of value in circumstances that it would be inequitable to retain the benefit without payment of value. Mitchell v. Moore, 729 A.2d 1200 (Pa.Super. 1999) (citing Schenck v. K.E. David, Ltd., 666 A.2d 327, 328 (Pa.Super. 1995)).

Presently, Plaintiff testified that he conferred a benefit on Defendant by taking on additional responsibilities after the June 5, 2016 meeting including spending more time in the Company's office, becoming involved in additional aspects of the business, hiring additional employees, and the like. This claim fails as a matter of law. The Company, not Defendant individually, was the employer of Plaintiff. All duties performed by Plaintiff were performed for the Company and no testimony was given that it would have been outside the bounds of normal operations of the Company to ask Plaintiff to perform such additional work. Although Defendant may have incidentally benefited as the owner of the Company, Defendant did not receive or retain the benefit of Plaintiff's services directly. Even if the Company were a defendant in this matter, Plaintiff knew in the fall of 2016 that no ownership interest had yet been transferred to him and Plaintiff continued to perform his job duties for pay. Plaintiff was an at-will employee and chose to continue his employment with the new duties asked of him. These circumstances do not equate to those where it would be inequitable for the Company to retain the benefits of services by an employee for pay. Accordingly, this court finds in favor of Defendant and against Plaintiff on Count II.

### **Violation of Pennsylvania Corporation Law – 15 Pa.C.S. §§ 1932(b), 1975(c)**

Given the above discussion, as Plaintiff was never an owner of the Company, his claim fails pursuant to the Pennsylvania Corporation Law for certain failures to receive approval or make required distributions to him as a minority owner. Accordingly, this court finds in favor of Defendant and against Plaintiff on Count III.



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**NOTICES**

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**CORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is MAS MAS 3, INC.

**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**

**BENFORD**, Cecile E., late of East Whiteland Township. Joseph M. Benford, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrator. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**CLISBY**, Barbara K., a/k/a Barbara Kerr Clisby, late of Charlestown Township. Stephen K. Cloetingh, P.O. Box 573, Kimberton, PA 19442, care of CAITLIN J. AKINS, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, Executor. CAITLIN J. AKINS, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, atty.

**CONNOLLY, JR.**, Robert J., late of New Garden Township. Joanne G. Connolly, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**COOPER**, Dorothy Ann, a/k/a Dorothy A. Cooper, late of North Coventry Township. Carol A. Cooper, 5062 70th Place North, Pinellas Park, FL 33781, care of DAVID S. KAPLAN, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. DAVID S. KAPLAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**DeSIMONE**, Rita S., late of Borough of West Chester. Judith L. DeSimone, 405 W. Ashbridge Street, West Chester, PA 19380, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**DeVRIES**, Mary Salva, a/k/a Mary S. DeVries, late of Pennsbury Township. Carol Leeland, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

**DiMARCANTONIO**, Dorothy, a/k/a Dorothy Frances DiMarcantonio, late of West Whiteland Township. Edward DiMarcantonio, 5 Stonebrook Ln., Malvern, PA 19355, care of ALVIN M. STAFFIN, Esquire, 1230 Old York Rd., Unit 200, Warminster, PA 18974, Executor. ALVIN M. STAFFIN, Esquire, O'Neill, Bragg & Staffin, P.C., 1230 Old York Rd., Unit 200, Warminster, PA 18974, atty.

**HARRIS**, Elizabeth J., late of Coatesville. Daina Harris, 7724 W. Agora La, Phoenix AZ 85043, care of JENNIFER WALKER, Esquire, 31 S. High St, Ste. 200, West Chester, PA 19382, Administratrix. JENNIFER WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High St, Ste. 200, West Chester, PA 19382, atty.

**HYTHA**, Dolores J., late of Phoenixville Borough. Robert J. Hytha, Jr. and Gregory T. Hytha, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**JAMES**, Marie, a/k/a Marie L. Vetter James, late of East Brandywine Township. Dawn James, care of JOHN A. GAGLIARDI, Esquire, 122 S. Church

St., West Chester, PA 19382, Executrix. JOHN A. GAGLIARDI, Esquire, Wetzel Gagliardi Fetter & Lavin, LLC, 122 S. Church St., West Chester, PA 19382, atty.

**KERR, JR.**, James, late of Westtown Township. Deborah L. Earwood, care of PHILIP G. CURTIN, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312-1244, Executrix. PHILIP G. CURTIN, Esquire, Philips, Curtin & DiGiacomo, 1231 Lancaster Ave., Berwyn, PA 19312-1244, atty.

**KIVLIN**, Mary Elizabeth, late of West Whiteland Township. Daniel J. D'Aprile, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Administrator. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

**POLLARD**, Helen J., a/k/a Helen Jackson Pollard and Helen Pollard, late of West Chester. Barry Pollard, 128 North Wayne Street, West Chester, PA 19380, Executor.

**SCULLY, III**, Richard, late of Honey Brook Township. Debra S. Orcutt, 1131 S. Ashbrooke Dr., West Chester, PA 19380., Executrix.

**SHAIK**, Yesdani Basha, late of Upper Uwchlan. Humeera Shaikl, 501 Juneberry Court Chester Springs PA 19425, care of MICHAELANGELO DIPPOLITO, Esquire, 712 Kimberton Road Chester Springs PA 19425, Administratrix. MICHAELANGELO DIPPOLITO, Esquire, ThePeoplesLawFirm.com, 712 Kimberton Road Chester Springs PA 19425, atty.

**TIMNEY**, John J., a/k/a John Joseph Timney, late of West Whiteland Township. Jenna Hollister, 2160 Claymont Drive, Quakertown, PA 18951, care of RON R. MILLER, Esquire, 314 W. Broad St., Suite 118, Quakertown, PA 18951, Executrix. RON R. MILLER, Esquire, Ashby Law Offices, 314 W. Broad St., Suite 118, Quakertown, PA 18951, atty.

## 2nd Publication

**BLOUNT**, Lorna M., late of West Brandywine Township. David R. Blount, 1426 Oakwood Rd., Coatesville, PA 19320, Executor.

**CUPO**, Angela Marie, late of Coatesville. Michael A. Cupo, care of DANIEL F. MONAHAN, Esquire, 535 N Church St., Suite 170, West Chester, PA 19380, Executor. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church St., Suite 170, West Chester, PA 19380, atty.

