



# Chester County Law Reporter

(USPS 102-900)

*The Official Legal Publication for Chester County*

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No. 02

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# Chester County Law Reporter

(USPS 102-900)

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The **CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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**MacElree Harvey, Ltd. v. Khoury**

Factors in determining compensation payable to an attorney

1. When considering the reasonableness of fees for legal services, the facts and factors to be taken into consideration in determining the fee or compensation payable to an attorney include: the amount of work performed; the character of the services rendered; the difficulty of the problems involved; the importance of the litigation; the amount of money or value of the property in question; the degree of responsibility incurred; whether the fund involved was created by the attorney; the professional skill and standing of the attorney in his profession; the results he was able to obtain; the ability of the client to pay a reasonable fee for the services rendered; and, very importantly, the amount of money or the value of the property in question.
2. Plaintiff law firm represented Defendants for nearly three years after Defendants represented to Plaintiff that a bank had defrauded them of millions of dollars. After considering the factors set forth above, following a non-jury trial, the trial Court found in favor of Plaintiff and against Defendants, jointly and severally, in the amount of \$216,583.23 through July 12, 2023, plus interest thereafter at eighteen (18%) percent interest per annum as provided in the fee agreement, and costs of suit.

R.E.M.

C.C.P., Chester County, Pennsylvania, Civil Action No. 2021-02973; MacElree Harvey, Ltd. V. Abraham Khoury, Anthony Khoury, and Roger Khoury

Robert A. Burke and Felix Yelin for Plaintiff

Robert A. Deluca for Defendants

Verwey, J., August 7, 2023:-

MacELREE HARVEY, LTD.  
Plaintiff

v.

ABRAHAM KHOURY, ANTHONY  
KHOURY, and ROGER KHOURY  
Defendants

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

NO. 2021-02973-CT

### **DECISION**

This contract action was heard as a non-jury trial July 20-21, 2023.

#### **Findings of Fact**

1. Plaintiff is MacElree Harvey, Ltd., a law firm doing business at 17 West Miner Street, West Chester, Pennsylvania.
2. Defendants are Abraham Khoury, Anthony Khoury, and Roger Khoury (collectively, “Defendants” or the “Khourys”).
3. On or about June 3, 2016, Defendants entered into an Engagement Agreement with MacElree Harvey for the performance of legal services. Exh. P-1.
4. From June 2016 to April 2019, MacElree Harvey represented Defendants in two complex cases relating to Defendants’ claims that they had been defrauded by Customers Bank.
5. As described by Defendants to MacElree Harvey, Defendants had suffered damages in the millions of dollars because of Customers Bank’s fraudulent activity.
6. MacElree Harvey performed extensive legal work for Defendants.
7. At the start of the representation, Defendants brought to MacElree Harvey documents relating to multiple loan facilities and properties that were at issue in the underlying dispute with Customers Bank.
8. The documents were disorganized and incomplete.
9. The state of Defendants’ files increased the amount of work for MacElree Harvey. Documents needed to be sorted, reviewed, and recorded, and when gaps were identified, additional documentation needed to be collected.
10. Defendants agreed to pay MacElree Harvey on invoice submitted within 30 days, plus interest on the unpaid balance accruing at 1.5% per month. Exh. P-1.
11. A timeline of significant events during the representation is as follows:

#### **2014 Matter**

08/26/14 Writ of Summons Filed by the Khourys

06/02/15 Complaint Filed

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10/07/15 Customers Bank Summary Judgment Filed  
12/15/15 Summary Judgment Denied  
03/11/16 Settlement Conference Scheduled  
03/31/16 Motion to Withdraw Filed by the Khourys' attorney Cronin  
04/25/16 Motion to Withdraw Granted  
05/05/16 Cronin Withdraws  
06/02/16 MacElree Harvey Starts Representation  
07/12/16 MacElree Harvey Enters Appearance  
01/13/17 The Khourys' Motion to Consolidate Filed  
12/11/17 2nd Summary Judgment Filed By Customers Bank  
01/10/18 The Khourys' Opposition to Summary Judgment Filed  
05/16/18 Summary Judgment Denied  
05/16/18 Brian Forgue's (MacElree Harvey Attorney) Entry of Appearance  
08/29/18 The Khourys' Motion to Consolidate Denied  
10/16/18 Stipulation to Settle Filed

### **2015 Matter**

10/29/15 Writ of Summons Filed by the Khourys  
04/26/16 Motion to Withdraw Filed by the Khourys' Attorney Cronin  
07/12/16 MacElree Harvey Enters Appearance  
11/14/16 Cronin Withdraws  
12/14/16 Customers Bank's Motion for Judgment Non Pros Filed  
02/20/17 The Khourys' Opposition to Motion to Dismiss  
05/02/17 Order the Khourys to File Complaint within 20 Days  
05/22/17 Complaint Filed  
06/12/17 Customers Bank's Preliminary Objections Filed  
06/30/17 The Khourys' Response to Preliminary Objections Filed  
The Khourys' Renewed Motion to Consolidate Filed  
07/14/17 Order Partially Sustaining Partially Overruling Customers Banks' Preliminary  
Objections  
08/01/17 Order Denying the Khourys' Motion to Consolidate  
08/02/17 Brian Forgue's (MacElree Harvey Attorney) Entry of Appearance  
08/03/17 Amended Complaint Filed  
08/03/18 The Khourys' Renewed Motion to Consolidate Filed  
08/28/18 Customers Bank's Motion to Compel Answers Filed  
08/29/18 The Khourys' Motion to Consolidate Denied  
09/26/18 Order Granting Motion to Compel  
Scheduling Order Entered  
03/01/19 Robert Burke (MacElree Harvey Attorney) Motion to Withdraw Filed  
03/25/19 Motion to Withdraw Granted  
04/03/19 Robert Burke Withdraws  
06/03/19 Customers Banks' Motion for Sanctions

- 06/19/19 Attorney Robert DeLuca Enters Appearance for the Khourys
- 07/08/19 Order Granting the Khourys' Motion for Continuance and Entering Scheduling Order  
Order Granting Motion for Sanctions (the Khourys' Failure to Appear for Depositions)
- 11/13/19 The Khourys' Motion for Continuance
- 11/15/19 Customers Bank's Summary Judgment Filed
- 12/06/19 Order Denying Motion for Continuance
- 01/17/20 Order Granting Customers Bank's Summary Judgment  
Exh. P-19.
12. The docket entries for the underlying actions reflect the significant amount of work that MacElree Harvey performed for Defendants. Exhs. P-4, P-5.
  13. MacElree Harvey performed extensive work for Defendants that included, but was not limited to, organizing Defendants' files, obtaining, and analyzing extensive records from Customers Bank, and collating this information into multiple formats to be discussed with Defendants and for potential use at trial. Exhs. P-8 – P-15, P-17.
  14. In an effort to confirm Defendants' claims about Customers Bank's fraudulent activity, MacElree Harvey obtained documentation from third-parties, which ultimately did not validate Defendants' claims.
  15. MacElree Harvey appropriately utilized paralegal professionals to perform services to reduce Defendants' costs.
  16. MacElree Harvey maintained extensive and detailed billing records for the work performed for Defendants. Exhs. P-2.
  17. The services performed for Defendants by MacElree Harvey were performed in a competent and professional manner, the charges for services were fair and reasonable, and the charges were as Defendants agreed to pay.
  18. Defendants failed to pay the full amount due and owing to MacElree Harvey despite repeated requests from MacElree Harvey.
  19. On September 7, 2017, having fallen behind on their payment obligations, Defendants signed an acknowledgment of the amount owed to MacElree Harvey. Exh. P-3.
  20. Defendants are in breach of their contractual agreement with MacElree Harvey to pay for the legal services rendered.
  21. The fees and expenses charged to Defendants were fair and reasonable, considering the work MacElree Harvey performed.
  22. Robert Burke, Esquire, the lead attorney on the matters, is an experienced attorney, with over 25 years of experience handling complex commercial litigation matters.
  23. The rates charged were fair and reasonable and appropriate for the level of work being performed by MacElree Harvey.
  24. While represented, Defendants did not complain about the work MacElree Harvey was performing or the amount of the fees.

