



Chester County Law Reporter

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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,
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Discussion:

Defendant is challenging the sufficiency of the evidence of her conviction of hindering prosecution. Pennsylvania Courts have consistently held that if a Defendant “wants to preserve a claim that the evidence was insufficient, then the 1925(b) statement needs to specify the element or elements upon which the evidence was insufficient. This Court can then analyze the element or elements on appeal. Where a 1925(b) statement does not specify the allegedly unproven elements, the sufficiency issue is waived on appeal.” Commonwealth v. Tyack, 128 A.3d 254, 260 (Pa. Super. 2015), quoting Commonwealth v. Williams, 959 A.2d 1252, 1257 (Pa. Super. 2008), quoting Commonwealth v. Flores, 921 A.2d 517, 522–523 (Pa. Super. 2007). Defendant has complied with this requirement and set forth the challenged element in her Statement of Errors filed December 20, 2023. She argues that evidence was insufficient to establish that at a relevant time before acting, Defendant knew Mr. Roberts was liable to be charged with conduct that would constitute a felony of the first or second degree. This Court disagrees with Defendant’s argument and finds that the evidence was sufficient to establish this element and sufficient for the conviction on this crime.

The offense of hindering prosecution is set forth in 18 Pa.C.S.A. § 5105(a) (3), which states that “A person commits an offense if, with intent to hinder the apprehension, prosecution, conviction or punishment of another for crime ... he: ... conceals or destroys evidence of the crime, or tampers with a witness, informant, document or other source of information, regardless of its admissibility in evidence....” The grading of the offense is set forth in 18 Pa.C.S.A. § 5105(a) as follows: “The offense is a felony of the third degree if the conduct which the actor knows has been charged or is liable to be charged against the person aided would constitute a felony of the first or second degree. Otherwise it is a misdemeanor of the second degree.”

On the verdict slip, the jury answered yes to the following question: Do you find that the crime Michael Roberts was participating in a corrupt organization? The jury was instructed that participating in a corrupt organization would amount to a felony of the first degree. (N.T., 6/5/23, pgs. 55-56). The grading is the focus of Defendant’s argument that at a relevant time before acting, Defendant knew Mr. Roberts was liable to be charged with conduct that would constitute a felony of the first or second degree. He does not argue that there was insufficient evidence to convict Defendant of hindering prosecution, just that there was not enough evidence that the crime Mr. Roberts was being investigated for was a felony. There is no question or argument that Defendant did not flush the controlled substances down the toilet or that Mr. Roberts was not dealing drugs as part of a drug trafficking organization. Nor is there any argument that if the law enforcement officers had found the drugs upon search of the house that additional charges would not be filed against Mr. Roberts. The sole focus of Defendant’s argument is what she knew prior to her actions.

The Pennsylvania Superior Court gave guidance regarding how to examine an actor’s knowledge as it relates to the hindering statute. We must look “to the aider’s state of mind and treats his/her behavior for what it is—obstruction of justice. The

gradation of the aider's offense is keyed to his/her knowledge of how the aided individual has been, or is liable to be, charged. 'Of course, it is not necessary that the defendant know the law of the crime for which the other is sought. For this reason the grading provision for this offense requires only that the aider know that the conduct charged or liable to be charged against the other person is of the sort proscribed by one of the more serious degrees of felony.'" Commonwealth v. Lore, 487 A.2d 841, 854 (Pa.Super. 1984), quoting Model Penal Code 242.3, comment 6 (1980).

The spirit of this language is mirrored in the standard jury instruction for hindering prosecution. This Court instructed the jury on this charge, in part, as follows:

As I told you, you cannot find the defendant guilty unless you find that she had the intent to hinder the prosecution of Michael Roberts for the crime of participating in a corrupt organization.

It is not necessary that an intent to hinder was her sole purpose. She may have had other purposes or motives. However, to be guilty, she must have acted with a conscious purpose to hinder the authorities.

You will note that there is no requirement that Michael Roberts had actually committed any crime or that the defendant believed that Michael Roberts had actually committed any crime in order to find the defendant guilty.

The essence of the offense with which the defendant is charged is the interference with the process of justice. A person who aids another in an effort to hinder the police can interfere with the process of justice regardless of whether she believes the other person is guilty or whether the other person is actually guilty of any crime.

If you are satisfied that the three elements of the felony offense of hindering prosecution have been proven beyond a reasonable doubt, you should find the defendant guilty. Otherwise, you must find the defendant not guilty of this crime.

(N.T., 6/5/23, pgs. 56-57).

Applying the facts of this case, and taking all reasonable inferences drawn from the evidence in the light most favorable to the Commonwealth, there was sufficient evidence to show that Defendant knew that the conduct Mr. Roberts was committing and would likely be charged with would constitute a felony of the first or second degree. Defendant arrived home on July 9, 2021 to find law enforcement officers guarding her home. She was told that Mr. Roberts had been arrested for trafficking controlled substances and they were waiting for a warrant to search the house. Detective Sergeant Rubincan and Defendant had a "very personal conversation" about her son, his addition issues, and his arrests over the years. He enlightened her about the investigation and told her Mr. Roberts "was working for some dangerous individuals" during his trafficking of controlled substances. Defendant was told that if she were to go inside the house, one of the officers would have to accompany her to make sure

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everything remained secure, so they agreed she would work from on the back porch. Thereafter, Detective Rosado told her she could work in her office and told her to not tamper with anything.