**DALLETT**, Stephen Charles, late of East Marlborough Township. Mark Dallett, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Administrator. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

**DAVIS**, Maceo Nathaniel, a/k/a Maceo N. Davis and Maceo Davis, late of Pennsbury Township. Paige Adia Carter, 51 High St., Yarmouth, ME 04096, care of SCUDDER G. STEVENS, Esquire, P.O. Box 1156, Kennett Square, PA 19348, Administratrix. SCUDDER G. STEVENS, Esquire, Scudder G. Stevens, P.A., P.O. Box 1156, Kennett Square, PA 19348, atty.

**DEAN JR.**, John Howard, a/k/a John H. Dean Jr. and John Dean Jr., late of Chester Springs, West Vincent. Deborah McKechnie, 2061 Miller Road Chester Springs PA 19425, Executor.

**DORAN**, Cheryl G., late of West Whiteland Township. Michelle S. Harbold, 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.

**DOUGHERTY**, John V, late of West Brandywine Township. Andrew Dougherty, 1602 Arrowwood Dr, Easton, PA 18040, Administrator C.T.A..

**FADDIS**, Richard E., late of Coatesville City. Joseph M. Kessel, 3 Green Tree Dr., West Chester, PA 19382, care of MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executor. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

**FAILOR**, David E., late of Downingtown. Paul L. Failor, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

**GAEBEL**, Charles H., late of E. Marlborough Twp.. Denise K. Gaebel, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**GARRISON**, David S., late of East Goshen Township. Laura J. Timmes-Garrison, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19381-0660, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD.,

17 W. Miner St., West Chester, PA 19381-0660, atty.

**HANLEY**, Mary Rita, late of West Whiteland Township. Deirdre M. Hanley, 217 Hillside Dr., Exton, PA 19341, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administratrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

**HILL**, Jaci L., late of Downingtown. Laura Shearer, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**HUTTON**, Richard J., late of Honey Brook. Richard J. Hutton, Jr., care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**LEWIS**, Mildred A., late of East Goshen Township. Anthony Morris, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Administrator.

**LITTLE**, Louise V., late of Borough of Oxford. Kim Diane Hoover, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**MAHLER**, Audrey E, late of East Goshen Township, West Chester. Debra S. Ford, 224 Natalie Lane Media PA 19063, care of MATTHEW C. KONCHEL, Esquire, 13 Davenport Drive Downingtown PA 19335, Executor. MATTHEW C. KONCHEL, Esquire, Konchel & Associates, P.C., 13 Davenport Drive Downingtown PA 19335, atty.

**McCOURT**, Therese, late of Caln Township. Mary Grace Rogelstad, 923 Kings Arms Drive, Downingtown, PA 19335, Administrator.

**McCOY**, Martha Ann, a/k/a Martha A. McCoy and Martha McCoy, late of Willistown Township. Richard Thomas McCoy, III, 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.

**MERKINS**, Nancy L., late of Parkesburg Borough. Stephen J. Merkins, care of WILLIAM B. COOPER, III, Esquire, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673, Execu-

tor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673, atty.

**NAZZARIO**, John V., late of East Goshen Township. Nicole Faucher, 114 Berwick Drive, West Chester, PA 19382, care of ROBERT M. FIRKSER, Esquire, 333 W. Baltimore Ave., Media, PA 19063, Executrix. ROBERT M. FIRKSER, Esquire, 333 W. Baltimore Ave., Media, PA 19063, atty.

**NORDQUIST**, Roger F., late of Tredyffrin Township. Paul J. Nordquist, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**NUGENT, IV**, James T., late of Kennett Township. James T. Nugent, V, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**PAPE**, Anne S., a/k/a Anne B. Pape, late of East Marlborough Township. William L. Pape, care of WILLIAM H. LUNGER, Esquire, Little Falls Centre Two, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, Executor. WILLIAM H. LUNGER, Esquire, McCollom D'Emilio Smith Uebler LLC, Little Falls Centre Two, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

**PROVOST**, Rashimir Bettina, late of Penn Township. Roderick Valenzuela and L. Peter Temple, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**SALVI**, Chitraang Naveenchandra, late of Tredyffrin Township. Saroja Sagaram, 2401 Harrier Drive Audubon, PA 19403, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road Chester Springs, PA 19425, Administratrix. MICHAELANGELO L. DIPPOLITO, Esquire, ThePeoplesLaw-Firm.com, 712 Kimberton Road Chester Springs, PA 19425, atty.

**SCHAIBLE**, Theresa M., late of West Vincent Township. Theresa A. Roberts, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**SPRINGER**, Alice I., late of West Chester. Deborah Belusa, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media PA 19063, atty.

**TABAKIN**, Michael Christopher, a/k/a M. Christopher Tabakin and Chris Tabakin, late of West Whiteland Township. Michael P. Tabakin and Joy Tabakin, 306 Westbrook Dr., West Chester, PA 19382, care of KATHRYN H. CRARY, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, Executors. KATHRYN H. CRARY, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, atty.

**TANSEY**, Dolores, a/k/a Delores Tansey, late of Exton. Mark S. Pearlstein, Esquire, 175 Strafford Ave, Suite One, Wayne, PA 19087, care of MARK S. PEARLSTEIN, Esquire, 175 Strafford Ave, Suite One, Wayne, PA 19087, Administrator. MARK S. PEARLSTEIN, Esquire, 175 Strafford Ave, Suite One, Wayne, PA 19087, atty.

**THOMPSON**, Marybeth T., late of Uwchlan Township. Tyler Thompson, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19381-0660, Administrator DBN. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

**TUCKER**, Roger E., a/k/a Roger Edwin Tucker, late of East Pikeland Township. Patricia A. McCue-Tucker, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**WARREN, JR.**, George P., a/k/a George Peirce Warren, JR., late of Pennsbury Township. Jane M. Warren, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

### 3rd Publication

**ANTHONY**, Anne E., late of Phoenixville Borough. Angelo J. Trapani, care of JOCELIN A. PRICE, Esquire, 131 W. State St., P.O. Box 50, Doylestown, PA 18901, Executor. JOCELIN A. PRICE, Esquire, Anthelil, Maslow & MacMinin, LLP, 131 W. State St.,

P.O. Box 50, Doylestown, PA 18901, atty.