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25. MacElree Harvey proved damages of:

Attorney fees	\$161,907.00
Costs	2,606.91
Finance Charges through July 12, 2023	105,486.59
Payments	( 53,417.27)
Total	\$216,583.23

26. The Engagement Agreement states, "If the Engagement is terminated, each of you personally will be responsible for paying our fees and expenses". Exh. P-1.

Conclusions of Law

1. Defendants contracted with MacElree Harvey for legal services.
2. MacElree Harvey performed the legal services as agreed.
3. In *In re LaRocca*, 246 A.2d 337 (Pa. 1968), the Pennsylvania Supreme Court provided guidance when considering the reasonableness of fees for legal services.

The facts and factors to be taken into consideration in determining the fee or compensation payable to an attorney include: the amount of work performed; the character of the services rendered; the difficulty of the problems involved; the importance of the litigation; the amount of money or value of the property in question; the degree of responsibility incurred; whether the fund involved was 'created' by the attorney; the professional skill and standing of the attorney in his profession; the results he was able to obtain; the ability of the client to pay a reasonable fee for the services rendered; and, very importantly, the amount of money or the value of the property in question.

*Id.* at 339.

4. The fees incurred by Defendants were driven up by Defendants' failure to maintain complete and organized records.
5. Defendants' inability to answer questions directly and to coherently relate a narrative of events was evident from their testimony during trial.
6. Defendants maintained their losses were in the millions due to Customers Bank's fraud. MacElree Harvey's legal services were directed to proving this claim.
7. MacElree Harvey's efforts resulted in Mr. Burke concluding that he could not prove Defendants' case in court, and he so advised Defendants.
8. Despite the lack of evidentiary support for their claim, Defendants wanted to persist in moving forward with trial.
9. The outcome of this litigation, with no recovery for Defendants, is only one factor to be considered in evaluating the reasonableness of the fees charged.
10. MacElree Harvey's fees were reasonable in light of factors derived from the Pennsylvania Supreme Court's guidance in *LaRocca*.

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**MacElree Harvey, Ltd. v. Khoury**12 (2024)]

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11. Defendants are jointly and severally liable for the full amount owed MacElree Harvey.

For all of the reasons stated, we enter this

**ORDER**

AND NOW, this 7th day of August, 2023, following a non-jury trial, it is ORDERED that a decision is entered in favor of MacElree Harvey, Ltd., and against Defendants, Abraham Khoury, Anthony Khoury and Roger Khoury, jointly and severally, in the amount of \$216,583.23 through July 12, 2023, plus interest thereafter at eighteen (18%) percent interest per annum as provided in the fee agreement and costs of suit.

BY THE COURT:

/s/ Anthony T. Verwey, J.



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**NOTICES**

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**CHANGE OF NAME NOTICE**

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

**CIVIL ACTION**

**LAW NO. 2023-10419-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Michelle Arroyo was filed in the above-named court and will be heard on Monday, March 25, 2024 at 2:00:00 PM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, December 29, 2023

Name to be changed from: Michelle Arroyo to: Michelle Arroyo Rodriguez

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. 2023-10388-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Theresa Board on behalf of minor child Zoe Lei Board was filed in the above-named court and will be heard on Monday, January 29, 2024 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, December 28, 2023

Name to be changed from: Zoe Lei Board to: Fulei

Zoe Board

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

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Thursday, December 28, 2023, effective Thursday, December 28, 2023 for Downingtown East Girls Lacrosse Boosters in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: To support the game of girl's lacrosse to any and all eligible children within the Downingtown Area School District

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT, on December 20, 2023, Articles of Incorporation were filed with the Department of State for River Station Phase 2 GP, Inc., a business corporation organized under the Pennsylvania Business Corporation Law of 1988. FOX ROTHSCHILD LLP, Solicitors  
747 Constitution Dr., Ste. 100, P.O. Box 673  
Exton, PA 19341-0673

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT, on December 20, 2023, Articles of Incorporation were filed with the Department of State for River Station Phase 3 GP, Inc., a business corporation organized under the Pennsylvania Business Corporation Law of 1988. FOX ROTHSCHILD LLP, Solicitors  
747 Constitution Dr., Ste. 100, P.O. Box 673  
Exton, PA 19341-0673

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 12/19/2023, for: **TrueCare Holdings, Inc.** having a registered office address of: 101 Charlestown Hunt Drive  
Phoenixville, PA 19460  
The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by 100 Campbell Blvd., LLC, a Pennsylvania limited liability company with its registered office at 120 Arrandale Boulevard, Exton, PA 19341, that it intends to file a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Limited Liability Company Act. It is hereby publicly requested that all persons with claims against said company present them in accordance with this notice. Any such claims must be submitted in writing to James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, Attn: Zachary Burley, Esquire, CPA, Re: 100 Campbell Blvd., LLC. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's counsel. A claim against said company will be barred unless an action to enforce the claim is commenced within two years after publication of this notice.

Attorney for Corporation Dissolution: James B. Griffin, P.C.  
Zachary Burley, Esquire, CPA  
623 North Pottstown Pike  
Exton, PA 19341

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by 100 Campbell Boulevard Associates, L.P., a Pennsylvania limited partnership with its registered office at 120 Arrandale Boulevard, Exton, PA 19341, that it intends to file a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Revised Uniform Limited Partnership Act. It is hereby publicly requested that all persons with claims against said company present them in accordance with this notice. Any such claims must be submitted in writing to James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, Attn: Zachary Burley, Esquire, CPA, Re: 100 Campbell Blvd., LLC. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's counsel. A claim against said company will be barred unless

an action to enforce the claim is commenced within two years after publication of this notice.

Attorney for Corporation Dissolution: James B. Griffin, P.C.  
Zachary Burley, Esquire, CPA  
623 North Pottstown Pike  
Exton, PA 19341

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by Arrandale Associates, a Pennsylvania limited partnership with its registered office at 408 W. Lincoln Highway, Exton, PA 19341, that it intends to file a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Revised Uniform Limited Partnership Act. It is hereby publicly requested that all persons with claims against said company present them in accordance with this notice. Any such claims must be submitted in writing to James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, Attn: Zachary Burley, Esquire, CPA, Re: 100 Campbell Blvd., LLC. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's counsel. A claim against said company will be barred unless an action to enforce the claim is commenced within two years after publication of this notice.