Detective Sergeant Rubincan further testified that he told Defendant that this investigation was so important because it was part of a larger ongoing investigation into dangerous people in a corrupt organization that were supplying pills that resulted in a number of overdose deaths in Chester County. He told her any pills in the house had to do with prosecution or investigation of a corrupt organization. The detective sergeant testified that this conversation took place before the search warrant was obtained. Therefore, it must have occurred in the backyard and not while they sat on the couch talking before the warrant arrived since Detective Sergeant Rubincan did not enter the house until after he received the call from Detective Lund saying the warrant was approved.

It is abundantly clear that there is sufficient evidence that prior to flushing the pills, Defendant knew that the Mr. Roberts was under investigation for participating in a corrupt organization of drug trafficking, and he would likely be charged with those crimes, which would constitute a felony of the first or second degree. Therefore, Defendant's argument on appeal is without merit.

Corpus Delicti Rule:

Defendant's second and third arguments on appeal deal with the corpus delicti rule. Defendant's second argument on appeal is that "[t]he trial Court erred in ruling, by Order of December 8, 2022, prior to trial, that Defendant's statement to police officers would [be] admitted at trial as an admission of a party opponent in violation of the *corpus delicti* rule because the evidence properly admitted at trial was insufficient to establish a *prima facie* case that defendant had committed a crime without consideration of her statements." Defendant's third argument on appeal is that "[t]he trial Court erred in denying defendant's Motions and objections, and in admitting defendant's statements at trial, in violation of the *corpus delicti* rule because the evidence properly admitted at trial was insufficient to establish a *prima facie* case that defendant had committed a crimes without consideration of her statements." We disagree.

The December 8, 2023 Order was the result of the Commonwealth's Motion in Limine to Admit Defendant's Statement as a Party Opponent, filed October 26, 2022. Defendant filed a brief in opposition on November 22, 2022. The corpus delicti rule is well settled in Pennsylvania as an evidentiary rule. Commonwealth v. Herb, 852 A.2d 356, 362-363 (Pa.Super. 2004), citing Commonwealth v. Verticelli, 706 A.2d 820, 822 (Pa. 1998). On a challenge to a trial court's evidentiary ruling, the appellate court's standard of review is one of deference. Herb, 852 A.2d at 363, citing Commonwealth v. Brace, 831 A.2d 678, 681 (Pa.Super.2003), appeal denied, 844 A.2d 551 (Pa. 2004).

It is well established that the admissibility of evidence is solely within the discretion of the trial court and will be reversed only if the trial court has abused its discretion. Herb, 852 A.2d at 363, citing Commonwealth v. Cunningham, 805

A.2d 566, 572 (Pa.Super. 2002), appeal denied, 820 A.2d 703 (Pa. 2003). “An abuse of discretion is not merely an error of judgment, but is rather the overriding or misapplication of the law, or the exercise of judgment that is manifestly unreasonable, or the result of bias, prejudice, ill-will or partiality, as shown by the evidence of record.” Herb, 852 A.2d at 363, citing Commonwealth v. Cameron, 780 A.2d 688, 692 (Pa.Super. 2001) and Commonwealth v. Dent, 837 A.2d 571, 577 (Pa.Super. 2003).

“Pennsylvania law precludes the admissibility of a confession absent proof of the corpus delicti, literally, ‘the body of a crime.’” Herb, 852 A.2d at 363, quoting Commonwealth v. Taylor, 831 A.2d 587, 590 (Pa. 2003). “However, the rule is not ‘a condition precedent to the admissibility of the statements’ of an accused. ‘Rather, the rule seeks to ensure that the Commonwealth has established the occurrence of a crime before introducing the statements or confessions of the accused to demonstrate that the accused committed the crime. The rule was adopted to avoid the injustice of a conviction where no crime exists.’” Id. Only inculpatory, not exculpatory statements, fall within the scope of the corpus delicti rule. Herb, 852 A.2d at 363, citing Commonwealth v. McMullen, 681 A.2d 717, 721 (Pa. 1996).

“The corpus delicti rule is two-tiered; it must first be considered as a rule of evidentiary admissibility using a prima facie standard, and later, under a beyond a reasonable doubt standard, as one of proof for the fact-finder’s consideration at the close of the case.” Commonwealth v. Zugay, 745 A.2d 639, 652 (Pa.Super. 2000), citing Commonwealth v. Reyes, 681 A.2d 724 (Pa. 1996). Before the inculpatory statement may be admitted into evidence, the Commonwealth must establish that a loss has occurred, and the loss occurred as a result of criminal activity. Herb, 852 A.2d at 363, citing Taylor, 831 A.2d at 590. Only then may the Commonwealth introduce a statement to show that the defendant is responsible for the loss or crime. Id. For the purpose of admission, the corpus delicti may be established by a preponderance of the evidence. Herb, 852 A.2d at 363, citing Commonwealth v. Reyes, 681 A.2d 724, 727 (Pa. 1996), cert. denied, 520 U.S. 1174, 117 S.Ct. 1445, (1997). Moreover, the Commonwealth may establish the corpus delicti with circumstantial evidence. Herb, 852 A.2d at 363, citing Reyes, 681 A.2d at 727 and Commonwealth v. Rivera, 828 A.2d 1094, 1103–04 (Pa.Super. 2003), appeal denied, 842 A.2d 406 (Pa. 2004). In addition, the order of proof is within the trial court’s discretion, and the Commonwealth may be permitted to introduce the confession first so long as the corpus is eventually established. Commonwealth v. Davis, 454 A.2d 92, 97 (Pa.Super. 1982), citing Commonwealth v. Smallwood, 442 A.2d 222 (Pa. 1982).

