



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 73

WEST CHESTER, PENNSYLVANIA, MAY 08, 2025

No. 19

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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
CHESTER COUNTY BAR ASSOCIATION
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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

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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In these three alleged errors, A.K. implicitly suggests that the evidence was insufficient to prove beyond a reasonable doubt that he committed the delinquent acts alleged against him. Consistent with his counsel's argument during the adjudicatory hearing, A.K. does not contest that the offenses occurred, just that he was found to be the offender. A review of the above-referenced findings of fact, and the reasonable inferences derived from them, clearly demonstrate that these alleged errors are without merit, and that the court did not abuse its discretion when it found that A.K. committed the offenses.

The standard of review for sufficiency of evidence claims is well settled:

[W]hether, viewing the evidence in the light most favorable to the Commonwealth, and drawing all reasonable inferences favorable to the Commonwealth, there is sufficient evidence to find every element of the crime beyond a reasonable doubt....The Commonwealth may sustain its burden of proving every element of the crime beyond a reasonable a reasonable doubt by means of wholly circumstantial evidence.....Moreover, in applying the above test, the entire trial record must be evaluated and all evidence actually received must be considered.... Finally, the trier of fact, while passing upon the credibility of witnesses and the weight to be afforded the evidence produced, is free to believe all, part or none of the evidence.

Commonwealth v. Hunter, 768 A.2d 1136, 1141-1142 (Pa. Super. 2001) (internal citations and quotations omitted).

Although a conviction must be based on "more than mere suspicion or conjecture, the Commonwealth need not establish guilt to a mathematical certainty." *Commonwealth v. Coon*, 695 A.2d 794, 797 (Pa. Super. 1997) (internal citation omitted).

[T]he facts and circumstances established by the Commonwealth need not be absolutely incompatible with the defendant's innocence, but the question of any doubt is for the trier of fact unless the evidence [is] so weak and inconclusive that, as a matter of law, no probability of fact can be drawn from the combined circumstances.

Commonwealth v. Seibert, 622 A.2d 361, 363 (Pa. Super. 1993), *appeal denied*, 642 A.2d 485 (Pa. 1994) (internal citations omitted).

In accordance with the credible facts, within approximately a day and a half prior to the discovery of the black painted swastika in the T.J. Maxx store bathroom, A.K. was recorded on the store video camera walking toward the bathroom and then leaving the store after a few minutes, possessing a can of black spray paint in his pocket. A.K. had purchased nothing in the store. When asked by the police a few days later if he was in the T.J. Maxx store on the date he was shown to have been there, A.K. lied, denying his presence there. A long recognized evidentiary principle holds that the making of a false statement by the accused to the police may be inferred by

the fact finder to demonstrate an intent to avert suspicion and an indication of guilt. See *Commonwealth v. Boyle*, 447 A.2d 250, 255-256, (Pa. 1982). A.K. appeared to have no purpose for entering the store other than using his spray paint. His intent to avert suspicion significantly enhanced that conclusion.

This extremely strong evidence that A.K. spray-painted the swastika in T.J. Maxx's bathroom is exponentially augmented, and strengthened, when it includes the Valley Forge Middle School video evidence. That camera evidence depicts a male wearing all dark clothing, sneakers, and a backpack, consistent with the clothes, shoes and backpack A.K. was wearing at the T.J. Maxx store a few hours earlier, walking up to the two Valley Forge Middle School signs which are undamaged, but then shown spray-painted with black swastikas immediately after he and his male companion leave them. It is a reasonable inference that A.K. painted those swastikas, as well as the T.J. Maxx swastika, with his can of black spray paint, before walking, in accordance with his video-depicted direction of travel, to the Middle School athletic pavilion, and once there, also spray painting the black swastika found on the pavilion exterior. Each of these four symbols of racial hatred are identical, each are painted with the exact type of paint, spray paint, and with the same color paint, black, A.K. had on his person that evening. It is an additional reasonable deduction that A.K. used his black spray paint to then deface the interior of the pavilion with racial slurs and a derogatory remark against his female neighbor and fellow student. Importantly, A.K.'s last police contact related to his ongoing acrimonious relationship with her, was just days before this targeted verbal attack. Therefore, at the time of the spray painting, A.K. had a unique and timely reason to disparage her.

Consistent with, and supportive of, these inferences, the evidence proved A.K. was out with his cousin the evening of March 25, 2023, after coming home from the T.J. Maxx store. Both A.K. and his cousin were wearing clothes which exactly matched the clothes worn by the two males depicted walking on the Middle School property. Indeed, the black Brooks sneakers with white markings A.K. is seen wearing in school a few days after the crimes, and which were shortly thereafter found at his home, exactly matched the shoes worn by the male wearing all dark clothes at the Middle School. Valley Forge Middle School was within an easy walking distance of A.K.'s house, and prior to the Valley Forge Middle School offenses, A.K. had used his computer for information regarding the particular "shiesty" mask that both males were wearing that evening. Just as significantly, A.K.'s computer searches also included racially charged language against African Americans, including the identical racial slur spray-painted in the Middle School pavilion. It is reasonable to infer that soon after A.K. typed this racial slur into his computer, he spray-painted that same racial slur, and other related racial disparagements, inside the pavilion.

Consequently, the direct and circumstantial evidence, along with all reasonable inferences derived therefrom, provided more than sufficient evidence for the court to conclude that A.K. committed these offenses. Certainly, the evidence was not so weak and inconclusive that no probability of fact could be drawn from the combined circumstances. To the contrary, a suggestion that all of this evidence implicates A.K.

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merely by a coincidence of events would be wholly unreasonable.⁷

Alleged Error No. 4

“4. The Court committed an error of law and/or abused its discretion when the Court overruled Appellant’s objection and allowed witness testimony where the witnesses had no personal knowledge. Both Chris Groppe, the School District’s Director of Safety and Student Services, and Corp. Christopher Middleton, testified to a relationship of some sort between Appellant and the student named as a ‘whore’ on the interior of the school bathrooms, and neither parties had personal knowledge of said relationship. *See* Notes of Testimony, N.T. 10/2/2023 at 31-32; *See also* Exhibit C-13.”

This issue was not properly preserved and is therefore waived. Even if the issue had been preserved, and had merit, any error by the court would have been harmless. A.K.’s counsel did not contest that there was an acrimonious relationship between A.K. and the subject female, that they were neighbors, or that they were fellow students. A.K.’s own witness, his mother, testified at length regarding A.K.’s rancorous relationship with the targeted girl and acknowledged she was a neighbor.

As to Commonwealth witness Chris Groppe (“Mr. Groppe”), A.K.’s defense counsel only made a general objection when Mr. Groppe was asked if the female student named by the graffiti had any relation to A.K. When the court requested the basis of his objection, A.K.’s counsel simply responded with the question, “How would he know about a relationship between - -”. (N.T., 10/2/23, at 31-32). Because no specific basis for the objection was raised, but only a question presented, the court had no basis upon which to sustain the objection. In response to counsel’s question, the court invited counsel to ask the witness his question when it was counsel’s turn to ask questions on cross examination. Additionally, when Mr. Groppe answered the question the Commonwealth’s attorney had presented to him, he simply said that he had learned that A.K. and the female were neighbors and had “some sort of relationship.” (N.T., 10/2/23, at 32). Later, A.K.’s counsel did not ask Mr. Groppe any questions about the relationship, including how Mr. Groppe would know about the two of them being neighbors – the only sort of relationship which Mr. Groppe testified he knew about the two of them. (N.T., 10/2/23, at 35-42).

The Pennsylvania Rules of Evidence limit the extent to which evidentiary rulings may be treated as sources of reversible error. Pa.R.E. 103(a)(1) requires the objecting

⁷ Alleged errors 1, 2, and 3 pertain only to the felony and misdemeanor offenses A.K. was found to have committed. They do not relate to the summary offense of criminal mischief which A.K. was also found to have committed beyond a reasonable doubt. That summary offense relates exclusively to the graffiti A.K. left in the T.J. Maxx store. The offense was listed as a summary because the Commonwealth did not allege the damage caused resulted in a loss exceeding \$150.00. 18 Pa.C.S. § 3304(b). If A.K. has properly preserved an allegation of error as to that summary offense, the court’s above discussion responding to alleged errors 1, 2, and 3 fully explain the reasons why the court found that A.K. committed it.

party to state the specific ground of objection, if the specific ground is not apparent from the context. If the specific ground of objection is not raised at trial, it cannot be argued on appeal and it is deemed waived. *See, Commonwealth v. Shank*, 883 A.2d, 658, 672 (Pa. Super. 2005). Here, the specific ground of the objection cannot be gleaned from the context of the objection since the only explanation offered was defense counsel's question regarding the source of Mr. Groppe's knowledge of the relationship. The record is left silent as to whether Mr. Groppe knew A.K. and the subject female were neighbors from personal knowledge, obtained the information from A.K. himself or learned it from another person. Even if defense counsel had implied that his objection was hearsay, the court could not rule on that objection since the source of Mr. Groppe's information about the relationship was never made known, including by any questions from A.K.'s attorney.