Attorney for Corporation Dissolution: James B. Griffin, P.C.  
Zachary Burley, Esquire, CPA  
623 North Pottstown Pike  
Exton, PA 19341

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by Arrandale, Inc., a Pennsylvania Business Corporation with its registered office at 600 W. Lincoln Highway, Exton, PA 19341, that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the Pennsylvania Business Corporation Law of 1988, as amended, and that the corporation is winding up its affairs in the manner prescribed by law so that its corporate existence shall cease upon the filing of Articles of Dissolution.

Attorney for Corporation Dissolution: James B. Griffin, P.C.  
 Zachary Burley, Esquire, CPA  
 623 North Pottstown Pike  
 Exton, PA 19341

Blvd., LLC. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's counsel. A claim against said company will be barred unless an action to enforce the claim is commenced within two years after publication of this notice.

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#### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by Grimmet Limited Partnership #1, a Pennsylvania limited partnership with its registered office at 600 W. Lincoln Highway, Exton, PA 19341, that it intends to file a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Revised Uniform Limited Partnership Act. It is hereby publicly requested that all persons with claims against said company present them in accordance with this notice. Any such claims must be submitted in writing to James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, Attn: Zachary Burley, Esquire, CPA, Re: 100 Campbell Blvd., LLC. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's counsel. A claim against said company will be barred unless an action to enforce the claim is commenced within two years after publication of this notice.

Attorney for Corporation Dissolution: James B. Griffin, P.C.  
 Zachary Burley, Esquire, CPA  
 623 North Pottstown Pike  
 Exton, PA 19341

Attorney for Corporation Dissolution: James B. Griffin, P.C.  
 Zachary Burley, Esquire, CPA  
 623 North Pottstown Pike  
 Exton, PA 19341

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#### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by Grimmet Limited Partnership #4, a Pennsylvania limited partnership with its registered office at 6 Ponds Edge Drive, Suite 1, Chadds Ford, PA 19317, that it intends to file a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Revised Uniform Limited Partnership Act. It is hereby publicly requested that all persons with claims against said company present them in accordance with this notice. Any such claims must be submitted in writing to James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, Attn: Zachary Burley, Esquire, CPA, Re: 100 Campbell Blvd., LLC. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's counsel. A claim against said company will be barred unless an action to enforce the claim is commenced within two years after publication of this notice.

Attorney for Corporation Dissolution: James B. Griffin, P.C.  
 Zachary Burley, Esquire, CPA  
 623 North Pottstown Pike  
 Exton, PA 19341

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#### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by Grimmet Limited Partnership #3, a Pennsylvania limited partnership with its registered office at 600 W. Lincoln Highway, Exton, PA 19341, that it intends to file a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Revised Uniform Limited Partnership Act. It is hereby publicly requested that all persons with claims against said company present them in accordance with this notice. Any such claims must be submitted in writing to James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, Attn: Zachary Burley, Esquire, CPA, Re: 100 Campbell

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#### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by Oaklands J. V., Inc., a Pennsylvania Business Corporation with its registered office at 120 Arrandale Boulevard, Exton, PA 19341, that it intends to file

Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the Pennsylvania Business Corporation Law of 1988, as amended, and that the corporation is winding up its affairs in the manner prescribed by law so that its corporate existence shall cease upon the filing of Articles of Dissolution.

Attorney for Corporation Dissolution: James B. Griffin, P.C.  
Zachary Burley, Esquire, CPA  
623 North Pottstown Pike  
Exton, PA 19341

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### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by The Commons at Oaklands, Inc., a Pennsylvania Business Corporation with its registered office at 120 Arandale Boulevard, Exton, PA 19341, that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the Pennsylvania Business Corporation Law of 1988, as amended, and that the corporation is winding up its affairs in the manner prescribed by law so that its corporate existence shall cease upon the filing of Articles of Dissolution.

Attorney for Corporation Dissolution: James B. Griffin, P.C.  
Zachary Burley, Esquire, CPA  
623 North Pottstown Pike  
Exton, PA 19341

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### 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

**BALL**, Richard W., late of East Whiteland Township. Lorraine Ball-Zimmerman, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executrix. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

**BOYLE**, Patricia A., late of Charlestown Township. Timothy J. Boyle, care of VINCENT

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

**BUCELLI**, Joseph Patrick, a/k/a Joe, Joey, late of Phoenixville. Eileen Murray, 58 Powderhorn Drive, Phoenixville, PA 19460, Executrix.

**DUDLEY**, Stephen G., late of Upper Uwchland. Heather Dudley, 5 Morning Light Road, Upper Uwchland, PA 19343 Administratrix.

**DUTTON**, Mary L., late of West Chester. Richard O. Lewis, Jr., care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administrator. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**HEDBERG**, Joan G., late of West Whiteland Township. Christine Ellen Rohner, 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.

**HOBSON**, Thomas M., late of Easttown Township. Michael J. Hobson, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

**LEMMA**, Carmella, late of Kennett Twp.. Douglas Singo, 133 W. Mulberry Street, Kennett Square, PA 19348, care of PATRICIA A. COACHER, Esquire, 166 Allendale Road, King of Prussia, PA 19406, Executor. PATRICIA A. COACHER, Esquire, 166 Allendale Road, King of Prussia, PA 19406, atty.

**MOYER**, Lloyd Lawrence, late of West Caln Township. Vivian L. Childs, 107 N. Bonsall Rd., Coatesville, PA 19320 and Robin M. Kelly, 10 Attawan Ave., Niantic, CT 06357, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executrices. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

**O'SULLIVAN**, Frances Pope, late of Penn Township. Peter Stark O'Sullivan, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**SHIELDS**, Robert J., late of East Whiteland Township. Brian C. Shields, care of GEORGE H. ELSER, Esquire, 130 W. Lancaster Ave., Ste. 203, Wayne, PA 19087, Executor. GEORGE H. ELSER, Esquire, 130 W. Lancaster Ave., Ste. 203, Wayne, PA 19087, atty.

**SLICER**, Monique, late of City of Coatesville. Anibal Calle, 110 Walnut Street, Coatesville, PA 19320, care of JAMES C. DALTON, Esquire, PO Box 515, West Chester, PA 19381-0515, Executor. JAMES C. DALTON, Esquire, Unruh Turner Burke & Frees, PO Box 515, West Chester, PA 19381-0515, atty.

**SMITH**, Marjorie A., late of North Coventry Township. Jamie Cosumano and Kristina Cosumano, care of PETER E. BORT, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, Executrices. PETER E. BORT, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, atty.

**STAMBOOLIAN**, Katharine Elizabeth, late of Westtown Township. John Raymond Stamboolian, Rodelbahn 10, Bamberg, Germany 96049, care of ANTHONY GIANNASCOLI, Esquire, 460 Creamery Way, Suite 109, Exton, PA 19341, Executor. ANTHONY GIANNASCOLI, Esquire, Lamb McErlane PC, 460 Creamery Way, Suite 109, Exton, PA 19341, atty.