This Court agrees with Defendant’s position that the Rules of Evidence do not invalidate or trump the corpus delicti rule. The corpus delicti rule must be applied prior to and in conjunction with the evidentiary rules, which is what took place in this case. Based on the proffer set forth by the Commonwealth in its Motion in Limine to Admit Defendant’s Statement as a Party Opponent, this Court ruled that Defendant’s statement was admissible by a party opponent, but that did not mean that the corpus delicti rule was ignored. Obviously, the Commonwealth still had to establish the proper evidence at trial before Defendant’s statement could be considered by the jury. The proffer was set forth in the motion as follows:

In the present case, the Commonwealth intends to establish the existence of a crime by eliciting the following facts:

- a. Over a short period of time, Michael Roberts committed serial deliveries of fentanyl pills to a confidential informant.
- b. Each time, Michael Roberts left his home [and] directly proceeded to meet with the confidential informant.
- c. Each controlled buy was arranged with little notice to Michael Roberts, however, he never needed to reschedule or indicated that did not have pills.
- d. On July 9, 2021, immediately prior to his arrest, Michael Roberts sold pills the confidential informant. He was not allowed back into the house after his arrest, and the residence was secured.
- e. Based on these facts, the Commonwealth sought and obtained a search warrant for the home, establishing probable cause to believe that additional controlled substances or related paraphernalia would be found in the home.
- f. Ms. Roberts returned home while officers were waiting for the warrant to be signed, and was permitted to enter the home and remain in the home unsupervised.
- g. When officers searched the home, they did not find anything of evidentiary significance to the Michael Roberts' investigation.
- h. After receiving additional information about where specifically the drugs were located, Detective Rosado returned the house and searched again.
- i. Again, nothing of evidentiary significance to the Michael Roberts' investigation was found.
- j. Detective Rosado then asked Mary Roberts if she had taken the pills.
- k. The defendant handed Detective Rosado an empty pill bottle.

The December 8, 2022 Order should have noted that Defendant's statement would be admissible as a party opponent once the corpus delicti was established; however, that is how it happened at trial. The Commonwealth circumstantially established that a crime occurred prior to Defendant's statement being considered by the jury. Both counsel addressed the corpus delicti rule in their closing arguments and this Court instructed the jury that they could not consider Defendant's statement until after they determined that a crime was committed.

Defense counsel addressed the corpus delicti rule in closing argument as follows:

So there is an oddity in this case called the corpus delicti rule. The corpus delicti rule says that you're not allowed to consider or rely on the statements of a defendant in a criminal case unless the Commonwealth can prove beyond a reasonable doubt the existence of a crime independent of whatever that statement is.

It's a rule that goes back hundreds of years and it has to do with people under pressure being perceived to confess to things that may not have occurred.

But I suggest here it has particular weight, because you heard Sergeant Rubincan talk about what Mary Ellen's emotional state was at the time this was going down. She was pretty upset. She's just been told that her son is in custody, he's been selling drugs, they've got a drug sale investigation in process.

And they didn't read her her rights, they didn't ask her if she wanted to talk to a lawyer. They started recording.

I suggest that without her testimony, right, all you have is Michael selling dope and no evidence that she did anything to hinder anything.

And the only way you get to a crime is if you consider her statement. And that would be wrong, I suggest, because the law says. Right? And we have a process and we all know what the rules are. And we don't get to disregard those rules. And I suggest that you should not either.

(N.T., 6/5/23, pgs. 19-20).

The Commonwealth's closing argument addressed the corpus delicti rule in closing argument as follows:

So let me address what counsel had brought up as far as the concept – the legal concept of corpus delicti, which the Judge is going to instruct you on.

Don't overcomplicate it. It just means there needs to be independent evidence of a crime. That's all it means in laymen's terms.

In this case, like we've already gone through, the detectives had every reason to believe that there was going to be drugs in the house that day.

They looked twice, first when they executed the search warrant. You heard there were multiple officers that did so, Detective Diefenderfer, Detective Shave, Detective Rosado, Detective Rubincan.

And then Detective Rosado comes back to the house a second time, because he's told to look in a specific spot for a specific container. And he does not find it.

And then he asks – confronts Mary Roberts about that. And that's when the defendant admits that she flushed the pills, and hands over the pill bottle and the baggie.

It doesn't matter that her admission and handing over the items happened essentially simultaneously or even if the statement came

first. All that matters is that the empty pill bottle, the bottle that she had hidden in the trash, and the baggie with residue on it that she had hidden somewhere upstairs are themselves proof that a crime has been committed.

Because, remember, when we went through those elements there for both hindering prosecution and tampering evidence, concealing something is one of the ways that you can commit both those crimes.

So the fact that she had to take the canister out of the trash can and the fact that she had to go retrieve that bag corner with the residue on it from somewhere upstairs is itself proof that a crime had been committed, because she had concealed those items.

(N.T., 6/5/23, pgs. 39-40).

This Court used Pennsylvania Standard Jury Instruction 3.02A, Defendant's Confession or Admission: Corpus Delicti, General and instructed the jury as follows:

The Commonwealth has introduced evidence of a statement that it claims was made by the defendant. Before you may consider the statement as evidence against the defendant, you must find that a crime was in fact committed. Otherwise, you must disregard the statement.

Each juror should ultimately decide these questions for themselves and thereby individually accept or reject the defendant's statement as evidence. You must not allow the fact that I admitted the statement in evidence to influence you in any way during your deliberation.

As I told you, you may not consider the statement as evidence against the defendant unless you find beyond a reasonable doubt that a crime was committed. You must be satisfied by all of the evidence except the statement that an injury or loss occurred specifically; that someone concealed or destroyed evidence of the crime; and that this injury or loss resulted from the commission of the crime of hindering and/or tampering by someone.