**BROWN**, Leonor, a/k/a Leonor Graciela Brown, late of East Whiteland Township. Robert J. Brown, III, care of RUSSELL J. RESSLER, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355-1481, Executor. RUSSELL J. RESSLER, Esquire, Stradley Ronon Stevens & Young LLP, 30 Valley Stream Parkway, Malvern, PA 19355-1481, atty.

**BRUSCH**, Jeannette Michelle, a/k/a Jeannett, late of Phoenixville. Glenna Marie Swarr, 2498 Jane Lane Gilbertsville PA 19525, Executrix.

**BURDETT**, Rita Elizabeth, a/k/a Rita E. Burdett, late of West Chester. Donna Remigo, 551 Cory Lane, Aston, PA 19014 and Angela Hatton, 219 Lewis Farm Drive, Cochranville, PA 19330, Executors.

**COLA**, Mary Margaret, a/k/a Mary M. Cola, late of West Pikeland Township. Michael F. Cola, 1441 Horseshoe Trail, Chester Springs, PA 19425, care of WILLIAM J. THOMAS, Esquire, 6 E. Close, Moorestown, NJ 08057, Executor. WILLIAM J. THOMAS, Esquire, 6 E. Close, Moorestown, NJ 08057, atty.

**DEAVILLE**, Lucia, late of Caln Township. Rachel Romano, 1306 Oak Street, Coatesville, PA 19320, care of WHITNEY P. O'REILLY, Esquire, 1600 Market Street, Fl 32, Philadelphia, PA 19103, Executrix. WHITNEY P. O'REILLY, Esquire, Cohen Seglias Pallas Greenhall & Furman, PC, 1600 Market Street, Fl 32, Philadelphia, PA 19103, atty.

**EBERT**, Kenneth J., late of East Brandywine Township. Ceida L. Ebert, 101 Woodbine Rd., Unit 1219, Downingtown, PA 19335, care of JAMES E. McERLANE, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. JAMES E. McERLANE, Esquire, Lamb McErLane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**ENGEL**, Katrinka Mary, a/k/a Katrinka Engel, late of New Garden Township. Nathaniel Carota, care of TRISHA W. HALL, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executor. TRISHA W. HALL, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

**FENNER**, Margaret Mary, a/k/a Margaret Fenner and Peggy Fenner, late of West Pikeland Township. William C. Fenner, 1462 Yellow Springs Rd., Chester Springs, PA 19425, care of DAVID S. KOVSKY, Esquire, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, Executor. DAVID S. KOVSKY, Esquire, Duane Morris LLP, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, atty.

**HUGUES**, William James, late of Oxford. Mary P Hugues, 230 South 23rd Street, Philadelphia, PA 19103, Executor.

**KNABLE**, Thomas A., late of Thornbury Township. Susan R. Rodgers, 14 Overlook Road, Bloomsbury, NJ 08804, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**KUMARASAMY**, Palanisamy, late of East Whiteland Township. Jothi Palanisamy, care of KARIM P. HUSAIN, Esquire, 535 N. Church St., Ste. 220, West Chester, PA 19380, Administratrix. KARIM P. HUSAIN, Esquire, 535 N. Church St., Ste. 220, West Chester, PA 19380, atty.

**LINDABERY**, George Peter, late of Malvern. Krystene Rivers, 36 Bryan Ave, Malvern, Pennsylvania 19355, Executor.

**MATTIA**, Charles M., a/k/a Charles Michael Mattia, late of West Whiteland Township. Anne M. Mattia, 210 Cambridge Chase, Exton, PA 19341, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**MILLER**, Richard S., late of Malvern Borough. Donna Kay Cooper, care of GUY F. MATTHEW, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. GUY F. MATTHEW, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**MULLIGAN**, Kathleen, late of West Chester Borough. Karen Shanoski, 1690 Magnolia Ln., Norristown, PA 19403, care of STACEY W. McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY W. McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**PEACOCK**, Polly A., late of West Whiteland. Charles H. Peacock, 3 W. Adair Drive #13 Norristown, PA 19403, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Administrator. MICHAELANGELO L. DIPPOLITO, Esquire, ThePeoplesLaw-Firm.com, 712 Kimberton Road, Chester Springs, PA 19425, atty.

**SPENGLER**, Lindsay B., late of Spring City Borough. Michael D. Spengler and/or Sharon A. Spen-

gler, care of KENNETH E. PICARDI, Esquire, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464-0776, Co-Executors. KENNETH E. PICARDI, Esquire, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464-0776, atty.

**STURGILL**, Jerry J, late of West Nottingham Township. Gary E. Thompson, Esquire, care of GARY E. THOMPSON, Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Administrator. GARY E. THOMPSON, Esquire, Carosella & Associates, P.C., 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

**WELTGE**, Ralph. a/k/a Ralph W. Weltge, late of East Caln Township. Kirsten B. Hare, care of NINA B. STRYKER, Esquire, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, Administratrix. NINA B. STRYKER, Esquire, Obermayer, Rebmann, Maxwell & Hippel, LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, atty.

**WOOD**, Linda Carol, late of New Garden Township. William David Wood, 8837 Gap Newport Pike, Avondale, PA 19311, care of ROBIN J. MARZELLA, Esquire, 3513 North Front Street, Harrisburg, PA 17110, Administrator. ROBIN J. MARZELLA, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110, atty.

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### FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name Humane Society of Harrisburg Area for the conduct of business in Chester County, Pennsylvania, with the principal place of business being 1212 Phoenixville Pike, West Chester, PA 19380, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 20th day of December 2024, pursuant to 54 Pa.C.S. §311. The name and address of the entity owning or interested in the said business is Brandywine Valley Society for the Prevention of Cruelty to Animals, 1212 Phoenixville Pike, West Chester, PA 19380.