**STARR**, Gail W., late of East Caln Township. Megan Starr Blair, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**TAYLOR**, Sara, late of Tredyffrin Township. Edward C. Auble, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

**TAYLOR**, Terry R., late of Tredyffrin Township. Walter A. Rentschler, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executor. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

**TIEDE**, William H., late of Willistown Township. Lynn W. Feinman, care of DENIS A. GRAY, Esquire, 115 Bloomingdale Ave., Carriage House, Ste. 100, Wayne, PA 19087, Executrix. DENIS A. GRAY, Esquire, Palmer & Gray LLP, 115 Bloomingdale Ave., Carriage House, Ste. 100, Wayne, PA 19087, atty.

**VOGELGESANG**, Kathleen R., late of Caln Township. Maryann Javie, 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.

**WEYMAN**, Eleanor D., late of Valley Township. Janice L. Heagy and David R. Weyman, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Co-Executors. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

## 2nd Publication

**BONDS**, Diana Lynn, late of East Pikeland. Linzie Lewis, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Administratrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

**BREEN, SR.**, Richard H., late of West Goshen Township. Kimberly A. Breen, care of WILLIAM P. CULP, JR., Esquire, 614 Darby Rd., Havertown, PA 19083, Executrix. WILLIAM P. CULP, JR., Esquire, 614 Darby Rd., Havertown, PA 19083, atty.

**FITZPATRICK**, Lorraine A., late of Tredyffrin Township. Richard Fehring, care of LINCOLN MEYERS, Esquire, One Liberty Place, 52nd Fl., 1650 Market St., Philadelphia, PA 19103-7236, Executor. LINCOLN MEYERS, Esquire, Lincoln Meyers & Associates, P.C., One Liberty Place, 52nd Fl., 1650 Market St., Philadelphia, PA 19103-7236, atty.

**HETHERSTON**, Gordon, late of New Garden Township. Caryn Hetherston, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**HIMES**, James D., late of Pottstown. Meredith Bennett, 1172 Marcus Dr., Pottstown, PA 19465, Executrix.

**MASSEY**, Virginia Lee, late of West Chester. Marilyn Lee Miller, 922 Harmony Hill Road, West Chester, PA 19380, Executor.

**McLAUGHLIN**, Rosemary, late of Exton. Shawn McLaughlin, 1168 Limekiln Pike, Ambler, PA 19002, Executrix.

**MERCER**, Anna Jane, late of West Grove Bor-

ough. Janice Lynn Dealy, 15659 Carriedale Ln., Ft. Myers, FL 33912, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**POWELL**, Robert V., late of West Brandywine Township. Chantel Medina, 366 Bristol Circle, Exton, PA 19341, care of GARTH G. HOYT, Esquire, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, Executrix. GARTH G. HOYT, Esquire, McNees Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

**RAGONESE**, Antoinette E., late of Uwchlan Township. Marie A. Collinson, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**ROOSEVELT**, Jane G., late of Borough of Kennett Square. Thomas D. Roosevelt, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**SHUPARD**, Howard Robert, late of West Goshen Township. Daniel S. Shupard, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

**SIMMS**, Thomas Harding, a/k/a Thomas H. Simms Sr., late of North Coventry. Robert O. Simms, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executor. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

**STATLER**, Daniel Charles, late of West Caln Township. Marc Thomas Statler, care of MARILYN S. MITCHELL, Esquire, Strafford Office Bldg., #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executor. MARILYN S. MITCHELL, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg., #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

**TORO**, Patricia Ann, late of Tredeffryn Township. Judith Parke, 2175 Swedesford Rd., Malvern, PA 19355, and Louis E. Toro, III, 27 W. Shore Rd., Grand Isle, VT 05458-2001, care of GREGORY A. BARONI, Esquire, 13 E. Central Ave., 1st Fl., Paoli, PA 19301, Executors. GREGORY A. BARONI, Esquire, 13 E. Central Ave., 1st Fl., Paoli, PA 19301,

atty.

**VALENTE, JR.**, Philip, late of East Goshen Township. Timothy H. Valente, 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.

### 3rd Publication

**BAKER**, Geraldine Florence, a/k/a Geraldine B. Baker and Geraldine Baker, late of City of Coatesville. James H. Baker, 898 Old Wilmington Road, Coatesville, PA 19320, care of KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**CACALLORI**, Samuel, a/k/a Samuel J. Cacallori and Samuel John Cacallori, late of East Pikeland Township. Wendy D. Somers, care of MATTHEW L. ROSIN, Esquire, 101 W. Elm St., Ste. 400, Conshohocken, PA 19428, Administratrix. MATTHEW L. ROSIN, Esquire, Royer Cooper Cohen Braunfeld LLC, 101 W. Elm St., Ste. 400, Conshohocken, PA 19428, atty.

**CARLSEN**, Richard A., late of Coatesville. Scott A. Carlsen, 744 McCardle Drive, West Chester, PA 19380, care of JESSICA L. FISHER, Esquire, 601 Hawthorne Drive, Suite 2A, Hollidaysburg, PA 16648, Executor. JESSICA L. FISHER, Esquire, McQuaide Blasko, 601 Hawthorne Drive, Suite 2A, Hollidaysburg, PA 16648, atty.

**CREPEAU**, Charles E., late of Uwchlan Township. Deborah L. Campbell, care of GILBERT P. HIGH, JR., Esquire, 40 E. Airy St., P.O. Box 671, Norristown, PA 19401-0671, Executrix. GILBERT P. HIGH, JR., Esquire, High Swartz LLP, 40 E. Airy St., P.O. Box 671, Norristown, PA 19401-0671, atty.

**DiMARZIO, JR.**, Frank J., late of Elverson. Jessica K. Weyer, 1 Weyer Lane, Hamburg, PA 19526, care of RUSSELL E. FARBIARZ, Esquire, 64 N. 4th Street, Hamburg, PA 19526, Executrix. RUSSELL E. FARBIARZ, Esquire, Antanavage Farbiarz, PLLC, 64 N. 4th Street, Hamburg, PA 19526, atty.

**DUNCAN**, Norman Clifford, late of Tredeffryn Township. Nathaniel James Duncan, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Administrator. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

**FIORE**, Theresa, late of Malvern. Patricia DiMino and Linda M. Norris, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**HEINE**, Helen Claire, a/k/a Helen C. Heine, late of East Goshen Township. M. Susan Palmer, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

**HENRY**, Mary T., late of East Coventry Township. Susan M. Saylor, care of DAVID G. GARNER, Esquire, 2129 East High Street, Pottstown, PA 19464, Executrix. DAVID G. GARNER, Esquire, 2129 East High Street, Pottstown, PA 19464, atty.

**HIDDLESON, JR.**, Thomas V., late of City of Coatesville. Linda A. Cheesman, 221 Westbury Court, Downingtown, PA 19335, care of KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**HINEMAN**, Martin Litz, late of West Chester. Deborah L. Hineman, Executor.

**HUNTOON**, Irene F., late of East Goshen Township. Kenneth H. Huntoon, 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.

**JOHNSON**, Dorothy K., late of Downingtown Borough. Claude Johnson, 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.