When Corporal Christopher Middleton ("Cpl. Middleton") testified regarding A.K. and the named female student, no objection at all was made to his direct testimony regarding their relationship. (N.T., 10/2/23, at 88-89). A.K.'s counsel himself, on cross examination, elicited from Cpl. Middleton that the female was a "direct neighbor" and that Cpl. Middleton had been to both her house, and A.K.'s house, regarding incidents alleged to have involved one or the other. (N.T., 10/2/23, at 102-104). Consequently, any issue now as to Cpl. Middleton's testimony concerning the relationship between A.K. and his female neighbor was not preserved and is waived.

Even if a proper objection had been made to Mr. Groppe and Cpl. Middleton's testimony concerning A.K.'s relationship with his female neighbor, any error made by the court would be harmless error since A.K.'s own witness, his mother, [C.T.] testified about it on direct examination in A.K.'s case. In response to questions presented to her by counsel for A.K., [C.T.] did not contest that A.K. and the female were fellow students, agreed they were neighbors, and described examples of concerning, possibly harassing, incidents involving A.K. and this female, some of which involved police contact. (N.T., 10/2/23, at 125-129). Therefore, A.K.'s unfriendly relationship with this neighborhood girl would have been considered by the court even if the testimony regarding their relationship had never been testified to by Mr. Groppe or Cpl. Middleton. Consequently, this issue is waived, or if not waived, is without merit.

Alleged Error No. 5

"5. The Court committed an error of law and/or abused its discretion when the Court denied Appellant's oral motion for a dismissal after the Commonwealth presented its case, and Appellant's guilt was not proven beyond a reasonable doubt."

No error of law or abuse of discretion could have been made by the court when it denied A.K.'s oral motion for summary judgment/dismissal of the charges. (N.T., 10/2/23, at 108). In contrast to the procedures in criminal court, where a defendant may make a motion for judgment of acquittal at the close of the Commonwealth's case-in-chief, Pa.R.Crim.P. 606(A)(1), there is no parallel procedure in juvenile court.

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To the contrary, the adjudicatory hearing in juvenile court is held in an “informal” manner without many of the procedures available in adult criminal court. Pa.R.J.C.P. 406(A). Even if the juvenile court procedures did permit the equivalent of a motion for judgment of acquittal, the standard to evaluate the motion would have been the same standard used to determine whether the evidence was sufficient to sustain the court’s conclusion that the offenses were proven beyond a reasonable doubt. *See, Commonwealth v. Sunealitis*, 153 A.3d 414, 420 (Pa. Super. 2016). As the court has described above in response to alleged errors 1, 2 and 3, the evidence was amply sufficient.

As to the last portion of this alleged error, that A.K.’s “guilt” was not proven beyond a reasonable doubt, “guilt” is not a term recognized in juvenile court. Rather, at the conclusion of the adjudicatory hearing, the juvenile court judge is obligated to rule on the alleged offenses to determine which, if any offenses, were proven by the Commonwealth beyond a reasonable doubt. Pa.R.J.C.P. 408. The court’s discussion above in response to alleged errors 1, 2, and 3, fully set forth the facts, inferences and conclusions made by the court in support of its ruling that certain offenses were proven against A.K. Therefore, this alleged error is without merit.

Alleged Error Nos. 6, 9 and 10

“6. The Court committed an error of law and/or abused its discretion when the Court failed to consider the initial targeting of Appellant as a prime suspect by law enforcement with no basis. The Court disregarded the testimony presented that Appellant was almost immediately declared the prime suspect, while at the same time, law enforcement testified that they were unaware of the reasoning or basis for Appellant being declared a prime suspect.

9. The Court committed an error of law and/or abused its discretion when it failed to consider [C.T.]’s relevant testimony relating to the incidents that led up to the accusations against Appellant.

10. The Court committed an error of law and/or abused its discretion when it failed to consider the testimony presented establishing similar subsequent acts of purported vandalism were discovered, and Corp. Middleton’s testimony confirming there was no way Appellant could have committed the subsequent acts.”

Each of these three issues allege that the court erred or committed an abuse of discretion when it “failed to consider” or “disregarded” certain evidence presented during the adjudicatory hearing. To the contrary, the court considered all of the evidence, and disregarded none of it, before deciding issues of witness credibility and ruling on the alleged offenses. As it is required to do as fact finder, before passing on

the credibility of witnesses and the weight to be afforded the evidence produced, the court was free to believe all, part, or none of the evidence. *Commonwealth v. Hunter, supra*. The court specifically considered all of the evidence provided by A.K.'s mother and Cpl. Middleton before making its credibility and weight determinations. The result of those factual and credibility determinations is largely described above in the court's Findings of Fact. Consequently, these alleged errors are without merit.

Alleged Error No. 7

"7. The Court committed an error of law and/or abused its discretion when it disregarded witness [C.T.]'s testimony as to the whereabouts of Appellant during the time frames in which the acts were suspected to occur. The Court erred in precluding Appellant from offering alibi evidence where Appellant was not afforded notice of the dates and times of the acts alleged to have occurred, prior to the bench trial."

As with other errors alleged by A.K., this issue was not preserved and is therefore waived. Even if not waived, it is without merit. When A.K.'s counsel was requested for an offer of proof as to [C.T.]'s testimony, counsel at first stated that a portion of her testimony could possibly be related to an alibi. (N.T. 10/2/23, at 109). After [C.T.] testified on direct examination and the Rule of Juvenile Court Procedure pertaining to alibi, Pa.R.J.C.P. 341, was discussed, A.K.'s attorney conceded that the delinquency petition against A.K. provided A.K. and him notice that the alleged offenses occurred on Saturday, March 25, 2023, between 5:00 pm and midnight. A.K.'s counsel agreed that he could not represent to the court that he did not have notice that the offenses were allegedly committed in that time period. He further agreed that for [C.T.]'s testimony to be admitted as alibi testimony, A.K.'s counsel would have had to give notice of that alibi defense to the Commonwealth prior to the hearing. (N.T., 10/2/23, at 131-132). A.K.'s counsel then represented to the court that, "I wasn't calling her as an alibi witness." (N.T., 10/2/23, at 132). Her testimony was only offered, according to A.K.'s counsel, to describe her conversations with the police, in A.K.'s presence, after the police came to her home on March 28, 2023. Consequently, A.K. cannot now suggest that he preserved offering [C.T.]'s testimony as alibi evidence, or that he did not have notice of the dates and times of the alleged delinquent acts. This alleged error has therefore been waived.

Furthermore, as a result of A.K.'s attorney specifically informing the court that he was not calling [C.T.] as an alibi witness, the court never ruled on A.K.'s failure to give notice to the Commonwealth that [C.T.] would be providing an alibi defense. If the court had been in a position to rule on that failure to give notice, it could have made any one of various rulings in accordance with Pa.R.J.C.P. 341(B). Pursuant to Rule 341(B), the court could have excluded [C.T.]'s testimony as to alibi, granted a continuance of the Commonwealth to investigate [C.T.]'s alibi evidence, or make another ruling "as the interests of justice" required. Pa.R.J.C.P. 341(B). Because the court was never in a position to rule on A.K.'s failure to provide notice of alibi, it never

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had the opportunity to preclude [C.T.] from testifying as an alibi witness, reschedule her testimony to another date after the Commonwealth had investigated the alibi, or make another ruling.

In any event, any error the court committed with regard to alibi would be harmless because the court allowed [C.T.] to testify, did not strike it from the record and considered it before making a decision. Ultimately however, her testimony was not deemed credible as to A.K.'s location at the time the Valley Forge Middle School camera recorded the two males intruding onto the Middle School property on the evening of March 25, 2023. Therefore, this alleged error is waived, but if not waived, is without merit.

Alleged Error No. 8

“8. The Court committed an error of law and/or abused its discretion when it found irrelevant certain testimony and materials offered by [C.T.] where the evidence was material to the instant case, and the Commonwealth failed to disclose certain material items required to be disclosed, pursuant to Pa.R.Crim.P. 573; *Brady v. Maryland*, 373 U.S. 83 (1963). ie. Certain relevant incident reports and events, video footage, and relevant school records.”