The evidence need not tend to show that this crime was committed by someone. The other evidence need not rule out all possibility of accident, justification, or excuse or other noncriminal means.

It is enough, if you are satisfied beyond a reasonable doubt, that the circumstances are more consistent with the injury or a loss having resulted from the commission of a crime.

The object of these rules is to guard against convicting the person of a crime that never happened even though the defendant stated that it did occur.

(N.T., 6/5/23, pgs. 49-51). Pennsylvania law is well settled that juries are presumed to follow a court's instructions. *Commonwealth v. Naranjo*, 53 A.3d 66, 71 (Pa.Super. 2012), citing *Commonwealth v. Mollett*, 5 A.3d 291 (Pa.Super. 2010). Therefore, the jury in this case first determined that there was sufficient evidence that a crime was committed before they considered Defendant's statement. This Court did not err in denying Defendant's objection to the admission of Defendant's statement and did not violate the corpus delicti rule. Defendant's arguments on appeal are without merit.

Mr. Roberts' Statements:

Defendant's fourth argument on appeal is that "[t]he Court erred, prior to trial and at trial, in admitting non-verbal hearsay testimony intended to establish that police officers had learned a material fact from a person not called at trial, i.e. that drugs would be and/or should have been found in the defendant's home. This testimony was not based on the declarant's personal knowledge, but was rather inadmissible hearsay, and violated defendant's state and federal constitutional rights to confront adverse witnesses, by introducing testimonial statements from Michael Roberts to be used against his Mother without providing an opportunity for cross-examination of Michael Roberts."

With the exception of two brief references, this Court disagrees with Defendant's claim that Mr. Roberts' statements regarding drugs that were in the home were admitted at trial. A review of Detective Diefenderfer's testimony reveals that he explained how they took Mr. Roberts to the station and tried to get him to cooperate with law enforcement. He offered no testimony regarding any statements Mr. Roberts may have made regarding drugs in the house. A review of Detective Lund's testimony reveals that she testified that at some point later in the day on July 9, 2021, Detective Lund learned that there might have been drugs in that house that day. (N.T., 6/1/23, pgs. 76-77). However, she did not testify regarding any statements Mr. Roberts made about drugs being in the house.

A review of Detective Rosado's testimony reveals that the only testimony he gave regarding drugs that should have been in the house was as follows: Later that day, after 4 o'clock, after everybody else had concluded the initial execution of the search warrant, Sergeant Rubincan instructed Detective Rosado to go back to the house to look for something in a specific place in the house. (N.T., 6/1/23, pgs. 100-102). He searched Mr. Roberts' third floor bedroom on top of a table next to the bed. (N.T., 6/1/23, p. 102). Detective Rosado didn't find anything there. *Id.* Detective Rosado did state "I advised the defendant or told the defendant that Michael has provided information." (N.T., 6/1/23, p. 103). Defense counsel objected and this Court sustained the objection. *Id.* Detective Rosado did not set forth any statements that Mr. Roberts made.

A review of Sergeant Maguire and Detective Shave's testimony reveals that they offered no testimony regarding Mr. Roberts or any statements he may have made. A review of Detective Sergeant Rubincan's testimony reveals his testimony regarding the questioning of Mr. Roberts was as follows: Mr. Roberts was successfully arrested

and transported to West Chester Borough Police Department to attempt to obtain his cooperation and obtain details regarding his source of supply and his connection with the Amoriello drug trafficking organization. Id. At the same time, once his cooperation was evaluated as to whether or not he was going to cooperate, they would determine whether or not the search warrant would be executed on the house. (N.T., 6/1/23, pgs. 170-171). Mr. Roberts did not want to speak at first, so they obtained a search warrant for the residence. (N.T., 6/1/23, p. 171). After not finding any drugs when the search warrant was executed, he went to speak to Mr. Roberts at the West Chester Police Station. (N.T., 6/1/23, p. 180). After he spoke to Mr. Roberts, he directed Detectives Shave and Rosado to go back to the residence for a secondary look, because he had a feeling that there was something they missed. (N.T., 6/1/23, pgs. 180-181). Detective Sergeant Rubincan did not reveal any statement Mr. Roberts made, but did testify about what actions the law enforcement officers took.

The only testimony regarding statements of Mr. Roberts came in through the recorded phone call Detective Sergeant Rubincan made to Defendant when he told her that Mr. Roberts still owed money for the pills, and he does not know for sure but thought there were about forty pills. Defense counsel objected to the admission of the interview based on the corpus delicti rule but did not object to the reference to Mr. Roberts' statements. Had he done so, those brief references could have been redacted from the interview, as was the portion of the interview referring to having Defendant wash her hands because she had touched the dangerous Fentanyl. Defendant has waived any objection based on the failure to object to those two references to Mr. Roberts' statements.

Regarding the recorded prison phone call between Defendant and Mr. Roberts, the jury was instructed by this Court as follows: "Ladies and gentlemen, you are about to hear evidence regarding a conversation that occurred between the defendant and Michael Roberts. It is important to understand that the only evidence you may consider from this conversation are statements made by the defendant and her responses made to Michael Roberts." (N.T., 6/1/23, p. 209). As discussed above, juries are presumed to follow a court's instructions. Naranjo, 53 A.3d at 71, citing Mollett, 5 A.3d 291. Accordingly, Mr. Roberts' statements were not considered by the jury and Defendant's argument on appeal is without merit.

BY THE COURT:

/s/ANALISA SONDERGAARD, J.