**PANOS**, Thalia Kouvas, a/k/a Thalia Tsantes and Thalia Kouvas, late of Devon, Tredyffrin Township. Stephanie Tsantes, 1 Drake Knoll, Lewes, DE 19958, Executrix.

**PARKHURST**, Maureen Lynch, late of West Chester. Kevin Lynch, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Administratrix. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

**PETERSON**, Emma, a/k/a Emma G. Peterson, late of Tredyffrin Township. John Peterson, care of MARK D. RASSMAN, Esquire, PO Box 342, Kennett Square, PA, 19348, Executor. MARK D. RASSMAN, Esquire, PO Box 342, Kennett Square, PA, 19348, atty.

**PICKEL**, Calvin Conner, a/k/a Calvin C. Pickel, late of Pennsbury Township. Arthur B. Neeham, care of ALBERT R. RIVIEZZO, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executor. ALBERT R. RIVIEZZO, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

**REISINGER**, Jannette E., a/k/a Jannette B. Reisinger, late of West Whiteland Township. Patricia N. Reisinger, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

**SAALMANN**, Knute Dieter, late of East Goshen Township. Leah DiStefano, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton PA 19341-2450, Administrator. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton PA 19341-2450, atty.

**SCHEMPP**, Alfred Carl, a/k/a Alfred Carl Schempp Sr. and Fred C. Schempp, late of Exton. Alfred Carl Schempp Jr., 753 Jackson Rd., Stewartsville, NJ 08886, care of STEPHANIE A. HENRICK, Esquire, 1001 Conshohocken State Road, Suite 1-210, West Conshohocken, PA 19428, Executor. STEPHANIE A. HENRICK, Esquire, Obermayer Rebmann Maxwell & Hippel, LLP, 1001 Conshohocken State Road, Suite 1-210, West Conshohocken, PA 19428, atty.

**VANDERBILT**, Christa E., a/k/a Christa Vanderbilt, late of Kennett Township. Tanya V. Cramer, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Blecinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

**YOUNG**, Helen M., a/k/a Helen May Young, late of Downingtown Borough. Martha Jane Kline, 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.

#### **CO-EXECUTOR'S NOTICE**

ESTATE OF EDITH H. ROWLAND



LATE OF PAOLI, PA

Letters Testamentary have been granted in the estate set forth below. All persons having claims against the estate of the decedent named below are requested to present the same and all persons indebted to the decedent are requested to make payment, without delay, to the co-executors or their attorney indicated:

Co-Executors

David R. Rowland and Hobart Rowland  
c/o Waldman Law Group, P.C.  
Wyomissing, PA 19610

and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

NOTICE

CIVIL ACTION  
COURT OF COMMON PLEAS  
CHESTER COUNTY, PA  
CIVIL ACTION-LAW  
NO. 2022-04096-RC  
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff

v.

LARISA WILLIAMS IN HIS/HER CAPACITY AS HEIR OF BETTY M. WILLIAMS; ET AL.  
Defendants

Chester County Bar Association Lawyer Referral and Information Service  
15 West Gay Street  
West Chester PA, 19380  
610-429-1500

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company  
ATTORNEYS FOR PLAINTIFF  
Jonathan M. Etkowicz, Esq. ID No. 208786  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BETTY M. WILLIAMS Defendant(s), 623 OLIVE ST COATESVILLE, PA 19320

COMPLAINT IN MORTGAGE FORECLOSURE  
You are hereby notified that Plaintiff, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County, PA docketed to No. 2022-04096-RC, seeking to foreclose the mortgage secured on your property located, 623 OLIVE ST COATESVILLE, PA 19320.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney

NOTICE

The Schuylkill River Passenger River Authority (“SRPRA”) intends to file articles of amendment of its articles of incorporation with the Secretary of the Commonwealth as provided under 53 Pa.C.S.A. § 5603 for forming an authority. The name and location of the registered office of the SRPRA are as follows: Schuylkill River Passenger Rail Authority, Berks County Services Center, Attention: Berks County Commissioners, 633 Court Street, Reading, PA 19601. The articles of amendment are to be filed under the provisions of Title 53, Part V., Subpart A., Chapter 56 of the Pennsylvania Consolidated Statutes Annotated. The nature and character of the proposed amendments are as follows: (1) amendment of

section 3 of the Articles of Incorporation to amend the purpose of the SRPRA to permit expansion of the SRPRA to all counties of the Commonwealth of Pennsylvania and all states of the United States; and (2) amendment of section 7 of the Articles of Incorporation to state the start date and duration of SRPRA board members' terms and to provide the procedure and term length for appointing a board member upon expiration of a board member's term. The SRPRA will file its articles of amendment with the Secretary of the Commonwealth as soon as possible, but no less than three days after this advertisement is published.

make known the same and all persons indebted to the decedent to make payment without delay to Deanna D. Benson, Trustee c/o Charles J. Durante, Esq., 1201 N. Market St., 20th Fl., Wilmington, DE 19801. Or to her Atty.: Charles J. Durante, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801

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### 2nd Publication of 3

#### TRUST NOTICE

Property located at 942 North Hill Drive, West Chester, Pennsylvania 19380 (Parcel No. 52-03N-0080) is now under the Kimberly Byrd Trust as of October 26, 2023; Land Patent Doc #11999009 (10/31/2023) effective immediately.

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### 3rd Publication of 3

#### TRUST NOTICE

Notice is hereby given of the death of Dorothy T. Arnold late of West Whiteland Twp., Chester County, PA. The settlor of the revocable trust set forth below has died, and no personal representative has been appointed for said decedent's estate. All persons having claims or demands against said decedent or trust are requested to make known the same and all persons indebted to said decedent or trust are requested to make payment without delay to the trustee or the trust's attorney named below:  
 Trust: Dorothy T. Arnold Revocable Trust  
 Trustee: Terrance Arnold, 6 Whipoorwill Drive, Petersburg, NJ 08270.  
 Attorney: David Thierman, Esquire, 551 New Road, Suite D, Somers Point, NJ 08244.

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### 3rd Publication of 3

#### TRUST NOTICE

Declaration of Trust of Richard Benson dtd. 04/19/2001. Richard Benson, Deceased. Late of Penn Twp., Chester County, PA. This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to

**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/chestercopasherriffsales](http://www.bid4assets.com/chestercopasherriffsales), on **Thursday, January 18th, 2024 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Tuesday, February 20th, 2024.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

**FREDDA L. MADDOX, SHERIFF**

**3rd Publication of 3**

**SALE NO. 24-1-2**  
**Writ of Execution No. 2003-04081**  
**DEBT \$267,586.06**

PROPERTY SIUTATE IN TOWNSHIP OF WILLISTOWN

TAX PARCEL #54-IP-299

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NA. AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NA, AS TRUSTEE, AS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR BEARN STEARNS AS-

SET BACKED SECURITIES TRUST, 2001-3, ASSET BACKED CERTIFICATES SERIES 2001-3

VS

DEFENDANT : **PATRICIA M. HALSEY**  
SALE ADDRESS: 3 Bryan Avenue, Malvern, PA 19355