This alleged error, predicated as it is on “certain” testimony and materials offered by [C.T.] having been found irrelevant by the court, and the failure of the Commonwealth to disclose “certain” material items is too vague for the court to properly address and is therefore waived. *See, Commonwealth v. Hernandez*, 39 A.3d 406, 411 (Pa. Super. 2012). Nowhere in the record has the court found that it prevented [C.T.] from offering any testimony or materials based on a relevancy objection by the Commonwealth (N.T., 10/2/23, at 108-134). In fact, the only Commonwealth objection to relevancy made during [C.T.]’s testimony was overruled by the court (N.T., 10/2/23, at 127-128). Furthermore, the court has found nothing in the record to suggest that A.K. preserved any claim, or made the court aware, that the Commonwealth failed to disclose material items to him, including any incident reports, video footage, or school records. Because of the vagueness and lack of preservation of this alleged error, the court is stymied in its ability to address it.⁸ For these reasons, this issue is waived and should be dismissed.

⁸ Additionally, A.K. again cites a Rule of Criminal Procedure, Pa.R.Crim.P. 573, which is not applicable to a juvenile delinquency proceeding.

Conclusion

For the forgoing reasons, the court respectfully suggests that its March 8, 2024 order adjudicating the juvenile delinquent be affirmed.

BY THE COURT:

May 22, 2024

Date

/s/ John L. Hall, P.J.

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

LAW NO. 2024-11702-NC

NOTICE IS HEREBY GIVEN that the name change petition of Ellie Watson was filed in the above-named court and will be heard on Friday, May 23, 2025 at 2:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, December 27, 2024
Name to be changed from: Ellie Watson to: Ellie Walsh
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. 2025-00007-NC

NOTICE IS HEREBY GIVEN that the name change petition of Claudine Altieri was filed in the above-named court and will be heard on Friday, June 27, 2025 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: Thursday, January 2, 2025
Name to be changed from: Claudine Altieri to:

Claudine Esme Altieri
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. 2025-01992-NC

NOTICE IS HEREBY GIVEN that the name change petition of Amir Rast was filed in the above-named court and will be heard on Friday, July 11, 2025 at 2:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, March 12, 2025
Name to be changed from: Amir Rast to: Amir Mohammad Rastkhiz
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. 2025-02291-NC

NOTICE IS HEREBY GIVEN that the name change petition of Belinda Marie Holderness was filed in the above-named court and will be heard on Friday, June 27, 2025 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, March 21, 2025
Name to be changed from: Belinda Marie Holderness to: Belle Marie Holderness
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 Wednesday, April 16, 2025, for Finn's Furry Friends Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it

was organized are: any lawful purpose.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on April 23, 2025, Articles of Incorporation were filed with the Department of State for Hankin Group Development Associates, 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

KJR Woodshop Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

CHRISTOPHER L. NELSON, Esquire
Nelson Law Offices, P.C.
5 Prospect Avenue
PO Box 232
West Grove, PA 19390

DISSOLUTION NOTICE

NOTICE OF DISSOLUTION OF
M&J MUSHROOMS REALTY, INC.

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of M&J Mushrooms Realty, Inc., a Pennsylvania corporation with an address at 604 D Street, Kennett Square, PA 19348, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

ANTHONY D. GIANNASCOLI, Esq.
Lamb McErlane, PC
138-140 W. Gay Street
West Chester, PA 19380

2nd Publication of 2

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of Radiology Group of Abington, P.C., a Pennsylvania corporation, with a registered address at 110 Chesley Drive, Media, PA 19063, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors

is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Sansweet, Dearden and Burke, Ltd., Solicitors

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

ALLEN, Walter Bradley, late of East Marlborough Township. John Bradley Allen, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BELL, Betty P, late of Easttown Township. Timothy S Bell, 317 Virginia Ave, Collingswood, NJ, 08108, Executor.

BLANDO, Dean Edward, late of Coatesville. Erin Keough, 157 Rainbow Rd., Coatesville, PA 19320, Administrator.

COLMENAR, Marcela, late of Downingtown. Anne Guntz, 503 Crestwood Lane, Downingtown, PA, 19335, Executor.

DABBACK, Ruth Ann, a/k/a Ruthann Dabback, late of Phoenixville Borough. John D. Funk, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

DOBRA, Michael J., late of West Goshen Township. Lee A. Murray, 1131 Nottingham Drive, West Chester, PA 19380, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

DOUMIT, Jamal M., late of City of Coatesville. Ghada Doumit, 1305 E. Lincoln Highway, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale,

PA 19372, atty.

EARLE, Roberta Dian, a/k/a/ Roberta Earle, late of Tredyffrin Township. Stephen D. Potts, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executor. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

GETTINGS, Thomas A., a/k/a Thomas Austin Gettings, late of Borough of West Chester. Margaret A. Gettings, 206 N. Penn 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.

GIBBONS, Nancy C., a/k/a Ann C. Gibbons, late of Malvern Borough. Ann Marie Gibbons Davis and Mary Lourdes Gibbons, care of EMILY C. WATKINS, Esquire, 126 East King Street, Lancaster, PA 17602, Executors. EMILY C. WATKINS, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602, atty.

GRANT, Dianne, a/k/a Diann Grant and Dianne Myers Grant, late of City of Coatesville. Seneca Lambert, 130 Glenrose Road, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HANDY, Wayne Jackson, late of Devon, Tredyffrin Township. Meredith Brunel, 295 Forest Hills Circle, Devon, PA 19333, Executrix.

HARLAN, Bruce T., a/k/a Bruce Theodore Harlan, late of West Caln Township. Melanie Harlan, 151 Telegraph Rd., Coatesville, PA 19320, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

HEEBNER, Susan C., late of City of Landenberg. Amy Heebner Davis, 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.

HOCZOK, Linda Sue, late of West Chester Borough. Sandra Kinderman, 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.

JONES, Joy A, late of Downingtown Borough. Linda Munzenmayer, care of VINCENT CAROSELLA, JR., Esquire, 882 S Matlack Street, Suite 101, West Chester, PA 19382, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 S Matlack Street, Suite 101, West Chester, PA 19382, atty.

KEEFER, Esther S., late of Uwchlan Township. James D. Savage and Deborah L. Croft, care of EMILY C. WATKINS, Esquire, 126 East King Street, Lancaster, PA 17602, Executors. EMILY C. WATKINS, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602, atty.

KNOX, John E., late of East Goshen Township. Charles E. Knox, care of ROBERT E. O'CONNOR, Esquire, 341 West State Street, Media, PA 19063, Executor. ROBERT E. O'CONNOR, Esquire, 341 West State Street, Media, PA 19063, atty.

KOZAK, SR., David A., late of West Whiteland Township. Kimberly Gouker, 204 Maplewood Dr., Phoenixville, PA 19460, care of ELIZABETH D. LUBKER, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executrix. ELIZABETH D. LUBKER, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

KUCH, Brian D., late of West Brandywine Township. Michael Kuch, 248 Hill Rd., Honey Brook PA 19344, care of MAUREEN A. OSTIEN, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executor. MAUREEN A. OSTIEN, Esquire, Lubker Ostien Law LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

McALARY, Matthew J., late of East Goshen Township. Jennifer Lynne McAlary, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

McALEER, Eileen Nora, late of West Goshen Township. Kathleen M. McAleer, care of CHRISTOPHER M. MURPHY, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015, Executrix. CHRISTOPHER M. MURPHY, Esquire, Breslin Murphy & Roberts, 3305 Edgmont Ave., Brookhaven, PA 19015, atty.

NODLER, Karen Elizabeth, a/k/a Karen E. Mac-turk Cook, late of Uwchlan Township. Dean M. Nodler, 4402 Franklin Court, Chester Springs, PA 19425, Administrator.

O'DONNELL, Jean M., late of East Goshen Township. Donna O'Donnell DiFlavis, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

PEFFLE, Robert S., late of Phoenixville Borough. Allison R. Peffle, 520 Ringold St., Phoenixville, PA 19460-4350, care of ALBERT R. RIVIEZZO, Esquire, P.O. Box 673, Exton, PA 19341-0673, Administratrix. ALBERT R. RIVIEZZO, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

POWALSKI, Rosemarie Veronica, a/k/a Rosemarie V. Powalski and Rosemarie Powalski, late of Pennsbury Township. Gregory D. Powalski, care of P. KRISTEN BENNETT, Esquire, 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807, Executor. P. KRISTEN BENNETT, Esquire, Gawthrop Greenwood, PC, 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807, atty.