DATE: 2/21/24

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Chester County Court of Common Pleas

Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE NICOLE R. FORZATO COURTROOM 11

WEDNESDAY, APRIL 02, 2025 09:00 AM

LOUIS F. DIBARTOLOMEO JR.
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

1522-2490

EDWARD J. COYLE
717-274-1421

JODY L. RAMPOLLA, EXECUTOR

JEFFREY ALTON KOT
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

15-24-1043

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

LAW NO. 2024-20678-NC

NOTICE IS HEREBY GIVEN that the name change petition of Molly Joy Yablonovitz was filed in the above-named court and will be heard on Friday, March 28, 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: Tuesday, November 26, 2024
Name to be changed from: Molly Joy Yablonovitz to: Jay M Yablonovitz
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. 2025-01376-NC

NOTICE IS HEREBY GIVEN that the name change petition of Kiley Alise Weber was filed in the above-named court and will be heard on Friday, May 30, 2025 at 2:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, March 14, 2025
Name to be changed from: Kiley Alise Weber to:

Kiley Alise Miller
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
ELISABETH A. COLBATH, Attorney for Petitioner
Colbath & Czech Law Group
1515 Market Street Suite 1650
Philadelphia, Pennsylvania 19102

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

LAW NO. 2025-02042-NC

NOTICE IS HEREBY GIVEN that the name change petition of Christopher Michael Guarino was filed in the above-named court and will be heard on Friday, June 20, 2025 at 2:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Thursday, March 13, 2025
Name to be changed from: Christopher Michael Guarino to: Victor Reno Morrison
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
JULIE E. MANSER, Attorney for Petitioner
Miller Law Offices
21 West Washington Street Suite D
West Chester, PA 19380

DISSOLUTION NOTICE

Notice of Winding Up Proceedings
TECH STRATEGIES GROUP, INC. with its principal office located at 1004 Ashley Road, West Chester, PA 19382 in Chester County does hereby give notice of its intention to dissolve. Any claims or proceedings directly affecting this company shall be sent to this same address. This shall serve as official notice to creditors and taxing authorities.

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

CIARLONE, Mary F., late of East Caln. Paul Joseph Ciarlone, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Administrator. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

DEVINE, William M., late of Honey Brook Township. William R. Devine, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. PATRICK A. DEIBLER, Esquire, Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

HAEGELE, Beatrice J., late of East Pikeland Township. Beatrice M Flanagan, 609 Wall St, Phoenixville, PA 19460 and Rosemary C Courts, 307 S. Walnut St, Birdsboro, PA 19508, Executrices.

HAZBOUN, Kamal Anthony, late of Easttown. Alma Anastas Hazboun, 1220 Sugartown Road, Berwyn PA 19312, care of MICHAELANGELO L DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs PA 19425, Executrix. MICHAELANGELO L DIPPOLITO, Esquire, ThePeoplesLawFirm.Com, LLC, 712 Kimberton Road, Chester Springs PA 19425, atty.

KISH, Geza, late of West Goshen Township. Peter J. Kish, care of PETER E. BORT, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, Executor. PETER E. BORT, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, atty.

KNIGHTS, Diane Elaine, a/k/a Diane E. Knights, late of East Fallowfield Township. Kurt Hinebaugh, 1540 N. Bailey Rd., Downingtown, PA 19335, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Administrator CTA. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

McGETTIGAN, Joseph, a/k/a Joseph H. McGettingan, Jr., late of Uwchlan Township. Patrick J. McGettigan, 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.

McGINLEY, Bernard Patrick, a/k/a Bernie McGinley Sr and Bernie P McGinley, late of Exton. Mark McGinley, 207 Louis Drive, Exton PA 19341, Executor.

MORRISON, David D, late of Phoenixville. Larry Drake, 150 Black Rock Road, Phoenixville, PA 19460 and Andrea Conover, 4860 Langer Lane, Woodbridge, VA 22193, Executors.

NEELY, Edgar Francis, a/k/a Edgar Francis Neely Jr. and Edgar F. Neely Jr., late of Nottingham. Kyle Giulio Neely, 909 Cloister Rd Apt A, Wilmington, DE, 19809, Administrator.

OLSAVSKY, Mary Ann, late of West Goshen Township. Adam Olsavsky, 1920 Gilpin Ave., Wilmington, DE 19806, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, Executor. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, atty.

PEOPLES, Charles E., late of Oxford. Nancy Zook, care of GEORGE S. DONZE, Esquire, 696 Unionville Rd., Ste. 6, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, Donze and Donze, 696 Unionville Rd., Ste. 6, Kennett Square, PA 19348, atty.

PRESTON, Malcolm Clarence, a/k/a Malcolm C. Preston, late of Downingtown Borough. George E. Lutz, 2728 N. Barley Sheaf Road, Coatesville PA 19320, Executor.

REYNOLDS, Betty Ann, a/k/a Betty A. Reynolds, late of Oxford. Debora Gray, 34 Bernard Avenue, Cochranville, PA 19330, care of DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, Executrix. DONALD F. KOHLER, JR., Esquire, Kohler Law Offices LLC, 27 South Darlington Street, West Chester, PA 19382, atty.

SCHELKOPF, John, a/k/a John D. Schelkopf and John David Schelkopf, late of West Brandywine Township. Matthew D. Schelkopf, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

SCHELKOPF, Nancy Marie, a/k/a Nancy M. Schelkopf, late of West Brandywine Township. Matthew D. Schelkopf, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste. T-2, Berwyn, PA

19312, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312, atty.

SWARTZ, Barbara Fienberg, late of Upper Uwchlan. Andrea Stillman Craven, 650 Churchill Rd., Chester Springs, PA 19425, care of JENNIFER WALKER, Esquire, 31 S. High Street Suite 200, West Chester, PA 19382, Executrix. JENNIFER WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street Suite 200, West Chester, PA 19382, atty.