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

**SALE NO. 24-1-3**  
**Writ of Execution No. 2019-01785**  
**DEBT \$72,925.41**

PROPERTY SITUATE IN TOWNSHIP OF VALLEY

TAX ID/UPI PARCEL NO. 38-05C-0086.070/ 38-5C-86.7

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY

VS

DEFENDANT : **SUSAN F. BOYD-NOEL A/K/A SUSAN BRADLEY**

SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320

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

**SALE NO. 24-1-4**  
**Writ of Execution No. 2015-01455**  
**DEBT \$149,507.56**

PROPERTY SITUATE IN KENNETT TOWNSHIP

TAX PARCEL #62-02J-0003

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT : **DOROTHY N. CONNOLLY & FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Way, Lot 9, Kennett Square, PA 19348

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

**SALE NO. 24-1-5**

**Writ of Execution No. 2015-06920**

**DEBT \$135,576.05**

PROPERTY SITUATE IN KENNETT TOWNSHIP

TAX PARCEL # 62-02J-0003 / 62-21-3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **DOROTHY N. MRAZ A/K/A DOROTHY C. MRAZ A/K/A DOROTHY N. CONNOLLY & FREDERICK P. MRAZ**

SALE ADDRESS: 9 Woodchuck Way, Kennett Square, PA 19348

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

**SALE NO. 24-1-6**

**Writ of Execution No. 2022-03227**

**DEBT \$345,411.64**

PROPERTY SITUATE IN TOWNSHIP OF EAST PIKELAND

TAX PARCEL #2603E00400000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **CLINT R. GALLAGH-**

ER

SALE ADDRESS: 36 Refi Circle, Phoenixville, PA 19460

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

**SALE NO. 24-1-7**

**Writ of Execution No. 2012-09196**

**DEBT \$638,783.91**

PROPERTY SITUATE IN EAST NOTTINGHAM TOWNSHIP

TAX PARCEL #69-3-161

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING L.P.

VS

DEFENDANT: **MATTHEW J. GIBSON**

SALE ADDRESS: 329 Heron Drive, Lincoln University, PA 19352

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

**SALE NO. 24-1-10**

**Writ of Execution No. 2017-06901**

**DEBT \$235,463.87**

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

All that certain lot or piece of ground Situate in the Township of Penn, in the County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with a Final Plan prepared for Emiline B. Gray by N.M. Lake, Inc., En-

gineers and Surveyors (Oxford, PA) dated September 17, 1985 and revised January 6, 1986 and recorded as Chester County Plan No. 617 as follows, to wit:

Beginning at a point on the Southeasterly side of a certain 50 feet wide right of way which extends Southwestwardly from Ewing Road, at the Southwest corner of Lot #1, which point is measured the 3 following courses and distances along said right of way from its intersection with the Southwesterly side of Ewing Road; (1) South 37 degrees 00' 12" West 100.00 feet to a point of curve; (2) along the arc of a circle curving to the left having a radius of 125.00 feet the arc distance of 47.65 feet to a point of tangent; (3) South 15 degrees 09' 46" West 191.70 feet to the beginning point; thence along Lot #1 South 74 degrees 50' 14" East 310.51 feet to a point in line of land of Earl M. Cole; thence along said Cole's land South 17 degrees 32' 42" West 286.42 feet to a point a corner of Lot #3; thence along Lot #3 North 74 degrees 50' 14" West 298.61 feet to an iron pin set on the Southeasterly side of the aforementioned 50 feet wide right of way; thence along the same North 15 degrees 09' 46" East 286.17 feet to the point and place of beginning.

Containing 2.001 acres of land be the same more or less. Being a Lot #2 as shown on above mentioned Plan.

Together with the free and common use, right, liberty and privilege in and of the said 50 feet wide right of way as a passageway, watercourse and means of ingress and regress to and from Ewing Road in common with the other owners, tenants and occupiers of the other lots of ground abutting and bounding upon the same an entitled to the use and enjoyment thereof, at all times hereafter forever. Subject however to a proportionate part of the expense of maintaining and keeping the said right of way in good order and repair at all times hereafter forever.

BEING THE SAME PROPERTY CONVEYED TO CLARENCE W. GRAY III WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CLARENCE W. GRAY III AND KATHLEEN H. GRAY, DATED FEBRUARY 4, 2003, RECORDED FEBRUARY 25, 2003, AT DOCUMENT ID 10193852, AND RECORDED IN BOOK 5583, PAGE 768, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 58-01-0012.020  
PARCEL NO.: 58-01-0012.020

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF11 Master Participation Trust

VS

DEFENDANT : **Clarence W. Gray, III**

SALE ADDRESS: 727 Ewing Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKILLC 614-220-5611**

**SALE NO. 24-1-11**

**Writ of Execution No. 2023-03615**

**DEBT \$81,541.82**

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

All that certain message or dwelling and lot or piece of ground, situate in the Township of Tredyffrin, aforesaid, bounded and described as follows: Beginning in the middle of Summit Avenue opposite the middle of the division wall dividing the message erected on the hereon described premises from that adjoining on the North; thence by land of McClelland and passing through the middle of said division wall, North 62 degrees 20 minutes East, 89.5

feet; thence by the same land North 65 degrees 16 minutes East, 70.7 feet to a line of land belonging to Sarah and Horace Witworth; thence by the same South 27 degrees 51 minutes East, 30.2 feet to an iron pin, a comer of land belonging to now or formerly of Mary E. Kincade; thence by the Kincade land, South 62 degrees 09 minutes West, 160.1 feet to an iron pin in the middle of Summit Avenue; thence along the middle of the same, North 27 degrees 51 minutes West, 34.35 feet to the first mentioned point and place of beginning.

BEING THE SAME PROPERTY CONVEYED TO PERRY T. CLARKE AND KIMBERLY CLARKE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM THOMAS VALENTINE AND JOAN VALENTINE, HUSBAND AND WIFE, DATED MARCH 17, 1992, RECORDED MARCH 27, 1992, AT INSTRUMENT NUMBER 089382, AND RECORDED IN BOOK 2870, PAGE 448, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: PERRY T. CLARKE DIED JANUARY 14, 2014, AND THROUGH TENANCY BY THE ENTIRETY IN THE ABOVE DEED ALL OF HIS INTEREST PASSED TO KIMBERLY CLARKE.

BEING UPI NUMBER 4309L00220000 PARCEL NO.: 4309L00220000

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT : **Kimberly Clarke**

SALE ADDRESS: 21 Summit Avenue, Paoli, AKA Tredyffrin, PA 19301

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKILLC 614-220-5611**

**SALE NO. 24-1-12**

**Writ of Execution No. 2013-12186**

**DEBT \$148,949.28**

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

All that certain message or tract of land situate in the Borough of Modena, County of Chester and State of PA, bounded and described in accordance with a recent survey made by J.W. Harry, C.E., February 8, 1941 as follows:

Beginning at a point in the center of Brandywine Avenue in line with the East side of Baker Street; thence continuing along the center of said Brandywine Avenue South 44 degrees 01 minutes East 90 feet to a comer of land of William J. Elliott; thence by the same South 45 degrees 59 minutes West, 166.5 feet to the North side of Fulton Street; thence along said Fulton Street North 44 degrees 01 minutes West 90 feet to a point on the East side of Baker Street; thence by the same North 45 degrees 59 minutes East 166.5 feet to the point and place of beginning.