PROCTOR, Henry James, a/k/a Jim Proctor, late of East Nottingham. Dana P Simpson, PO Box 59, Oxford, PA 19390, care of GARY HEIM, Esquire, 2000 Linglestown Rd, Ste 202, Harrisburg, PA 17110, Executrix. GARY HEIM, Esquire, Hazen Law Group LLC, 2000 Linglestown Rd, Ste 202, Harrisburg, PA 17110, atty.

RUDIBAUGH, John Wayne, a/k/a John W. Rudibaugh, late of Birmingham Township. Doris I. Rudibaugh, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

SCHULTZ, Susan L., a/k/a Susan Lindenberg and Susan Schwer, late of Exton. Jessica Lindenberg, 322 Wharton Drive, Newark, DE 19711, Executrix.

SCOTT, Leona M., a/k/a Leona May Scott, late of East Coventry Township. Debra L. Werner and Lenard Michael Sygnet, care of MICHELLE M. FORSELL, Esquire, 570 Main Street, Pennsburg, PA 18073, Co-Administrators. MICHELLE M. FORSELL, Esquire, Crosson & Richetti, LLC, 570 Main Street, Pennsburg, PA 18073, atty.

SGAVICCHIO, Margaret Carmella, a/k/a Margaret C. Sgavicchio, late of West Chester Borough. John J. Sgavicchio, Jr., 206 3rd Avenue, Murray Manor, Wilmington, DE 19808, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD,

Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WERKHEISER, George Franklin, late of East Goshen Township. Robert Edward Werkheiser, care of LISA COMBER HALL, Esquire, 27 S Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S Darlington Street, West Chester, PA 19382, atty.

WILSON, Carolyn W., late of East Brandywine Township. Diane Salvino & Donna Kelly, 209 Pinkerton Rd., Coatesville, PA 19320, care of CYNTHIA L. DENGLER, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Executrices. CYNTHIA L. DENGLER, Esquire, Murphy & Dengler, 124, Blue Bell, PA 19422, atty.

WOODWARD, Michael Joseph, a/k/a Michael Woodward, late of Easttown Twp.. Kathleen Woodward, care of JOHN R. LUNDY, Esquire, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, Executrix. JOHN R. LUNDY, Esquire, Lundy Beldecos & Milby, PC, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, atty.

2nd Publication

BIRDSALL, Donn Kevin, late of Oxford Borough. Kristi Ann Eisenberg, 1163 Kensington Ln., Apt. 2112, Oxford, PA 19363, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

BULMAN, JR., Leo Francis, a/k/a Lee Bulman, late of Coatesville. Brian Bulman, 2617 Briana Dr., Pottstown, PA 19464, Executor.

CHUNG, Coeey Y., late of East Marlborough Township. Paul Chung, 1319 Yellow Springs Rd., Chester Springs, PA 19425, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19425, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19425, atty.

CONSALVI, Margaret A., late of Uwchlan Township. Amy Brodar, 538 Heckel Ave., Spring City, PA 19475, care of JAMES C. KOVALESKI, Esquire, 41 E. High St., Pottstown, PA 19425, Executrix. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19425, atty.

DONALD, James Andrew, a/k/a Jamie, late of West Grove. Kari Donald, 7035 NW Forest Lakes Dr, Parkville, MO, 64152, Executor.

FORD, Helen H., late of Kennett Township. Joseph S. Ford and Benjamin F. Ford, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wyne, PA 19087-3115, Executors. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wyne, PA 19087-3115, atty.

GARCIA, Victor Quiroz, late of Kennett Square. Laura Gonzalez, 660 Linden Circle, Kennett Square, PA 19348, care of KAREN E. EICHMAN, Esquire, 8 Federal Road, Suite 3, West Grove, PA 19390, Executrix. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

GONTKOF, Mary Jo, late of Schuylkill Township. Karl J. Gontkof, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, Executor. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, atty.

GRABOWSKI, Eleanor Marie, a/k/a Eleanor M. Grabowski, late of Uwchlan Township. Edward M. Grabowski, 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.

GUDMUNDSON, Bradford R, late of New London Twp. Susan M Gudmundson, 213 E State St, Kennett Square, PA 19348, care of NEIL E. LAND, Esquire, 213 E State St, Kennett Square, PA 19348, Administratrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

HWANG, Daekyoo, late of E. Goshen Twp.. Philip Hwang, 2208 Bromley Court, Woodstock, MD 21163, care of SAM Y. HWANG, Esquire, 650 Senty Parkway, Blue Bell, PA 19422, Executor. SAM Y. HWANG, Esquire, Hwang & Haas, PC, 650 Senty Parkway, Blue Bell, PA 19422, atty.

JONIK, Robert J., a/k/a Robert Joseph Jonik, late of East Pikeland Township. Joseph Roman Jonik, 2475 Chestnut Hill Rd., Pottstown, PA 19465, Robert A. Jonik, 31 Brookview Dr., Glenmoore, PA 19343 and Janine J. Birmingham, 239 Washington St., #25, Norwell, MA 02061, care of DOUGLAS A. FENDRICK, Esquire, 1950 Route 70 E., Ste. 200, Cherry Hill, NJ 08003, Executors. DOUGLAS A. FENDRICK, Esquire, Fendrick Morgan LLC, 1950 Route 70 E., Ste. 200, Cherry Hill, NJ 08003, atty.

LEE, Monserrate Q., late of West Whiteland Township. Kenneth L. Jones, 504 E. Miner St., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

THEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

LEONARD, Albert E., late of Westtown Township. Christine A. Leonard, 1008 Russell Ln., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

McNAMARA, Peter J., late of East Pikeland Township. Carole A. McNamara, 1097 Balfour Circle, Phoenixville, PA 19464, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19425, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19425, atty.

MEALEY, Jerome Dennis, late of Honeybrook. Cheryl Ranieri, 171 Fairview Rd, Glenmoore, PA 19343 and Sandra Fulmer, 2357 Cedar Lane, Secane, PA, 19018, Executors.

MICHAEL, Carol J., late of East Pikeland Township. Donna Bartha, 1057 Balfour Circle, Phoenixville, PA 19460, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19425, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19425, atty.

MONEY, Mary C., late of Nottingham. Linda McGee, 702 Summit Avenue, Newtown Square, PA 19073, care of JANICE FALINI, Esquire, 392 N. Church Street, West Chester, PA 19380, Executrix. JANICE FALINI, Esquire, Falini Law Office, LLC, 392 N. Church Street, West Chester, PA 19380, atty.

MORRISON, David D., late of Phoenixville Borough. Larry T. Drake and Andrea Conover, 150 Black Rock Rd., Phoenixville, PA 19460, Executors.

O'NEILL, Harry A., a/k/a Harry Andrew O'Neill, Sr., late of Penn Township. Harry A. O'Neill, Jr., care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

POWELL, Jacklen E., late of East Marlborough Township. L. Peter Temple and Michelle A. Hart, 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.

SHANE, Patricia Catherine, a/k/a Patricia C. Shane, late of East Goshen Township. Carmen R. Battavio, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

SMEDLEY, Ann H., a/k/a Ann Smedley, late of Westtown Township. G. Jay Dougherty, 225 Baywood Rd., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administrator CTA. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

SPACKMAN, Charles T., late of Uwchlan Township. Charles D. Spackman, care of JUSTIN C. ESPOSITO, Esquire, 1735 Market St., 51st Fl., Philadelphia, PA 19103, Executor. JUSTIN C. ESPOSITO, Esquire, Ballard Spahr LLP, 1735 Market St., 51st Fl., Philadelphia, PA 19103, atty.

THORNBURY, Priscilla C, a/k/a Priscilla Cridle Thornbury, late of Cochranville. Jennifer L. Wooten, care of MICHAEL T. IMMS, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. MICHAEL T. IMMS, Esquire, Ryan Morton & Imms, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

TODD, Tyrone V., late of Valley Township. Komunyaka Todd, 426 Palm Ave N, Saint Petersburg, FL 33703, care of DANIEL F. MONAHAN, Esquire, 535 N Church Street, Suite 170, West Chester, Pennsylvania 19380, Administrator. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church Street, Suite 170, West Chester, Pennsylvania 19380, atty.

TOSCANI, Francesca, a/k/a Mary Francis Toscani, late of East Goshen Township. Thomas F. Toscani, 1522 Green Hill Circle, Berwyn, PA 19312, care of STEPHEN V. BOTTIGLIERI, Esquire, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Executor. STEPHEN V. BOTTIGLIERI, Esquire, Toscani, Stathes & Zoeller LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

WILSON, Richard W, a/k/a Richard Wilson, late of West Chester. Jeffrey R Wilson, care of MICHAEL T. IMMS, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executor. MICHAEL T. IMMS, Esquire, Ryan Morton & Imms, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

3rd Publication

BERTUCCI, Albert H., late of Phoenixville. Jason H. Bertucci, 409 Lincoln Avenue, Hulmeville, PA 19047, care of JOSEPH J. BALDASSARI, Esquire, 1043 S. Park Avenue, Audubon, PA 19403, Executor. JOSEPH J. BALDASSARI, Esquire, Furey & Baldassari, PC, 1043 S. Park Avenue, Audubon, PA 19403, atty.