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### NONPROFIT CORPORATION NOTICE

NOTICE OF INTENT TO FILE ARTICLES OF INCORPORATION Notice is hereby given that Articles of Incorporation are to be filed with the Pennsylvania Department of State for the purpose



of incorporating a nonprofit organization under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the nonprofit corporation is: The University of the Arts Alumni Association The purpose of the corporation is: A member-based charitable organization to to uphold the University of the Arts' mission and values, preserve its legacy, foster alumni and community engagement, promote education, creativity, and lifelong learning. The principal office of the corporation will be located at: 72 W Main St., Pottstown, PA 19465 The corporation shall not engage in the payment of dividends and is organized exclusively for nonprofit purposes. Shan Ru Lin, Incorporator Jessica Swift, Incorporator Michelle Wurtz, Incorporator Contact: [info@uartsalumni.org](mailto:info@uartsalumni.org)

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**NOTICE OF ADMINISTRATIVE SUSPENSION**

Notice is hereby given that the following **Chester County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated November 13, 2024, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective December 13, 2024, for Compliance Group 1.

Albanese, Robert John  
Goeke, Crystal Bardis

Suzanne E. Price  
Attorney Registrar  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

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**1st Publication of 3****TRUST NOTICE**

VIRGINIA L. KEHRER TRUST u/a dated 12/7/1990 as restated.  
VIRGINIA L. KEHRER, Deceased  
Late of New Garden Township, Chester County, PA  
This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to RANDY J. KEHRER, TRUSTEE, c/o P. Kristen Bennett, Esquire, 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807,

Or to his Attorney:  
P. KRISTEN BENNETT  
GAWTHROP GREENWOOD, PC  
3711 Kennett Pike, Ste. 100  
Wilmington, DE 19807

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**2nd Publication of 3**

**NOTICE AD-2024-0047**  
**IN THE COURT OF COMMON PLEAS OF**  
**CHESTER COUNTY, PENNSYLVANIA**  
**ORPHANS' COURT DIVISION**

IN RE: E.R.L.  
Case Number: AD-2024-0047

**TO: John Doe**

Petitions have been filed by Debra Lichtenberg asking the Orphans' Court to put an end to all rights you have to a female minor child, Eleanor Ruth Lichtenberg (d.o.b. 12/19/2023) and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List/Hearing for Friday, January 31, 2025, at 9:30 o'clock A.M., Honorable Thomas P. McCabe in Court Room No. 12 Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500

to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Lawrence J. Persick, Esquire, Weber Gallagher, 700 American Avenue, Suite 206, King of Prussia, PA or phone 610-272-5555.

Lawrence J. Persick, Esquire  
Attorney for Debra Lichtenberg

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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL [www.bid4assets.com/chestercopasheriffsales](http://www.bid4assets.com/chestercopasheriffsales), on **Thursday, January 16th, 2025 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 **Tuesday, February 18th, 2025.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

**KEVIN D. DYKES, SHERIFF****2nd Publication of 3**

**SALE NO. 25-01-01**  
**Writ of Execution No. 2023-10226**  
**DEBT \$189,814.00**

ALL THAT CERTAIN unit in the property known, named and identified in the declaration plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the unit property of Pennsylvania, Act of July 3, 1963, P.L. 196 by recording in the Office for the Recording of Deeds in and for the County of Chester, Pennsylvania of the declaration, dated June 27, 1972 and

recorded June 28, 1972 IN miscellaneous Deed Book 198 Page 272, a first amendment thereto dated July 7, 1972 and recorded July 7, 1972 in miscellaneous Deed Book 198 Page 474, a second amendment thereto dated July 16, 1973 and recorded July 16, 1973 in miscellaneous Deed Book 206 Page 852 and a third amendment thereto dated May 31, 1974 and recorded May 31, 1974 in miscellaneous Deed Book 236 Page 202 and A fourth amendment thereto dated December 19, 1974 and recorded December 19, 1974 in miscellaneous Deed Book 265 Page 68, a fifth amendment dated January 12, 1976 and recorded January 12, 1976 in miscellaneous Deed Book 314 Page 102 a sixth amendment thereto dated August 12, 1976 and recorded August 17, 1976 in miscellaneous Deed Book 341 Page 114 and seventh amendment thereto dated December 21, 1976 and recorded December 23, 1976 in miscellaneous Deed Book 359 Page 202; a declaration plan dated October of 1971, executed and acknowledge June 27, 1972 and recorded June 28, 1972 in Plan Book 43 Page 24, a first amendment thereto dated July of 1973 and recorded July 16, 1973 in Plan Book 43 Page 24, a second amendment thereto dated May of 1974 and recorded MAY 31, 1974 in Plan Book 57 Page 24, a third amendment thereto dated January of 1976 and recorded January 12, 1976 in Plan No. 236, a fourth amendment thereto dated August of 1976 and recorded August 17, 1976 in plan file no. 544 and a fifth amendment thereto dated December of 1976 and recorded December 23, 1976 in plan file no. 767 and code of regulations dated June 27, 1972 and recorded June 28, 1972 in miscellaneous Deed Book 198 Page 306, a first amendment thereto dated May 31, 1974 and recorded May 31, 1974 in miscellaneous Deed Book 236 Page 210, a second amendment thereto dated August 4, 1978 and recorded August 4, 1978 in miscellaneous Deed Book 414 Page 248, being and designated on such declaration

plan and declaration as the same has been or shall time to time hereafter be amended together with an initial proportionate undivided interest in the common elements (as defined in such declaration) of .2348%.

Tax Parcel # 53-6-1524.53P

PLAINTIFF: Barclays Mortgage Trust 2022-RPL1, Mortgage Backed Securities, Series 2022-RPL1, by U.S. Bank National Association, as Indenture Trustee

VS

DEFENDANT: **Michelle Molineux**

SALE ADDRESS: 453 Summit House, West Chester, PA 19380

PLAINTIFF ATTORNEY: **PADGETT LAW GROUP 850-422-2520**

**SALE NO. 25-01-02**  
**Writ of Execution No. 2023-08695**  
**DEBT \$187,198.45**

**PREMISES (A)**

ALL THAT CERTAIN message or tenement and lot or piece of land formerly described as on Lot, SITUATE in the Borough of Oxford, in the County of Chester, and State of Pennsylvania, aforesaid on

the West side of Third Street late known as Central Avenue, bounded and described as follows, to wit:

BOUNDED on the North by land now or late of Branson Slack, on the East by the curb line on the South and West by land now or late of J.H. Cresson Dickey, said lot or piece of land having a front of 60 feet on said Third Street and extending back Westwardly from the Western curb line on said Third Street, at a width of 60 feet between parallel straight lines at right angles with said curb line, 150 feet therefrom to the center of a public alley to be opened over and along the rear of this and adjoining lots the Northern most point in

said curb line of the pre mises hereby conveyed being 140 feet South of the Southern most point in said curb line of the premises lately owned by the Union Fire company.