TOKAR, Elaine Ann, a/k/a Elaine A. Tokar, late of Tredyffrin Township. Gregory J. Tokar, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executor. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

TUTHILL, Charles F., late of West Brandywine Township. Melissa Burke, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WEIGNER, David Herbert, late of Uwchlan Township. David J. Weigner, 408 Ashburton Place, Coatesville PA 19320, Administrator.

WRENN, Loretta W., a/k/a Loretta Wersen Wrenn and Loretta Gail Wrenn, late of Kennett Township. Jeffrey A. Wrenn, 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.

2nd Publication

BAKER, Jeffery B., a/k/a Jeffery Bryan Baker, late of Atglen. Kenneth C. Baker, 5262 Summerfield Drive, Mount Joy, PA 17552, care of KATELYN M. HALDEMAN, Esquire, 147 West Airport Road, Lititz, PA 17543, Administrator. KATELYN M. HALDEMAN, Esquire, Legacy Law Advisors, 147 West Airport Road, Lititz, PA 17543, atty.

BLAIR, Joan J, a/k/a Joan Florence Blair, late of West Bradford Township. Mark J Blair, 1017 Star-gazers Rd, Coatesville Pa 19320, Executor.

BRUTTS, SR., Steven Roberts, late of Pottstown. Steven R. Brutts, Jr., 89 Ascot Drive, Elverson, PA 19520 and Crystal L. Boyer, 1512 Chestnut Hill Rd., Pottstown, PA 19465, care of GARY P. LEWIS, Esquire, 372 N. Lewis Rd., PO Box 575, Royersford,

PA 19468, Executors. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Rd., PO Box 575, Royersford, PA 19468, atty.

DARDOZZI, Catherine P., late of East Goshen Township. Louis J. Dardozzi, care of JOSEPH P. DIGIORGIO, Esquire, 1800 E. Lancaster Ave, Paoli, PA 19301, Executor. JOSEPH P. DIGIORGIO, Esquire, Platt, DiGiorgio & Difabio, 1800 E. Lancaster Ave, Paoli, PA 19301, atty.

deLONG, Conrad Frederick, a/k/a Conrad deLong and Fred deLong, late of East Goshen Township. Lisa Kiziuk, care of TIMOTHY B. BARNARD, Esquire, 844 E. Street Road, PO Box 5, Westtown, PA 19395, Executrix. TIMOTHY B. BARNARD, Esquire, 844 E. Street Road, PO Box 5, Westtown, PA 19395, atty.

DETWILER, Frances Shirley, a/k/a F. Shirley Detwiler, late of East Pikeland Township. Curtis B. Detwiler, care of LAWRENCE S. CHANE, Esquire, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, Executor. LAWRENCE S. CHANE, Esquire, Blank Rome LLP, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, atty.

DOBSON, SR., Gerrit J., late of Spring City Borough. Monica Dobson Sheffer, 66 Doe Run Ln., Pottstown, PA 19464, care of MATTHEW R. KESSLER, Esquire, 8 Church Ln., Douglassville, PA 19518, Executrix. MATTHEW R. KESSLER, Esquire, Kessler Law Offices, L.L.C., 8 Church Ln., Douglassville, PA 19518, atty.

DOTTERRER, JR., James J., late of West Chester Borough. Linda L. Byler, 1000 Owls Nest Dr., Reading, PA 19606, care of ROSE KENNEDY, Esquire, 1212 Liggett Ave., Reading, PA 19611, Executrix. ROSE KENNEDY, Esquire, Curran Estate & Elder Law, PLLC, 1212 Liggett Ave., Reading, PA 19611, atty.

DOUGHTY, Richard E., late of Uwchlan Township. Maureen Doughty, 45 Oakland Drive, Downingtown, PA 18335 and Laura Doughty, 618 W. Chestnut St., West Chester PA 19380, care of VINCENT CAROSELLA, JR., Esquire, 882 S Matlack St Ste 101, West Chester PA 19382, Executrices. VINCENT CAROSELLA, JR., Esquire, 882 S Matlack St Ste 101, West Chester PA 19382, atty.

FEDOR, Barbara A., a/k/a Barbara Ann Fedor, late of East Goshen Township. David S. Fedor, 33 Ammerman Way, Chester, NJ 07930, Executor.

FIDANZA, Nicholas J, late of West Whiteland Township. Christina M. Fidanza, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite

201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

FONOCK, Phyllis J., late of East Whiteland Township. Tanya R. Young, 866 Hidden Hollow Dr., Gap, PA 17527, care of JOEL W. GOLDBERG, Esquire, 213-215 W. Miner St., West Chester, PA 19382, Executrix. JOEL W. GOLDBERG, Esquire, Goldberg, Goldberg & Maloney, 213-215 W. Miner St., West Chester, PA 19382, atty.

FRANCIS, Mary L., late of West Grove, Penn Township. Wanda Francis-Blackwell, 52 E. Periwinkle Lane, Newark, DE 19711, care of JAMES J. GALLAGHER, Esquire, P.O. Box 2306, Wilmington, DE 19899-2306, Executor. JAMES J. GALLAGHER, Esquire, Morris James LLP, P.O. Box 2306, Wilmington, DE 19899-2306, atty.

GRAY, JR., Clifford H., late of Upper Oxford Township. Stephen J. Gray, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

MELLON, Patricia Joan, late of West Chester. Maureen G. Mellon, 1682 Mt. Everest Lane, Toms River, NJ 08753, care of MICHAEL L. DAIELLO, Esquire, 2 West Market St., West Chester, PA 19382, Administrator. MICHAEL L. DAIELLO, Esquire, Daiello Law, LLC, 2 West Market St., West Chester, PA 19382, atty.