BONSALL, Sara B, late of West Whiteland. Megan B. Jacobs, 328 Firethorne Circle, Exton PA 19341, care of JENNIFER WALKER, Esquire, 31 S. High St, Suite 200, West Chester, PA 19382, Executrix. JENNIFER WALKER, Esquire, Peak Legal Group Ltd., 31 S. High St, Suite 200, West Chester, PA 19382, atty.

BRYNER, John T., a/k/a John Thomas Bryner, late of Malvern Borough. Emily R. Bryner, 69 Carol Lane, Malvern, PA 19355, care of DONALD F. KOHLER JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, Executor. DONALD F. KOHLER JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

CALVARESE, Pamela, late of Malvern. Kimberly Negron, 14 Laurel Lane, Media, PA, 19063, Executor.

CARR, George T., late of Tredyffrin Township. Helen Camp, 101 Springline Dr., Vero Beach, FL 32963 and Angela Carr, 43 Wallis St., Douglas, MA 01516, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrices. KRISTEN R. MATTHEWS, Esquire, Kristin Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

CONGIALDI, Joseph A., late of West Whiteland Township. Allison M. Ward, 1204 Karen Lane, 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.

DeVUONO, Frances, late of West Chester. Kelly Brunner, 35 Dogwood Drive, Phoenixville, PA 19460, Executrix.

GALLAGHER, Joseph P., a/k/a Joseph Patrick Gallagher, late of Tredyffrin Township. Cara Gallagher, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., Wayne, PA 19087-0191, atty.

GILL, Debra Lee, a/k/a Debra L. Gill, late of East Coventry Township. Lynn Coffey, 1450 E. Meadowbrook Rd., Pottstown, PA 19465 and Gayle O'Neill, 145 E. Ninth Ave., Conshohocken, PA 19428, care of DAVID A. MEGAY, Esquire, 41 E. High St., Pottstown, PA 19464, Executrices. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

STRAUS, Michael J., a/k/a Michael Joseph Straus, late of East Goshen Township. Avery S. Green, care of LEIGH A. SEGAL, Esquire, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, Administratrix. LEIGH A. SEGAL, Esquire, Wisler Pearlstine, LLP, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, atty.

WILFERT, Douglas Edward, late of Downingtown. Randi Eckel, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

ZONA, Joanne L, a/k/a Joanne Zona, late of East Vincent Township. Judith Zona, 319 Swede Street, Norristown, PA 19401, care of MICHAEL P. GOTTLIEB, Esquire, 319 Swede Street, Norristown, PA 19401, Executrix. MICHAEL P. GOTTLIEB, Esquire, Vangrossi and Recchuiti, 319 Swede Street, Norristown, PA 19401, atty.

FICTITIOUS NAME

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

GraceWork Market, with its principal place of business at 117 Deer Creek Xing, Kennett Square, PA 19348. The application has been (or will be) filed on: Monday, April 28, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: EverLight LLC, 117 Deer Creek Xing, Kennett Square, PA 19348.

FICTITIOUS NAME

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

Jordan Diane Photography, with its principal place of business at 226 Highland Ave. Apt 1, Downingtown, PA 19335. The application has been (or will be) filed on: Friday, April 18, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Jordan Martino, 226 Highland Ave. Apt 1, Downingtown, PA 19335.

FICTITIOUS NAME

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

Welsford Co., with its principal place of business at 310 Commerce Drive, Exton PA 19341. The application has been (or will be) filed on: Friday, April 25, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Gilbert J. Welsford Sr., F. S. Welsford Co., 310 Commerce Drive, Exton, PA 19341 and Christina S. Welsford, F. S. Welsford Company, 310 Commerce Drive, Exton, PA 19341.

NONPROFIT CORPORATION NOTICE

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

Corporation Law of 1988.

The name of the corporation is Randazzo Justice Coalition.

Articles of Incorporation were filed on Wednesday, April 23, 2025.

Articles of Incorporation were effective on Wednesday, April 23, 2025.

The purpose or purposes for which it was organized are: Organized and existing exclusively for charitable purposes in accordance with Section 501(c)(3) of the Internal Revenue Code and under 15 Pa.C.S.A. § 5301, et. seq.

COLLEEN A. PRESTON, Solicitor
Fleck Eckert Klein McGarry LLC
222 N. Walnut Street, First Floor
West Chester, PA 19380

2nd Publication of 3

TRUST NOTICE

THE JOHN C. SCHOTT REVOCABLE LIVING TRUST DTD FEBRUARY 11, 2020 AS AMENDED AUGUST 11, 2021, AUGUST 17, 2021 and DECEMBER 26, 2022

JOHN C. SCHOTT, Deceased

Late of Willistown 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 TERRY ANN BRUNO, TRUSTEE, c/o James J. Ruggiero, Jr., Esq., 16 Industrial Blvd., Ste. 211, Paoli, PA 19301,
Or to her Attorney:

JAMES J. RUGGIERO, JR.
RUGGIERO LAW OFFICES LLC
16 Industrial Blvd., Ste. 211
Paoli, PA 19301

2nd Publication of 3

NOTICE

IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION

IN RE: C.A.M.
Case Number: AD-24-0059

TO: Nicole Mary Baer and John MacDonald

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you have to a male minor child, C.A.M. (d.o.b. 5/27/12), 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 for Tuesday, June 10, 2025, at 9:30 o'clock A.M., Honorable Nicole Forzato in Court Room No. 11, 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 Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Thomas Maxwell O'Keefe, Esq.
Attorney for Chester County
Department of Children, Youth and Families

3rd Publication of 3**TRUST NOTICE**

JOHN H. KALBACH REVOCABLE TRUST DTD
01/29/2020

JOHN H. KALBACH, Deceased

Late of Tredyffrin 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 MARY KALBACH, NANCY WATSON
and LISA WILLIAMSON, TRUSTEES, c/o Jona-
than H. Ellis, Esq., One Tower Bridge, 100 Front St.,
Ste. 100, Conshohocken, PA 19428,
Or to their Attorney:

JONATHAN H. ELLIS

FLASTER GREENBERG PC

One Tower Bridge

100 Front St., Ste. 100

Conshohocken, PA 19428

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, May 15th, 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 **Monday, June 16th, 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

3rd Publication of 3

SALE NO. 25-5-117

Writ of Execution No. 2024-09005

DEBT \$648,501.71

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of West Goshen, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Knollwood" made by Henry S. Conrey, Inc., Division Chester Valley Engineers, Paoli, Pennsylvania dated 06-22-1963 and revised 04-29-1964 as follows to wit:

BEGINNING at a point on the South-

westerly side of Clearbrook Road (50 feet wide); which point is measured the 2 following courses and distances from a point of curve on the Southeasterly side of Patricia Lane (50 feet wide); (1) extending from said point of curve on a line curving to the right, having a radius of 25 feet, the arc distance of 34.91 feet to a point of tangent; and (2) South 34 degrees 51 minutes 30 seconds East, 102.08 feet to the point and place of beginning; thence extending from said beginning point along the Southwesterly side of Clearbrook Road South 34 degrees 51 minutes 30 seconds East, 92.95 feet to a point; thence extending South 55 degrees 08 minutes 30 seconds West, 220 feet to a point ; thence extending North 21 degrees 30 minutes 40 seconds West, 129.92 feet to a point; thence extending North 65 degrees 08 minutes East, 192.94 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 58 as shown on said Plan.

BEING the same premises which Curtis A. Baker and Lisa K. Baker, by Deed dated July 11, 2013 and

recorded July 12, 2013 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 8765, Page 692 granted and conveyed unto Samuel E. Felsenfeld and Tiffany L. Felsenfeld, as tenants by the entirety.