**PREMISES (B)**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, SITUATE in the Borough of Oxford, County of Chester, State of Pennsylvania, described in accordance with a Plan of property made for Chester County Federal Savings and Loan Association by George E. Regester, and Sons, Inc., dated November 30, 1971, as follows:

BEGINNING at a point set in the Westerly curb line of Third Street, said point marking the Northeasterly corner of this and the Southeasterly corner of land of Bayard Robinson, thence leaving said point of beginning and by said Westerly curb line of Third Street t South 15 degrees, 56 minutes, 00 seconds West, 60.00 feet to an old PK nail set for the Southeasterly corner of this and the Northeasterly corner of Parcel "B" on said plan, thence leaving said curb line and by said land, North 74 degrees, 08 minutes, 00 seconds West, 150.00 feet to an iron pin set forth the Southwesterly corner of this and set in line of land of Lawrence Nelson; thence by said land, North 15 degrees, 56 minutes, 00 seconds East, measured along the center of a 14 feet wide alley as per Deed Book S-37, Page 370, dated August 11, 1967, 60.00 feet to an iron pin set for the Northwesterly corner of this and the Southwesterly corner of said land of Bayard Robinson: thence leaving the center line of said alley and by said land, South 74 degrees. 08 minutes, 00 seconds East, 150.00 feet to a point, being the place of beginning.

UPI # 6-4-228 & # 6-4-227

PLAINTIFF: AMERICAN BANK

VS

**DEFENDANT: PANDYA PROPERTIES LLC**

**SALE ADDRESS: 66 S. 3rd Street, Oxford, Chester County, PA 19353**

**PLAINTIFF ATTORNEY: KEVIN T. FOGERTY, ESQ. 610-366-0950**

**SALE NO. 25-01-03  
Writ of Execution No. 2023-08696  
DEBT \$238,939.78**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon, erected Situate in the Third Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania and described according to a survey and pins thereof made by Earl R. Ewing, dated 03/30/1955 and follows, to with;

BEGINNING at a point formed by the intersection of the Southwesterly side of Nutt Road and the Southeasterly side at Lincoln Avenue (50 feet wide) thence extending South 56 degrees 40 minutes East along said side of Nutt Road 100 feet to a point, an iron pin; thence extending South 33 degrees 20 minutes 60 feet to a point, an iron pin, thence extending North 56 degrees 40 minutes West 100 feet to a point, an iron pin in the said Southeasterly side of Lincoln Avenue, thence extending North 33 degrees, 20 minutes East along said side of Lincoln Avenue 90 feet to the first mentioned point and place of beginning.

Tax Parcel # 15-13-656

**PLAINTIFF: AMERICAN BANK  
VS**

**DEFENDANT: 240 NUTT RD, LLC**

**SALE ADDRESS: 240 Nutt Road, Phoenixville, Chester County, PA 19460**

**PLAINTIFF ATTORNEY: KEVIN T. FOGERTY, ESQ. 610-366-0950**

**SALE NO. 25-01-05  
Writ of Execution No. 2023-07921  
DEBT \$247,697.79**

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

BLR # 56-09D-0007

IMPROVEMENTS thereon: a residential dwelling

**PLAINTIFF: FREEDOM MORTGAGE CORPORATION**

**VS**

**DEFENDANT: CURTIS T. BACON JR. & MARITZA BACON**

**SALE ADDRESS: 250 Ashmun Avenue, Lincoln University, PA 19352**

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

**SALE NO. 25-01-06  
Writ of Execution No. 2024-03973  
DEBT \$202,591.06**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Hershey's Mill Subdivision, made by Yerkes Associates, Inc., dated 6/22/1972 and last revised 8/7/1972 and recorded in the Office of the Recorder of Deeds in Plan Book 44, page 39 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mayapple Lane (50 feet wide) said point being the Southwesterly corner of this about to be described lot and the Northwesterly corner of Lot No. 63; thence from said beginning point and along said lane the 2 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 170 feet the arc

distance of 71.67 feet to a point of tangent; (2) North 16° 32' East, 60.99 feet to a point a corner of Lot No. 61; thence along the same South 82° 36' East, 243.98 feet to a point on the Westerly side of Chester Road (Route No. 352); thence along the same on the arc of a circle curving to the left having a radius of 1,400 feet the arc distance of 87 feet to a point a corner of Lot No. 63; thence along the same South 87° 31' West, 258.80 feet to the first mentioned point and place of BEGINNING. BEING Lot No. 62 on the above mentioned survey.

BEING THE SAME PREMISES which David F. Thompson and Tara A. Thompson, by Deed dated 12/29/2014 and recorded 12/30/2014 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9037, Page 2385, granted and conveyed unto Vasilios Dinoulis and Diane Dinoulis.

Tax Parcel # 53-2K-25

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: **Vasilios Dinoulis & Diane Dinoulis**

SALE ADDRESS: 1215 Mayapple Lane,  
West Chester, PA 19380

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

**SALE NO. 25-01-07**

**Writ of Execution No. 2024-00187**

**DEBT \$351,471.37**

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 of Marsh Harbour, Phase I, made by Bentley Construction Company, made by Kimley-Horn and Associates, Inc., last revised 12/7/1988 and recorded in Chester County as Plan No. 8904-8905, as follows, to wit:

BEGINNING at a point on the Northerly side of Blue Heron Lane, a corner of Lot No. 127; thence extending along Lot No. 127, North 8° 23' 56" East, 92 feet to a point of curve; thence extending on the arc of a circle curving to the arc distance of 75.22 feet along the rear lot line of Lot No. 126 to a point on the Westerly side of Marsh Harbor Lane; thence extending along the same the three (3) following courses and distance s: (1) on the arc of a circle curving to the right, having a radius of 288 feet, the arc distance of 22.73 feet to a point; (2) South 21° 27' 58" West, 50.90 feet to a point of curve; and (3) on the arc of a circle curving to the right, the arc distance of 29.24 feet to a point on the Northerly side of Blue Heron Lane; thence extending along same on the arc of a circle curving to the left, having a radius of 312 feet, the arc distance of 37.26 feet to a point, a corner of Lot No. 127, being the first mentioned point and place of BEGINNING.