BEING THE SAME PROPERTY CONVEYED TO WAYNE GUYER SR. AND TAMARA L. GUYER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM RICHARD A. DUSEWICZ, DATED AUGUST I, 2005, RECORDED AUGUST 12, 2005, AT INSTRUMENT NUMBER 10562995, AND RECORDED IN BOOK 6582, PAGE 2138, CHESTER COUNTY, PENNSYLVANIA RECORDS.

BEING UPI NUMBER 10-001-0004.0000 PARCEL NO.: 10-001-0004.0000

PLAINTIFF: U.S. Bank National Association, as Trustee for Credit Suisse First

Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-8, Home Pass-Through Certificates, Series 2005-8

VS

**DEFENDANT : Wayne Guyer, Sr.; Tamara L. Guyer**

**SALE ADDRESS: 141 North Brandywine Avenue, Modena, PA 19358**

**PLAINTIFF ATTORNEY: MANLEY DEAS KOCHALSKILLC 614-220-5611**

**SALE NO. 24-1-13  
Writ of Execution No. 2021-09643  
DEBT \$798,918.19**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision for Pohlig Builders, Inc., made by Chester Valley Engineers, Inc., Paoli, Penna., dated 8/19/1993 and being last revised 12/17/1993, recorded 4/19/1994 in Plan #12454, more fully described as follows, to wit:

BEGINNING at a point on the Northeastly side of an unnamed road, said point being a corner of Open Space as shown on said Plan; thence extending from said beginning point along the unnamed road the (2) following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 625 feet, the arc distance of 215.57 feet to a point of compound curve and (2) on the arc of a circle curving to the right, having a radius of 228.95 feet, the arc distance of 123.34 feet to a point, a corner of Lot #8; thence extending along the same South 63 degrees 26 minutes 53 seconds East, 228.95 feet to a point in line of land now or late of Great Valley Presbyterian Church; thence extending along

the same South 7 degrees 35 minutes 22 seconds East, 200 feet to a point a corner or Open Space; thence extending along the same South 82 degrees 24 minutes 38 seconds West, 203.90 feet to the first mentioned point and place of beginning.

BEING Lot #9 as shown on said Plan.

BEING THE SAME PREMISES which Foresite Land Corporation by Deed dated February 19, 1998 and recorded March 3, 1998 in Book 4309, page 1596 Instrument #13824 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Richard Bohner and Patricia Bohner, husband and wife, in fee.

Parcel #43-4-257

PLAINTIFF: New Residential Mortgage Loan Trust 2014-3

VS

**DEFENDANT : Richard Bohner and Patricia Bohner**

**SALE ADDRESS: 1201 Brentford Lane, Malvern, PA 19355**

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

**SALE NO. 24-1-14  
Writ of Execution No. 2022-08685  
DEBT \$119,749.27**

ALL THAT CERTAIN message or tract of land with the West house of a block of 2 dwelling houses erected thereon situated in the Borough of Modena, County of Chester and State of Pennsylvania, bounded and described according to a recent survey made by J.W., Harry, as follows:

BEGINNING at a point in the middle of a public road leading from Mortonville to Coatesville, known as North Brandywine Avenue; thence by and along the middle line of said road North 44 degrees 01 minute West 22.75 feet to the East side of a

15 feet wide private alley; thence by the same North 45 degrees 59 minutes East 190 feet to a stake in the line of land of the Bethlehem Steel Company; thence by the same South 44 degrees 01 minute East 22.25 feet to a corner of land about being conveyed to Levis P. McNelly; thence by the same South 45 degrees 59 minutes West 190 feet and passing thru the center of the middle partition wall dividing the premises herein being conveyed from the premises adjoining on the East, about being conveyed to the said Levis P. McNelly, to the place of beginning.

Being the same premises which Darla Ames, Executrix of the Estate of Elizabeth Branson, deceased and Darla Ames, specific devisee under the Will of Elizabeth Branson, deceased by Deed dated 12/29/2008 and recorded 12/31/2008 in Chester County in Record Book 7565 Page 1798 conveyed unto Jessica M. Beach, in fee.

Parcel ID: 1001 00110000

UPI: 10-1-11

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT : **Jessica M. Beach**

SALE ADDRESS: 126 North Brandywine Avenue, Coatesville PA 19320

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

**SALE NO. 24-1-15**  
**Writ of Execution No. 2023-01590**  
**DEBT \$110,461.73**

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

Parcel Number: 0903 00200300

PLAINTIFF: ALLY BANK

VS

DEFENDANT : **ANASTASIA KEAN**

SALE ADDRESS: 44 Overhill Road, Coatesville, PA 19320

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

**SALE NO. 24-1-17**  
**Writ of Execution No. 2022-04735**  
**DEBT \$25,814.36**

ALL THAT CERTAIN Unit, SITUATE in West Whiteland Township, Chester County, Commonwealth of Pennsylvania, being within Building Group #8 and being designated as CONDOMINIUM UNIT #7, in Exhibit B of the Declaration of Condominium of Railway Square dated 11/23/1987 and recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester, Pa. on 12/2/1987 in Deed Book 986 page 81, and Plats and Plans for Railway Square Condominium, dated 11/9/1987 and recorded in Condominium Plan Book 1 1st Amendment in Record Book 1014 page 20, Second Amendment in Record Book 1063 page 353 and recorded as part of the Declaration, 3rd Amendment in Record Book 1107 page 598, 4th Amendment in Record Book 1155 page 354, 5th Amendment in Record Book 1202 page 16, 6th Amendment in Record Book 1298 page 359, 7th Amendment in Record Book 1298 page 365, 8th Amendment in Record Book 1461 page 582, 9th Amendment in Record Book 1461 page 592, 10th Amendment in Record Book 1497 page 191, 11th Amendment in Record Book 1651 page 522, 11th Amendment in Record Book 1886 page 8, 13th Amendment in Record Book 1886 page 18, 13th Amendment in Record Book 1886 page 29, 14th Amendment in Record Book 1886 page 40, 15th Amendment in



Record Book 2098 page 524, 16th Amendment in Record Book 2288 page 10, 17th Amendment in Record Book 2433 page 280, 18th Amendment in Record Book 2528 page 435, 19th Amendment in Record Book 2659 page 224, 20th Amendment in Record Book 3888 page 893, 21st Amendment in Record Book 3183 page 178, 22nd Amendment in Record Book 3183 page 188, 23rd Amendment in Record Book 3577 page 2299, 24th Amendment in Record Book 3632 page 2270, 25th Amendment in Record Book 3648 page 690, 26th Amendment in Record Book 3888 page 903, 27th Amendment in Record Book 3888 page 914, 28th Amendment in Record Book 3904 page 999, 29th Amendment in Record Book 4076 page 374 and 30th Amendment in Record Book 7507 page 1093.

TOGETHER with all right, title and interest being initially and ultimately undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

TOGETHER with all right, title and interest of, in and to the Limited Common Elements designated for this Unit in the Declaration of Condominium and/or Plats and Plans.