Tax Parcel # 52-1N-15

PLAINTIFF: Robert and Nancy Jane Felsenfeld, Trustees of the Robert and Nancy Jane Felsenfeld Trust

VS

DEFENDANT: **Samuel E. Felsenfeld and Tiffany L. Felsenfeld**

SALE ADDRESS: 1222 Clearbrook Road, West Goshen Township, West Chester, PA 19380

PLAINTIFF ATTORNEY: **MILLER, TURETSKY, RULE & MCLENNAN**
610-489-3300

SALE NO. 25-5-118**Writ of Execution No. 2024-10236****DEBT \$47,052.77**

PROPERTY SITUATE IN CALN TOWNSHIP

Tax Parcel # 39-4A-7

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DISCOVER BANK

VS

DEFENDANT: **AMANDA J. CHRISTENSEN**

SALE ADDRESS: 2523 Grandview Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322****SALE NO. 25-5-119****Writ of Execution No. 2023-08359****DEBT \$196,193.61**

PROPERTY SITUATE IN VALLEY TOWNSHIP

Tax Parcel # 38-01-0184

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC

VS

DEFENDANT: **URSULA HUNT AKA URSULA LONDON, Solely in Her Capacity as Heir of HARRY LONDON, Deceased; GLORIA LONDON Solely in Her Capacity as Heir of HARRY LONDON, Deceased; The Unknown Heirs of HARRY LONDON, Deceased; QUINIECE TWYMAN Solely in Her Capacity as Heir of HARRY LONDON, Deceased**

SALE ADDRESS: 377 Larose Drive 377 Coatesville, PA 19380

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322****SALE NO. 25-5-120****Writ of Execution No. 2023-08630****DEBT \$127,255.28**

PROPERTY SITUATE IN WALLACE TOWNSHIP

Tax Parcel # 31-04E-0046

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2022-R2

VS

DEFENDANT: **BRIAN J BAUM & NANCY K BAUM**

SALE ADDRESS: 1831 Creek Road, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322****SALE NO. 25-5-121****Writ of Execution No. 2023-09066****DEBT \$437,209.50**

ALL THAT CERTAIN lot or piece of ground, with Improvements erected thereon, situate in the Township of New Garden, County of Chester and Commonwealth of Pennsylvania as shown on Subdivision Plan for Candlewyck at New Garden (PIA Tract) prepared for Orleans Corporation by Nave, Newell and Stampfl, Ltd dated April 26, 2000 and recorded June 14, 2001 in Plan No. 15798, bounded and described as follows, to wit:

BEGINNING at a point in the dividing line between Lot 25 and Lot 24, said point being located on the Westerly right of way

line of Honey Locust Drive and continuing from said beginning point the four following courses and distances: (1) South 84 degrees 52 minutes 15 seconds West the distance of 150.00 feet to a point thence (2) North 5 degrees 7 minutes 45 seconds West the distance of 100.00 feet to a point thence (3) North 84 degrees 52 minutes 15 seconds East the distance of 150.00 feet to a point on the Westerly right of way line of Honey Locust Drive; thence (4) in the line of Honey Locust Drive South 5 degrees 7 minutes 45 seconds East the distance of 100.00 feet to the first mentioned point and place of Beginning.

BEING Lot 24, as shown on said plan.

BEING the same premises which Bindu Varghese, by deed dated November 16, 2021 and recorded January 3, 2022 at Instrument No. 11896907 in the Office of the Recorder of Deeds of Chester County, PA, granted and conveyed unto Keeohn Small, in fee.

Tax Parcel # 60-04-0020.040

PLAINTIFF: U.S. Bank Trust Company, National Association, not in its individual capacity, but solely as trustee on behalf of NFMP Trust, Series 2023-C

VS

DEFENDANT: **Keeohn J. Small a/k/a Keeohn Small**

SALE ADDRESS: 219 Honey Locust Drive, Avondale, PA 19311

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

SALE NO. 25-5-122

Writ of Execution No. 2023-01003

DEBT \$224,583.97

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in Caln Township, Chester County State of Penn-

sylvania, as shown on Plan of Subdivision for Hidden Forest made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dated 07/06/1984 and last revised 12/07/1984 and recorded as Plan No. 5391 and No. 5392 as more fully described as follows, to wit:

BEGINNING at a point of curve on the Southerly side of the cul-de-sac at the end of Jennifer Drive, said point also marking a corner of Lot No. 21 on said Plan; thence linm said beginning point along the Southerly side of cul-de-sac on the arc of a circle curving to the left having a radius of 60.0 feet the arc distance of 43.71 feet to a point; thence along Lot No. 19 on said Plan, South 11 degrees 25 minutes 28 seconds East 113.91 feet to a point; thence along Lot No. 12 on said Plan, South 87 degrees 52 minutes 34 seconds West 137.17 feet to a point; thence along Lot No. 21 on said Plan, North 30 degrees 18 minutes 46 seconds East 143.34 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 20 on said Plan.

UPI # 39-3H-20

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **Lance Lewis**

SALE ADDRESS: 330 Jennifer Drive, Coatesville, PA 19320

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

SALE NO. 25-5-123

Writ of Execution No. 2021-09643

DEBT \$947,392.28

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 Northeast-erly 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.

Tax 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. 25-5-124

Writ of Execution No. 2023-07718

DEBT \$182,229.80

ALL THAT CERTAIN lot or piece of land, situate in the Fourth Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the East side of South Street, 160 feet North of the Northeast corner of Emmett and South Streets, which point of beginning is 20-1/2 feet from the centerline of South Street; thence along the East side of South Street North 13 degrees 30 minutes West 90 feet; thence North 76 degrees 30 minutes East 195.8 feet to a point on the West side of North Street and 12 feet from the centerline thereof; thence along the West side of North Street, South 13 degrees 30 minutes East 90 feet; thence along the North side of a 10 feet wide alley or driveway in the rear of lands of Dennis Gainor Estate et al South 76 degrees 30 minutes West, 195.8 feet to the point and place of beginning.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Erich Zimmerman and Jodi R. Zimmerman, by Deed dated May 17, 1999, and recorded on May 20, 1999, by the Chester County Recorder of Deeds in Deed Book 4566, at Page 2037, granted and conveyed unto Shane M. Fineran, now deceased, and Eleanor D. Fineran, as Tenants by the Entireties.

Tax Parcel # 15-5-158

PLAINTIFF: U.S. Bank Trust Company,
National Association, as Trust Administra-
tor and as Indenture Trustee for Citigroup
Mortgage Loan Trust 2023-RP1

VS

DEFENDANT: **Eleanor D. Fineran**

SALE ADDRESS: 323 South Street,
Phoenixville, PA 19460

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

SALE NO. 25-5-125

Writ of Execution No. 2024-08006

DEBT \$325,003.05

PROPERTY SITUATE IN BOROUGH
OF MODENA

Tax Parcel # 10-3-2.1

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **KATHLEEN MARIE
DUGAN & EDGARDO PALACIO**

SALE ADDRESS: 16 Baker Street,
Coatesville, PA 19320

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

SALE NO. 25-5-127

Writ of Execution No. 2024-02612

DEBT \$371,245.81

ALL THAT CERTAIN, LOT OR PIECE
OF GROUND SITUATE IN THE TOWN-
SHIP OF EAST BRANDYWINE, COUN-
TY OF CHESTER AND COMMON-
WEALTH OF PENNSYLVANIA

Tax Parcel # 3005 02210200

PLAINTIFF: CITIBANK, N.A., NOT
IN ITS INDIVIDUAL CAPACITY BUT

SOLELY AS TRUSTEE OF COLT 2022-
5 TRUST

VS

DEFENDANT: **HORSESHOE PIKE
HOLDINGS LLC, A PENNSYLVANIA
LIMITED LIABILITY COMPANY**

SALE ADDRESS: 888 Horseshoe Pike,
Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ROBERT-
SON, ANSCHUTZ, SCHNEID, CRANE
& PARTNERS, PLLC 855-225-6906**

SALE NO. 25-5-128

Writ of Execution No. 2024-01650

DEBT \$370,144.56

ALL THAT CERTAIN LOT OF PIECE
OF GROUND, situate in the Township of
Honeybrook, County of Chester and Com-
monwealth of Pennsylvania, described
in accordance with a Plan of Property of
Frank Flitzenwever Estate, made by G.D.
Houtman and Son, Civil Engineers, Me-
dia, Pennsylvania dated 9-20-1965 as fol-
lows, to wit:

Beginning at a point in the center line of
St. Marks (erroneously written "Parks"
in prior deed of Record) Church Road
(L.R. 15145), at the distance of 563.25
feet measured North 14° 45' West, along
said center line from a spike set at its Inter-
section with the center line of Horse Shoe
Pike (Route 322), a corner of Lot No. 4;
Thence along Lot No. 4, South 75° 15'
West, 210 feet to a point, a corner of Lot
No. 3; Thence along Lot No. 3, North 37°
22' West, 260 feet to a point, a corner of
Lot No. 6; Thence along Lot No. 6, North
74° 15' East, 310 feet to a point in the cen-
ter line of St. Marks Church Road; Thence
along the center line thereof, South 14° 45'
East, 240 feet to the first mentioned point
and place of beginning.