BEING Lot No. 126 as shown on said plan.

BEING THE SAME PREMISES which Anna Reahm, by Deed dated 11/27/2002 and recorded 12/16/2002 in the Office of the Recorder of Deeds in and for Chester County in Instrument No. 10162595, Deed Book B-5496, Page 836, granted and conveyed unto Mark Simkiss and Aline Simkiss.

Tax Parcel # 32-3Q-126

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A.

VS

**DEFENDANT: Mark Simkiss & Aline Simkiss**

**SALE ADDRESS:** 10 Blue Heron Lane,  
Downingtown, PA 19335

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

**SALE NO. 25-01-08**

**Writ of Execution No. 2014-05272**

**DEBT \$836,964.84**

All that certain piece or parcel or Tract of land situate in the Township of Thornbury, Chester County,

Pennsylvania, and being known as 116 Leadline Lane, West Chester, Pennsylvania 19382.

Tax Parcel # 66-3-193

**PLAINTIFF:** U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust

**VS**

**DEFENDANT: Marian J. Mcquay**

**SALE ADDRESS:** 116 Leadline Lane,  
West Chester, PA 19382

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

**SALE NO. 25-01-09**

**Writ of Execution No. 2024-04514**

**DEBT \$354,062.37**

ALL THAT CERTAIN lot or tract of land with improvements thereon erected, situate in Westtown Township, Chester County, Pennsylvania beginning at an iron pin set in the center line of a 50 feet wide Avenue at a corner of land now or late of Carroll T. Brown and wife, and in line of

land now or late of Willis T. Spivey, which pin is 512.5 feet Northwardly from the center line of the public road leading from Westtown School to the Chester Road and known locally as "Johnny's Way"; thence extending along the center line of the said 50 feet wide Avenue by said Spivey's land North 22 degrees 24 minutes West 366.75 feet to an iron pin set at the intersection of the center line of another 50 feet wide Avenue. The Southerly line of the last mentioned Avenue and the Westerly line of the first mentioned Avenue are to be joined by a curved line having a radius of 50 feet; thence along the center line of the last mentioned Avenue in a Westerly direction by a line curving toward the South with a radius of 764.49 feet the chord of the arc being South 78 degrees 12 minutes West 165.18 feet; thence continuing along the center line of said Avenue on tangent South 71 degrees 59 minutes 30 seconds West 157.15 feet, thence leaving the Avenue and extending along land of Westtown School South 22 degrees 24 minutes East 409.17 feet to an iron pin a corner of land of Carroll T. Brown and wife as aforesaid; and thence extending along the same: North 67 degrees 36 minutes East 319.05 feet to the first mentioned point and place of beginning.

Tax Parcel # 67-2-31

**PLAINTIFF:** Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2

**VS**

**DEFENDANT: Margot A. McKee**

**SALE ADDRESS:** 1411 Evie Lane, West Chester, PA 19382

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

**SALE NO. 25-01-11**  
**Writ of Execution No. 2024-05507**  
**DEBT \$110,478.91**

All those certain lots of land, hereditaments and appurtenances, situate in West Nottingham Township, Chester County, Pennsylvania, commonly known as 176 W. Ridge Road, Nottingham, PA 19362 and W. Ridge Road, Nottingham, PA 19362

UPI # 68-6-48.3 & 68-6-48.3A

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: BBR Investments LLC

VS

DEFENDANT: **Cheryl Lynn Rice-May**

SALE ADDRESS: 176 W. Ridge Road, Nottingham, PA 19362 and W. Ridge Road, Nottingham, PA 19362 (UPI #68-6-48.3A)

PLAINTIFF ATTORNEY: **WEBER, GALLAGHER, SIMPSON, STAPLETON, FIRES & NEWBY, LLP 267-295-3364**

**SALE NO. 25-01-12**  
**Writ of Execution No. 2024-04512**  
**DEBT \$462,319.89**

All that certain piece or parcel or Tract of land situate in East Vincent Township, Chester County, Pennsylvania, and being known as 109 Seven Stars Road, Spring City, Pennsylvania 19475.

Tax Parcel # 21-5-102.2

PLAINTIFF: Citizens Bank, N.A. f/k/a RBS Citizens NA

VS

DEFENDANT: **Richard K. Miller and Kaitlyn R. Miller**

SALE ADDRESS: 109 Seven Stars Road, Spring City, PA 19475

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

**SALE NO. 25-01-13**  
**Writ of Execution No. 2022-04191**  
**DEBT \$146,548.40**

All that certain piece or parcel or Tract of land situate in the Borough of Modena, Chester County, Pennsylvania, and being known as 8 S Brandywine Avenue, Coatesville, Pennsylvania 19320.

Tax Parcel # 10-4-102

PLAINTIFF: Citizens Bank, N.A.

VS

DEFENDANT: **Michael R. Gallo and Sarah M. Gallo**

SALE ADDRESS: 8 S Brandywine Avenue, Coatesville, PA 19320

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

**SALE NO. 25-01-14**  
**Writ of Execution No. 2023-08344**  
**DEBT \$920,501.16**

ALL the right title and interest and claim of: **KELUS GROUP HOLDINGS LLC OF IN AND TO: MUNICIPALITY: WEST GOSHEN TOWNSHIP, CHESTER COUNTY DEED: BOOK NO. 10518, PAGE NO. 2060**

Tax Parcel # 52-2-67

IMPROVEMENTS thereon: a residential dwelling. Containing 4.3 AC single family dwelling and pool

PLAINTIFF: TVC MORTGAGE TRUST 2020 RTL 1

VS



**DEFENDANT: KELUS GROUPOHOLD-  
INGS LLC**

**SALE ADDRESS: 1015 N. New Street,  
West Chester, PA 19380**

**PLAINTIFF ATTORNEY: ROBERT P.  
WENDT, ESQ. 914-219-5787 X 490**

**SALE NO. 25-01-15  
Writ of Execution No. 2023-09826  
DEBT \$200,879.08**

All those tracts or parcels or land and premises, situate, lying and being in Sadsbury Township, County of Chester, and Commonwealth of Pennsylvania, more particularly described.