MILLER, Jay Lorraine, late of Kennett Township. Tacey L. Miller, 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.

MOBBRAY, John Walter, late of East Nottingham Township. Lois Anderson, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY T. ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PAKURIS, Katherine, a/k/a Katherine Pappas Pakuris, late of West Goshen Township. Joann Graziano, care of DUKE K. SCHNEIDER, Esquire, 17 W. Main St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Main St., P.O. Box 660, West Chester, PA 19381-0660, atty.

PLASKET, Richard J., late of Tredyffrin Township. Robert P. Cox, 23 Donegal Court, Newark, DE

19711, care of LINDSEY HOELZLE, Esquire, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executor. LINDSEY HOELZLE, Esquire, Palmarella & Raab, PC, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

RAHN, Mary B, late of Berywn. William E. Rahn, 60 West 68th Street, 6A, New York, NY 10023, care of DAVID J. BARTHOLF, Esquire, 323 W. Front Street, Media, PA 19063, Executor. DAVID J. BARTHOLF, Esquire, 323 W. Front Street, Media, PA 19063, atty.

ROSETTY, Diane M., a/k/a Diane Marie Rosetty, late of East Bradford Township. Camille Rosetty, 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.

SCHMITT JR., Curtis Robert, late of Pottstown. Catherine Horan, 923 Dolphin Drive, Malvern, PA 19355, Executor.

SMITH, Jerry, a/k/a Jerry Robert Smith, late of Newlin Township. Stephen D. Smith, 177 Red Oak Dr., Lincoln University, PA 19352, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 1934, atty.

STEPHENS, Margaret Joy, a/k/a Margaret J. Stephens, late of East Pikeland Township. Lee E. Wollenberg, care of LOUIS N. TETI, Esquire, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, Executrix. LOUIS N. TETI, Esquire, Stevens & Lee, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, atty.

STOLTZFUS, Mast, late of West Fallowfield Township. Marilyn K. Hershey, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. PATRICK A. DEIBLER, Esquire, Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

STUMPF, Martha Kay, late of Franklin Township. Henry W. Stumpf, 304 Red Fox Ln., Lincoln University, PA 19352 and Heather Ali, 2021 Rodman St., Philadelphia, PA 19146, care of TRACY BLAKE DeVIEGGER, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, Executors. TRACY BLAKE DeVIEGGER, Esquire, Gadsden Schneider & Woodward, LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, atty.

WEEKS, Anita Susan, late of East Goshen Township. Samuel P. Weeks, care of CAROL R. LIVIN-

GOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executor. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

WOOD, JR., Bruce A., late of West Whiteland Twp., Maria Brice, 21 W Washington Street, Suite D, West Chester PA 19380, care of FRANCIS C MILLER, Esquire, 21 W Washington Street, Suite D, West Chester, PA 19380, Executrix. FRANCIS C MILLER, Esquire, Miller Law Offices, 21 W Washington Street, Suite D, West Chester, PA 19380, atty.

UNRUH, Elizabeth E., late of East Caln Township. Patricia J. Unruh, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, atty.

ZAFFIRI, Angeline, a/k/a Angeline Buono, late of East Pikeland. Janet Buono, 243 Beacon Drive, Phoenixville, PA 19460 and Wendy Rivell, 2207 Persimmon Drive, Coatesville, PA 19320, Executors.

3rd Publication

BEISEIGEL, Brandie M., late of Honey Brook Borough. Christine Medaglia, care of DAWSON R. MUTH, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Administratrix. DAWSON R. MUTH, Esquire, Lamb McErlane PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

HAEGELE, Beatrice, late of Phoenixville. Rosemary C Courts, 609 Wall St, Birdsboro, PA, 19508, Executrix.

HARPER, Dolores Ann, a/k/a Dolores A. Harper, late of East Goshen Township. Donna Lynn Carter and Joseph J. Harper, III, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executors. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

HENRY, Robert N., late of East Whiteland Township. Denyse H. Henry, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administratrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

HENRY, Thomas Paul, a/k/a Thomas P. Henry, late of East Coventry Township. Peter R. Keeley,

care of CARLA TRONGONE, Esquire, 333 N. Broad St., Lansdale, PA 19446, Executor. CARLA TRONGONE, Esquire, Law Offices of Carla Trongone, 333 N. Broad St., Lansdale, PA 19446, atty.

HIGH, Philip, late of West Grove. Phyllis J High, 7 Elliot Drive, West Grove, PA 19390, Executrix.

HONE, John M., a/k/a John Michael Hone, late of West Bradford Township. Joanne C. Hone, 1518 Sawtimber Trail, West Chester, PA 19380, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

KIRKNER, Patricia Louise, a/k/a Patricia L. Kirkner, late of East Brandywine Township. Stephanie A. Briggs, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

LEHMAN, John J., a/k/a John Joseph Lehman, late of Spring City. Robert Lehman, care of HARRIS J. RESNICK, Esquire, 22 State Road, Media, PA 19063, Executor. HARRIS J. RESNICK, Esquire, 22 State Road, Media, PA 19063, atty.