Containing Lot No. 5 on said Plan.

BEING the same premises which TODD A. FRIEDMAN AND ANNA M. FRIEDMAN, H/W by Deed dated December 21, 1990 and recorded in the Office of Recorder of Deeds of Chester County on December 27, 1990 at Book 2259, Page 357 granted and conveyed unto Richard Lammey and Patricia Lammey. Richard Lammey departed this life on November 20, 2009.

Tax Parcel # 22-8-68.4B

PLAINTIFF: Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc.

VS

DEFENDANT: **Patricia Lammey**

SALE ADDRESS: 2533 Chestnut Tree Road, Honey Brook, PA 19344

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

SALE NO. 25-5-129

Writ of Execution No. 2024-08266

DEBT \$337,514.45

ALL THAT CERTAIN lot or parcel of land situated in the Township of London Britain, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated April 22, 1994 and recorded in the Office of the Chester County Recorder of Deeds on May 10, 1994, in Deed Book Volume 3753 at Page 927, as Instrument No. 199437344.

Tax Parcel # 73-05-0044.120

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity, but solely as Owner Trustee for BRAVO Residential Funding Trust 2020-RPL2

VS

DEFENDANT: **Gregory C. Rigg a/k/a Gregory Rigg and Tamera L Rigg**

SALE ADDRESS: 17 Chesterton Drive, Landenberg, PA 19350

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

SALE NO. 25-5-130

Writ of Execution No. 2024-10482

DEBT \$319,892.34

Property situate in the EAST PIKELAND TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 26-2-332

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FBS

VS

DEFENDANT: **CAMILA DESOTTI SACHS**

SALE ADDRESS: 3501 Honey Locust Drive, Phoenixville, PA 19460

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

SALE NO. 25-5-131

Writ of Execution No. 2020-02922

DEBT \$649,981.45

ALL THAT CERTAIN lot or piece of ground, with the hereditaments and appurtenances, thereon erected, Situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision Plan property of Frank J. Fanelli, Inc., known as Glenhardie Farm, made by Yerkes Associates Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pa., dated 1/10/1978 last revised 5/3/1978 as follows, to wit:-

BEGINNING at a point on the Northeast-

erly side of Gulph Road (L.R. 544) which point measured the 2 following courses and distances from a point of curve on the Southwesterly side of Richerd Road (50 feet wide) (as shown on said plan) (1) extending from said point of curve on a line curving to the left having a radius of 25.00 feet, the arc distance of 58.20 feet to a point of tangent and (2) South 74 degrees, 20 minutes, 30 seconds East, 374.64 feet to the point and place of beginning; thence extending from said beginning point along Lot No. 30, North 15 degrees, 58 minutes, 30 seconds East, crossing a 20 feet wide sanitary sewer easement 182.51 feet to a point in line of Lot No. 27; thence extending partly along the same and partly along Lots 26 and 25 South 80 degrees, 18 minutes, 20 seconds East 112.72 feet to a point, a corner of Lot No. 32, thence extending along the same South 15 degrees, 39 minutes, 30 seconds West, re-crossing said 20 feet wide sanitary sewer assessment 179.22 feet to a point on the Northeasterly side of Gulph Road, aforesaid; thence extending along the same the 3 following courses and distances (1) North 74 degrees, 20 minutes, 30 seconds West, 77.81 feet to a point; (2) South 15 degrees, 39 minutes, 30 seconds West, 15 feet to a point and (3) North 74 degrees, 20 minutes, 30 seconds West, 35.32 feet to the first mentioned point and place of beginning.

CONTAINING 20,044 square feet of land be the same more or less.

BEING Lot No. 31 as shown on said Plan.

BEING the same premises which Faneli-Harlan Builders, Inc., a Corporation by Deed dated December 28, 1979 and recorded in the Office of Recorder of Deeds of Chester County on January 3, 1980 at Book F56, Page 510 granted and conveyed unto Paul W. Gaffney and Sheila M. Gaffney now deceased, his wife, their heirs and assigns, as Tenants by the Entireties.

Tax Parcel # 4302N00140300

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10, by its servicer PHH Mortgage Corporation

VS

DEFENDANT: **Paul Gaffney a/k/a Paul W. Gaffney**

SALE ADDRESS: 767 Gulph Road, Wayne, PA 19087

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

SALE NO. 25-5-132

Writ of Execution No. 2024-09298

DEBT \$327,786.53

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Site Plan Lot No. 403 of Bradford Glen made by Henry S. Conrey, Inc., dated 07/23/1979 and last revised 03/05/1986 as follows, to wit:

BEGINNING at a point in the West side of Russell Drive at a corner of Lot No. 404 as shown on said Plan; thence extending along same South 81 degrees 34 minutes 55 seconds West 100.00 feet to a corner of an Open Space Area, thence extending along same North 08 degrees 25 minutes 05 seconds 55.00 feet to a corner of Lot No. 402 thence extending along same North 81 degrees 34 minutes 55 seconds East 100.00 feet to a point of the West side of Russell Drive; thence extending along same circle South 08 degrees 25 minutes 05 seconds East 55.00 feet to the first mentioned point and place of beginning.

CONTAINING 5,500 square feet of ground, be the same more or less.

BEING Lot NO. 403 as shown on said Plan.

NOTE: The company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

BEING the same premises which Stephen W. Kirschner by Deed dated October 30, 2013 and recorded in the Office of Recorder of Deeds of Chester County on November 12, 2013 Instrument# 11316504 granted and conveyed unto Charlene A. Bigelow.

Tax Parcel # 50-05A-0364

PLAINTIFF: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

VS

DEFENDANT: **Charlene A. Bigelow**

SALE ADDRESS: 1606 Russell Drive, Downingtown, PA 19335

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

SALE NO. 25-5-133

Writ of Execution No. 2022-06479

DEBT \$362,627.30

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF EAST NOTTINGHAM, CHESTER COUNTY, PENNSYLVANIA:

Tax Parcel # 69-3-63.12

IMPROVEMENTS thereon: a residential property

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC,

VS

DEFENDANT: **BENNIE PETTWAY**

SALE ADDRESS: 140 Schoolview Lane, Oxford, PA 19363

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

SALE NO. 25-5-134

Writ of Execution No. 2024-09625

DEBT \$177,067.19

ALL THAT CERTAIN lot or parcel of land situated in the Township of West Nantmeal, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated December 5, 1998 and recorded in the Office of the Chester County Recorder of Deeds on February 8, 1999, in Deed Book Volume 4504 at Page 212, as Instrument No. 19999749.

Tax Parcel # 23-04-0033.020

PLAINTIFF: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2018-2

VS

DEFENDANT: **Henry Nurse, as Surviving Heir of Gary L. Nurse, Deceased and Unknown Surviving Heirs of Gary L. Nurse, Deceased**

SALE ADDRESS: 186 Isabella Road, Elverson, PA 19520

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

SALE NO. 25-5-136

Writ of Execution No. 2024-09222

DEBT \$239,953.06

Property situate in the BOROUGH OF KENNETT SQUARE, CHESTER County, Pennsylvania, being
BLR # 0 304 016 000 00

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: SANTANDER BANK, N.A.

VS

DEFENDANT: **CHARLES E. THOMPSON III A/K/A CHARLES E. THOMPSON**

SALE ADDRESS: 424 S Union Street, Kennett Square, PA 19348

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

SALE NO. 25-5-137

Writ of Execution No. 2024-07316

DEBT \$168,083.99

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF MARVIN M. TURNER AND AMBER J. LITTLE AKA AMBER LITTLE TURNER, OF, IN, AND TO ALL THE FOLLOWING DESCRIBED REAL ESTATE:

SITUATE IN THE CITY OF COATESVILLE, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A SINGLE KNOWN AND NUMBERED AS 403 COLINA LANE, COATESVILLE, PA 19320, BOOK 7752, PAGE 1192, PARCEL NUMBER 16-10- 0238.