ALL THAT CERTAIN lot or piece of ground situate in Sadsbury Township, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a plan for Stephen A. Devereux, Jr., made by Berger and Hayes Consulting Engineers dated 10/18/96, recorded in Chester County as Plan No. 13769, as follows, to wit:

Tax Parcel # 37-2-18.10

**PLAINTIFF: Mortgage Solutions of Col-  
orado, LLC, D.B.A. Mortgage Solutions  
Financial**

**VS**

**DEFENDANT: Francis M. Trader and  
Marie E. Trader**

**SALE ADDRESS: 50 Old Mill Road,  
Coatesville, PA 19320**

**PLAINTIFF ATTORNEY: PADGETT  
LAW GROUP 850-422-2520**

**SALE NO. 25-01-16  
Writ of Execution No. 2023-02741  
DEBT \$288,848.41**

ALL THAT CERTAIN Lot or piece of

ground Situate in Londonderry Township and in Penn Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of property owned by Henry A. Detering and Martha L. Detering, drawn by Crossan-Raimato, Inc., Professional Land Surveyors, dated October 11, 2001 and last revised January 21, 2002, said Plan recorded in Chester County as Plan No. 16109, as follows, to wit:

BEGINNING at a point on the title line in the bed of Ewing Road (T-408) 33 feet wide, in Londonderry Township, said point being a corner of Lot No. 2 on said Plan; thence extending from said point of beginning along the title line in the bed of Ewing Road the two following courses and distances, (1) South 50 degrees 10 minutes 25 seconds East and crossing the township line into Penn Township, 302.34 feet to an angle point, and (2) South 49 degrees 55 minutes 40 seconds East 14.50 feet to a point, a corner of Lot No. 2 on said Plan; thence extending along Lot No. 2 the three following courses and distances, (1) South 42 degrees 35 minutes 04 seconds West and crossing the Southwesterly side of Ewing Road, 370.15 feet to a point, a corner, (2) North 43 degrees 08 minutes 54 seconds West 229.58 feet to a point, a corner, and (3) North 28 degrees 03 minutes 39 seconds East and re-crossing said township line and also re-crossing the Southwesterly side of Ewing Road, 349.04 feet to the first mentioned point and place of beginning.

CONTAINING 2.2156 acres of land.

BEING Lot No. 1 as shown on the above-mentioned Plan.

BEING the same premises which Henry A. Detering and Martha L. Detering by Deed dated April 29, 2002 and recorded in the Office of Recorder of Deeds of Chester County on May 3, 2002 at Book 5273, Page 73 Instrument# 10080902 granted and conveyed unto Mark A Wodzinski and

Kerri R. Wodzinski.

Tax Parcel # 58-01-0009-01A0

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMF MH Master Participation Trust II

VS

DEFENDANT: **Kerri Wilcox Wodzinski A/K/A Kerri W. Wodzinski A/K/A Kerri R. Wodzinski, and Mark A. Wodzinski**

SALE ADDRESS: 751 Ewing Road, Cochranville, Pa 19330

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

**SALE NO. 25-01-17**

**Writ of Execution No. 2018-08825**

**DEBT \$310,983.58**

All that certain or parcel or Tract of land situate in the Township of East Coventry, Chester County, Pennsylvania, and being known as 1499 Old Schuylkill Road, Spring City, Pennsylvania 19475.

Tax Parcel # 18-5-86

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Robert B. McConnell**

SALE ADDRESS: 1499 Old Schuylkill Road, Spring City, PA 19475

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

**SALE NO. 25-01-18**

**Writ of Execution No. 2022-04597**

**DEBT \$198,694.05**

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BOUND-ED AND DESCRIBED ACCORDING TO A FINAL PLAN OF PROPERTY FOR "CARIBOU VILLAGE" MADE BY HOWARD V. DORAN, INC. DATED 4-17-1973 AND LAST REVISED 6-19-1973 AND RECORDED IN CHESTER COUNTY AS PLAN NO. 1752, AS FOL-LOWS TO WIT:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF SOUTH PHOENIX DRIVE, A CORNER OF LOT NO. 68 AS SHOWN ON SAID PLAN; THENCE FROM SAID BEGINNING POINT ALONG THE SOUTHWESTER-LY SIDE OF SOUTH PHOENIX DRIVE, ON THE ARC OF A CIRCLE CURVING IN A LEFT RADIUS 35 FEET AN ARC DISTANCE OF 41.71 FEET TO A POINT OF TANGENT; THENCE STILL ALONG THE SOUTHWESTERLY SIDE OF SOUTH PHOENIX DRIVE SOUTH 54 DEGREES 44 MINUTES 14 SECONDS EAST, 9 FEET TO A POINT, A CORNER OF LOT NO. 66; THENCE ALONG LOT NO. 66 SOUTH 35 DEGREES 15 MIN-UTES 46 SECONDS WEST, 80 FEET TO A POINT IN LINE OF LANDS OF AL-LEN L. BEVAN; THENCE ALONG THE LANDS OF ALLEN L. BEVAN NORTH 54 DEGREES 44 MINUTES 14 SEC-ONDS WEST 153.86 FEET TO A POINT A CORNER OF LOT NO. 68; THENCE ALONG LOT NO. 68 NORTH 83 DE-GREES 00 MINUTES 30 SECONDS EAST 151.77 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH JAMES M. FALCO, BY DEED DAT-ED 3/27/80, AND RECORDED 3/31/80 GRANTED AND CONVEYED UNTO DONALD COPPEDGE AND REDONIA COPPEDGE, IN FEE.



BEING THE SAME PREMISES which James M. Falco and Anne M. Falco, his wife, by Deed dated March 27, 1980 and recorded March 31, 1980 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 56, Page 346, Instrument No. 003388 granted and conveyed unto Donald J.L. Coppedge and Redonia O. Coppedge, his wife, as tenants by the entirety, in fee.

AND THE SAID Redonia O. Coppedge departed this life on or about July 9, 2020 thereby vesting title unto Donald J.L. Coppedge by operation of law.