BEING the same premises which Linda Ann Antonini by Deed dated September 29, 2009 and recorded in the Office for the Recording of Deeds in and for Chester County in Deed Book 7786, at Page 2140 et seq., granted and conveyed unto Maureen Lavin, in fee.

BEING Chester County Tax Parcel No. 41-5-662.

PLAINTIFF: Railway Square Condominium Association

VS

DEFENDANT : **Maureen Lavin**

SALE ADDRESS: 946 Railway Square, West Chester, PA 19380

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

**SALE NO. 24-1-19**

**Writ of Execution No. 2022-02407**

**DEBT \$18,313.89**

Township of West Brandywine, County of Chester, State of Pennsylvania

Tax Parcel UPI #: 29-71-33

PLAINTIFF: Woodbrooke Homeowners Association

VS

DEFENDANT : **Jason K. Vaughan**

SALE ADDRESS: 28 Woodbrooke Drive, Coatesville, PA 19320

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

**SALE NO. 24-1-20**

**Writ of Execution No. 2022-02945**

**DEBT \$18,313.89**

EXHIBIT "A"

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION OF FOX KNOLL MADE BY BERGER AND HAYES, INC., CONSULTING ENGINEERS THORNDALE, PA DATED 9/011987, LAST REVISED 3/31/1988 AND RECORDED IN CHESTER COUNTY AS PLAN NO. 8989-9002 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TROTTERS WAY (FORMERLY HUNTERS CIRCLE) (50 FEET WIDE), SAID POINT BEING A MUTUAL CORNER OF LOTS NO. 3 AND 2, THE HEREIN DESCRIBED LOT L THENCE LEAVING

TROTTERS WAY AND ALONG LOT NO, 3, SOUTH 46 DEGREES 07 MINUTES 25 SECONDS WEST, 210 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF H. MARTIN; THENCE ALONG LANDS OF MARTIN NORTH 43 DEGREES 52 MINUTES 35 SECONDS WEST, 169.55 FEET TO A POINT A CORNER OF LOT NO. 1; THENCE ALONG LOT NO. 1, NORTH 49 DEGREES 15 MINUTES 30 SECONDS WAY, THENCE ALONG SAID RIGHT-OF-WAY THE TWO (2) FOLLOWING COURSES AND DISTANCES: (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 275 FEET, THE ARC DISTANCE OF 15.04 FEET; AND (2) SOUTH 43 DEGREES 52 MINUTES 35 SECONDS EAST, 143 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BE THE CONTENTS THEREOF WHAT THEY MAY.

BEING the same premises which William E. Supplee, Jr. and Michelle L. Fennimore n/k/a Michelle Supplee by Deed dated October 7, 2003 and recorded in the Office of Recorder of Deeds of Chester County on November 10, 2003 at Book 5971, Page 1711 granted and conveyed unto William E. Supplee, Jr.

PARCEL NO.: 47-6-39.2

PLAINTIFF: PHH Mortgage Corporation  
VS

DEFENDANT : **William E. Supplee, Jr.**

SALE ADDRESS: 310 Trotters Way,  
Coatesville, PA 19320-4620

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

**SALE NO. 24-1-21**

**Writ of Execution No. 2023-03415**

**DEBT \$685,468.68**

ALL THAT CERTAIN tract of land, with the message and improvements hereon erected, SITUATE on the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Survey made by N.M. Lake, Inc., Civil Engineers and Land Surveyors, Oxford, Pennsylvania, being No. 84109 and dated December 1984 as follows:

BEGINNING at a point set in the title line near the intersection of Birmingham Road (LR 15087) and Pennsylvania Route 52 and 100, and said point marking a corner of lands of this about to be described tract and a corner of Weavers' Lebanon Bologna Company; thence leaving said point of beginning and by said title line of aforementioned LR 15087 the following 3 courses and distances: (1) North 59 degrees 40 minutes 45 seconds West 74.01 feet to a point; thence (2) North 68 degrees 06 minutes 36 seconds West 77.67 feet to a point; thence (3) North 72 degrees 50 minutes 54 seconds West 300.35 feet to a point marking a corner of this and a corner of remaining lands of William A. Limberger, Et. UX; thence by remaining lands of Limberger following 3 courses and distances; (4) North 14 degrees 30 minutes 47 seconds East 200.65 feet to an iron pin set; thence (5) North 80 degrees 04 minutes 46 seconds East 379.86 feet to an iron pin set; thence (6) crossing over a right of way of Route 53 and 100, South 30 degrees 42 minutes 25 seconds East 304.95 feet to a point, marking a corner of this and a set in line of lands of Weaver's Lebanon Bologna Company; thence (7) by lands of Weaver's Lebanon Bologna Company South 45 degrees 53 minutes 43 seconds West 218.96 feet to the point and place of beginning.

BEING the same premises which Robert

F. Morris and Glenn Kickner, by Indenture dated 11/14/05 and recorded 11/22/05 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 6690 page 707, granted and conveyed unto Robert A. Powers and Anne K. Powers, in fee.

AND BEING the same premises which the Sheriff of Chester County, by Deed Poll dated 8/16/18 and recorded 10/19/18 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 9831 page 868, granted and conveyed unto CJD Group, LLC in fee.

AND BEING the same premises which CJD Group, LLC, by Indenture dated 3/29/19 and recorded 4/1/19 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 9902 page 366, granted and conveyed unto 595 Birmingham Road, LLC in fee.

AND BEING the same premises which 595 Birmingham Road, LLC, by Indenture dated 8/1/2020 and recorded 10/20/2020 in Office of the Recorder of Deeds in and for the County of Chester in Record Book 10314 page 2041, granted and conveyed unto Strodes Mill Partners, LLC and Robert A. Powers in fee.

Tax Parcel # 51-7-113

PLAINTIFF: Joseph D. Bound

VS

DEFENDANT : **Strodes Mill Partners, LLC and Robert A. Powers**

SALE ADDRESS: 595 Birmingham Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **TERKANIAN LAW, LLC 267-281-8200**

**SALE NO. 24-1-22**  
**Writ of Execution No. 2022-08309**  
**DEBT \$179,751.73**

PROPERTY SITUATE IN BOROUGH

OF HONEY BROOK

SOLD AS THE PROPERTY OF: SYLVIA E. VERNON and DAVID LEE VERNON SR.

TAX PARCEL#12-02-0160

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT : **SYLVIA E. VERNON & DAVID LEE VERNON SR.**

SALE ADDRESS: 4460 Horseshoe Pike a/k/a 8 East Main Street, Honey Brook, PA 19344

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

**SALE NO. 24-1-23**  
**Writ of Execution No. 2022-09920**  
**DEBT \$190,806.45**

Property to be sold is situated in the borough/township of Coatesville, County of Chester and State of Pennsylvania.

Parcel Number : 28-6-1

PLAINTIFF: U.S. Bank Trust National Association as Trustee of the Bungalow Series IV Trust

VS

DEFENDANT : **Cheryl L. Fryberger**

SALE ADDRESS: 368 Martins Corner Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **DANA MARKS, ESQ. 212-471-5100**