Tax Parcel # 16-10-0238

PLAINTIFF: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION

VS

DEFENDANT: **MARVIN M. TURNER AND AMBER J. LITTLE AKA AMBER LITTLE TURNER,**

SALE ADDRESS: 403 Colina Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **WELTMAN, WEINBERG, & REIS CO., LPA 216-739-5629**

SALE NO. 25-5-138

Writ of Execution No. 2024-04460

DEBT \$354,868.01

Property to be sold is situated in Kennett Township, County of Chester and Commonwealth of Pennsylvania:

Tax Parcel # 6205 02880000

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust

VS

DEFENDANT: **Susan E. Schwartz, James C. Schwartz**

SALE ADDRESS: 202 Balmoral Circle, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **FRIEDMAN VARTOLO LLP, 212-471-5100**

SALE NO. 25-5-139

Writ of Execution No. 2024-09364

DEBT \$204,476.42

Land Situated in the Township of East Whiteland in the County of Chester in the State of PA All that certain lot or piece of ground, situate in the Township of East Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Map of Property of Napa Corporation, made by M. R. and J. B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, June 13, 1953, and revised as to this lot on June 25, 1953, as follows, to wit:

BEGINNING at a point set at the intersection of the middle line of a 50 feet wide proposed road and the middle line of Conestoga Pike, which point is at the distance of 467.41 feet measured along Conestoga Pike, from its intersection with the middle line of Malin Road; thence extending along the middle line of a 50 feet wide proposed road, North 40 degrees, 43 minutes East, 200 feet to a point, a corner

of Lot No. 17 on said Plan; thence extending along said Lot No. 17 South 49 degrees, 17 minutes, East, 115 feet to a point, a corner of Lot No. 5; thence extending along Lot No. 5, South 40 degrees, 43 minutes West, 200 feet to a point in the middle line of Conestoga Pike; thence extending along same, North 49 degrees, 17 minutes West, 115 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on the above-mentioned Plan.

BEING the same premises, which Hallie Fitch Mylotte by Deed dated December 28, 1995 and recorded in the Office of Recorder of Deeds of Chester County on June 19, 1997 at Book 4192, Page 0106 Instrument #34266 granted and conveyed unto Mary Jane Fitch.

THE SAID Mary Jane Fitch having departed this life on May 15, 2024.

Tax Parcel # 42-4-152

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: Amy Fitch Lancaster, Solely in her capacity as Heir of Mary Jane Fitch, deceased and Emily Fitch Zimmerman, Solely in her capacity as Heir of Mary Jane Fitch, deceased and The Unknown Heirs of Mary Jane Fitch

SALE ADDRESS: 85 Conestoga Road, Malvern, PA 19355

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

SALE NO. 25-5-141

Writ of Execution No. 2022-06858

DEBT \$5,309.08

All those two certain tracts of land situate in East Fallowfield Township, Chester County, Pennsylvania.

Tax Parcel # 47-3-24

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: Patricia Lynn Breitenbach

SALE ADDRESS: 20 Timacula Road, East Fallowfield, PA 19320

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

SALE NO. 25-5-143

Writ of Execution No. 2024-09624

DEBT \$95,473.47

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

ALL THOSE THREE CERTAIN lots of land known as Nos. 51, 52, and 53, Section 3, on a Plan of Lots called Pomeroy Heights, in the Township of Sadsbury, County of Chester and State of Pennsylvania, according to a survey made May 12, 1937 by J. W. Harry, C. E., and duly recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Plan Book No. 1, Page 271, bounded and described as follows:-

FRONTING seventy-five (75) feet on the North side of Washington Lane and running back Northwardly between parallel lines of that width one hundred fifty (150) feet to the South lines of Lots Nos. 109, 110 and 111 on said Plan.

BOUNDED on the North by Lots Nos. 109, 110 and 111 aforesaid; on the East by Lot No. 54 on said Plan; on the South by the North curb line of Washington Lane, and on the West by Lot No. 50 on said Plan.

BEING THE SAME PROPERTY CONVEYED TO SEAN J. MURRAY, JR. WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM LUDA SITKOWSKI AKA LUDMILLA SITKOWSKI, EXECUTRIX OF THE ESTATE OF VALENTINE SITKOWSKI AKA VALENTINA K. SITKOWSKI, DATED FEBRUARY 11, 2015, RECORDED MARCH 2, 2015, AS DOCUMENT ID 11393349, AND RECORDED IN BOOK 9064, PAGE 1, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 37-4H-10

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Sean J. Murray, Jr.**

SALE ADDRESS: 35 Washington Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MDK LEGAL 614-220-5611**

SALE NO. 25-5-144

Writ of Execution No. 2024-10901

DEBT \$296,962.86

Property situate in the SCHUYLKILL TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 27-5B-1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **MICHAEL J. FINEGAN; COURTNEY JOHNS**

SALE ADDRESS: 1016 Livingston Avenue, Phoenixville, PA 19460

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

SALE NO. 25-5-145

Writ of Execution No. 2009-09730

DEBT \$600,939.30

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

BLR # 53-4-510

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

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

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

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

SALE NO. 25-5-146

Writ of Execution No. 2024-02283

DEBT \$147,910.53

Property situate in the TOWNSHIP OF LONDON GROVE, CHESTER County, Pennsylvania, being

BLR # 59-11-41

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: AMERISAVE MORTGAGE CORPORATION

VS

DEFENDANT: **BENJAMIN J. FULLER**

SALE ADDRESS: 545 E. Avondale Road, West Grove, PA 19390

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

SALE NO. 25-5-147**Writ of Execution No. 2023-06487****DEBT \$475,227.00**

PROPERTY SITUATE IN TOWNSHIP
OF EAST PIKELAND

Tax Parcel # 26-05-0004

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: NATIONSTAR MORT-
GAGE LLC

VS

DEFENDANT: SUSAN FUS-
TER-MARIN & BRIAN MARIN AKA
BRIAN J. MARIN

SALE ADDRESS: 1427 Township Line
Road, Phoenixville, PA 19460

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

SALE NO. 25-5-148**Writ of Execution No. 2024-08140****DEBT \$34,309.13**

PROPERTY LOCATED IN THE CITY
OF COATESVILLE AND CALN TOWN-
SHIP

Tax Parcel # 16-7-284

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: AMERICAN INVEST-
MENTS LLC

VS

DEFENDANT: ROBERT E. FALLON
JR.

SALE ADDRESS: 123 S. 13th Avenue,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: SHNAYDER
LAW FIRM, LLC 215-834-3103

SALE NO. 25-5-149**Writ of Execution No. 2022-06458****DEBT \$102,042.34**

ALL THAT CERTAIN lot or piece of
ground with the buildings and improve-
ments thereon erected, situate in the
Township of Willistown, County of Ches-
ter and Commonwealth of Pennsylvania
and described according to a Plan thereof
known as "Meadowoods", said Plan made
by Chester Valley Engineers, Inc., Civil
Engineers and Land Surveyors, dated 12-
4-1956 and last revised 4-28-1959 as fol-
lows, to-wit;

BEGINNING at a point of tangent on the
Southwesterly side of Harvey Lane (30
feet wide), said point being measured by
the four following courses and distances
from a point of curve on the Southeasterly
side of West Chester-Paoli Pike (U.S.
Highway No.202) (50 feet wide), (1) leav-
ing West Chester-Paoli Pike on the arc of a
circle curving to the right having a radius
of 25 feet, the arc distance of 89.27 feet
to a point of tangent on the Southwesterly
side of Harvey Lane; (2) South 25 degrees
10 minutes East measured along the said
side of Harvey Lane, 250.00 feet to a point
of curve in the same; (3) Southwestwardly
measured still along the said side of
Harvey Lane on the arc of a circle curv-
ing to the left having a radius of 1,455.06
feet, the arc distance of 203.16 feet to a
point of tangent and (4) South 33 degrees
10 minutes East measured still along the
said side of Harvey Lane, 64.61 feet to
the point of beginning; thence extending
from said point of beginning, South 33
degrees 10 minutes East measured along
the said side of Harvey Lane 175.00 feet
to a point; thence extending South 56 de-
grees 50 minutes West, 261.52 feet to a
point of line of land now or late of Willis-
ton School Board; thence extending along
last mentioned land, North 34 degrees 08
minutes 40 seconds West, 40.04 feet to a
stone; thence extending North 27 degrees

57 minutes West, 135.53 feet to a point; thence extending North 56 degrees 50 minutes East, 249.88 feet to the first mentioned point and place of beginning.

BEING Lot No. 153 as shown on the above mentioned plan. CONTAINING in area 1.034 acres.

BEING THE SAME PREMISES AS John A. Gallagher and Carolyn J. Gallagher, by Deed dated November 23, 2004, and recorded on December 1, 2004, by the Chester County Recorder of Deeds as Instrument No. 10483920, granted and conveyed unto John A. Gallagher, an Individual.

Tax Parcel # 54-3-22.16.

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust, Series DE IV

VS

DEFENDANT: **John A. Gallagher**

SALE ADDRESS: 8 Harvey Lane, Malvern, PA 19355

PLAINTIFF ATTORNEY: **HILL WALLACK LLP 215-579-7700**