AND THE SAID Donald J.L. Coppedge a/k/a Donald J.L. Coppedge Sr. departed this life on or about January 7, 2021. An Estate was opened on May 3, 2021, thereby vesting title unto Daniel L. Coppedge as Executor of the Estate of Donald J.L. Coppedge a/k/a Donald J.L. Coppedge Sr., deceased.

Tax Parcel # 15-18-0001.530

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-MCW1, Class A-1 Certificates

VS

DEFENDANT: **Daniel L. Coppedge, Executor of the Estate of Donald J.L. Coppedge a/k/a Donald J.L. Coppedge Sr., deceased**

SALE ADDRESS: 124 South Phoenix Drive, Phoenixville, PA 19460

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

**SALE NO. 25-01-19**

**Writ of Execution No. 2015-06008**

**DEBT \$530,725.96**

All that certain lot or piece of ground situate in Thornbury Township, County of Chester, Commonwealth of Pennsylvania,

bounded and described according to a final subdivision plan of Fair Acres Farm, made by Regester Associates, Inc. dated 3/23/1988, last revised 5/15/1989 and recorded in Chester County as Plan No. 9766, as follows, to wit:

Beginning at a point on the South side of Road A, said point being a corner of Lot No. 18 as shown on said plan; thence extending from said point of beginning along the South side of Road A the two (2) following courses and distances: (1) North 63 degrees 55 minutes 06 seconds East, 174.35 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 255 feet, the arc distance of 209.14 feet to a point, a corner of Lot No. 16; thence extending along the same, South 20 degrees 55 minutes 00 seconds West, 321.46 feet to a point, a corner of Lot No. 15; thence extending along the same, South 63 degrees 55 minutes 06 seconds West, 130 feet to a point, a corner of Lot No. 18 aforesaid; thence extending along the same, North 26 degrees 04 minutes 54 seconds West, 305 feet to the first mentioned point and place of beginning.

Being Lot No. 17 as shown on said plan.

Containing 80,599 square feet of land more or less.

BEING THE SAME PREMISES which David C. England and Janice P. England, husband and wife, by Deed dated 10/7/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5936, Page 94, and Instrument #10318782, granted and conveyed unto Donald Lowry and Rita Lowry, husband and wife, as tenants by the entirety, the survivor of them, in fee.

UPI # 66-2-1.24

PLAINTIFF: U.S. Bank National Association, as Trustee for ABN AMRO Mortgage Corporation, Mortgage Pass-Through Certificates, Series 2003-12

VS

**DEFENDANT: Donald Lowry; Rita Lowry; and United States of America, Department of the Treasury - Internal Revenue Service**

**SALE ADDRESS: 530 Deer Pointe Road, West Chester, PA 19382**

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

**SALE NO. 25-01-20  
Writ of Execution No. 2023-07585  
DEBT \$127,321.51**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHESTER, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, HEREDITAMENTS AND APPURTENANCES SITUATE IN THE TOWNSHIP OF EAST WHITELAND, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, AND DESIGNATED AND SHOWN ON SITE DEVELOPMENT PLAN OF "FRAZER MANOR" MADE BY YERKES ASSOCIATES, INC., CONSULTING ENGINEERS AND SURVEYORS, WEST CHESTER, PA, DATED 8/8/1980 LAST REVISED 4/21/1981 RECORDED 7/15/1981 IN PLAN FILE #3611 AND DESIGNATED AND SHOWN ON AN AS BUILT BUILDING LOCATION PLAN OF "ONE PARK PLACE" MADE BY BERGER & HAYES, INC., CONSULTING ENGINEERS & SURVEYORS THORNDALE, PA, DATED 11/16/1982 AND DESIGNATED AS LOT #16 AND 15 FEET PATIO AREA.

BEING THE SAME PREMISES which GRANTORS Gabriel D'Andrea Land Developers, Inc., by Deed dated May 6, 1983 and recorded May 9, 1983 in the Office of the Recorder of Deeds in and for the

County of Chester, Pennsylvania in Book 61, Page 7, Instrument No: 053188 granted and conveyed unto Warren C. Denen in fee.

**Tax Parcel # 42-04-0415**

**PLAINTIFF: Carrington Mortgage Services, LLC**

**VS**

**DEFENDANT: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Warren G. Denen, deceased**

**SALE ADDRESS: 118 Josephs Way, Malvern, PA 19355**

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

**SALE NO. 22-7-229  
Writ of Execution No. 2020-00966  
DEBT \$104,022.55**

ALL THAT CERTAIN UNIT LOCATED IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS PENN CROSSING, LOCATED IN THE CITY OF COATESVILLE, 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 A FOR THE COUNTY OF CHESTER, PENNSYLVANIA RECORDED ON 05/20/2002 IN RECORD BOOK 5284, PAGE 1778, AND ANY AMENDMENTS THERETO, AS THE SAME MAY CHANGE FROM TIME TO TIME, BEING AND DESIGNATED AS UNIT NO M-74, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN SUCH DECLARATION)

Title to said premises is vested in Michael Knox and Rebekah Knox by deed from ERIN M. SMITH, N/K/A ERIN MAUREEN STEELE dated November 30, 2018 and recorded December 3, 2018 in Deed Book 9851, Page 2044 Instrument Number 11641971.

UPI NO 16-2-248 8

PLAINTIFF: Citizens Bank NA f/k/a RBS Citizens NA

VS

DEFENDANT: **Michael Knox & Rebekah Knox**

SALE ADDRESS: 915 Boundary Court, Coatesville, PA 19320

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

**SALE NO. 24-6-172**

**Writ of Execution No. 2019-04955**

**DEBT \$178,098.85**

All that certain piece or parcel or Tract of land situate in the Township of Valley, Chester County, Pennsylvania, and being known as 1451 Valley Road, Coatesville, Pennsylvania 19320.

Tax Parcel # 38-5-6.1B

PLAINTIFF: Citizens Bank, N.A. f/k/a RBS Citizens, N.A.

VS

DEFENDANT: **Lisa M. Collins a/k/a Lisa Monique Collins**

SALE ADDRESS: 1451 Valley Road, Coatesville, PA 19320

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

**SALE NO. 24-3-85**

**Writ of Execution No. 2019-10682**

**DEBT \$282,472.75**

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

TAX PARCEL NUMBER: 5-3-28

PLAINTIFF: Longbridge Financial, LLC

VS

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

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

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