LUCAS, Janice W, late of Kennett Twp. Gerald S. Lucas, 213 E State St, Kennett Square PA 19348, care of NEIL E. LAND, Esquire, 213 E State St, Kennett Square PA 19348, Executor. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

LYBRAND, Walter J.D., a/k/a Walter John DaCosta Lybrand, late of West Goshen Township. Joanne M. Lybrand, care of MICHELLE C. POWER, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. MICHELLE C. POWER, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

McCAHON, II, John T., late of Elverson Borough. Joseph J. McCahon, 4030 Easy St., Harrisburg, PA 17109, care of ROSE KENNEDY, Esquire, 1212 Liggett Ave., Reading, PA 19611, Executor. ROSE KENNEDY, Esquire, Curran Estate & Elder Law, PLLC, 1212 Liggett Ave., Reading, PA 19611, atty.

McGUIGAN, Mary Lou, late of Phoenixville. Cecilia Silverwood, care of ROWAN KEENAN, Esquire, 376 E. Main Street, Collegeville, PA 19426, Executrix. ROWAN KEENAN, Esquire, Keenan, Ciccitto & Associates, LLP, 376 E. Main Street, Collegeville, PA 19426, atty.

MELLON, Patricia J, late of West Chester. Mau-

reen Mellon, 1682 Mt. Everest Lane, Toms River, NJ 08753, care of MICHAEL L. DAIELLO, Esquire, 2 W. Market Street, West Chester, PA 19382, Administratrix. MICHAEL L. DAIELLO, Esquire, Daiello Law, 2 W. Market Street, West Chester, PA 19382, atty.

MILLER, Jeffrey Judson, late of West Chester. James K. Miller, 207 Woodcrest Road, West Chester, PA 19382, Administrator.

ROCHA, Nitza R., late of London Grove Township. Humberto Rocha, 302 Whitestone Rd., Avondale, PA 19311, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Administrator. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

REED, Brent I., a/k/a Brent Irvin Reed, late of West Sadsbury Township. Irvin B. Reed, care of ASHLEY A. GLICK, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. ASHLEY A. GLICK, Esquire, Glick, Goodley, Deibler & Fanning LLP, 131 W. Main Street, New Holland, PA 17557, atty.

SWAIN, Mary Michell Meese, late of Pocopson Township. Thomas Swain, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY T. ABELS, Esquire, Larimore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

VALERIO, Helen A, late of Caln Township. John A Valerio Jr, care of JESSICA R. GRATER, Esquire, 740 E High Street, Pottstown, PA 19464, Executor. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 740 E High Street, Pottstown, PA 19464, atty.

van DYCK, Peter Cuyler, a/k/a Peter C. van Dyck, late of East Pikeland Township. David Gregory van Dyck, 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.

VARRIALE, Antimo, late of West Chester. Diana Bienick, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

WALKER, Linda Ninette, a/k/a Linda N. Walker, late of North Coventry Township. Ginette Loraine Walker Vinski, 503 Colony Ct., Gibsonia, PA 15044,

care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

WERTZ, David B, late of Phoenixville. Laura Wertz, 343 Lea Drive, West Chester, PA 19382, Administrator.

WINKLER, Hermann R., late of Malvern. Douglas L. Kaune, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

WOOD, Mildred J., late of West Nantmeal Township. Maryann Dymond, 310 Township Line Rd., Elverson, PA 19520, care of MISTY A. TOOTHMAN, Esquire, P.O. Box 235, Elverson, PA 19520, Executrix. MISTY A. TOOTHMAN, Esquire, Twin Valley Law, PLLC, P.O. Box 235, Elverson, PA 19520, atty.

FICTITIOUS NAME

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Dept. of State, of the Commonwealth of PA, at Harrisburg, PA on 1/31/25, for an Application for the conduct of business in Chester County, PA, under the assumed or fictitious name, style or designation of Rush Bowls Phoenixville, with a principal place of business at 134 Sproul Rd., Malvern, PA 19355. The names and address of the individual and entity interested in said business are Brian Booth & Booth Family Enterprises Co., 134 Sproul Rd., Malvern, PA 19355. WENDY F. BLECZINSKI, Solicitor, 661 Moore Rd., #105, King of Prussia, PA 19406

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that Rock Solid Gunitite Inc., a foreign corporation formed under the laws of the State of NJ, where its principal office is located at 347 Rte. 23, #2, Pompton Plains, NJ 07444, has or will register to do business in PA with the Dept. of State of the Commonwealth of PA, at Harrisburg, PA, on 3/12/25, under the provisions of the PA Business Corp. Law of 1988. The registered office in PA shall be deemed for venue and official publication purposes to be located at 19 Sage Dr., Pottstown, PA 19465. JOSEPH K. KOURY, Solicitor, O'DONNELL, WEISS & MATTEI, P.C., 41 E. High St., Pottstown, PA 19464.

NOTICE

Petition for Involuntary Transfer of Vehicle Title:
Name Change Petition for Vehicle Title under Docket No 2024-09738-MJ. 2003 Honda VTX1800.
Hearing set for 5/1/25 at 9:30am in the Court of Common Pleas in Chester County Justice Center room 17.

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW
NO. 2024-02612-RC
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

CITIBANK, N.A., NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS TRUSTEE OF
COLT 2022-5 TRUST, Plaintiff
v.
HORSESHOE PIKE HOLDINGS LLC, A
PENNSYLVANIA LIMITED LIABILITY
COMPANY, Defendants

To: HORSESHOE PIKE HOLDINGS LLC, A
PENNSYLVANIA LIMITED LIABILITY
COMPANY Defendant(s), 888 HORSESHOE PIKE
DOWNTOWN, PA 19335

NOTICE OF SALE

You are hereby notified that Plaintiff, CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF COLT 2022-5 TRUST, 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. 2024-02612-RC, seeking to foreclose the mortgage secured on your property located, 888 HORSESHOE PIKE DOWNTOWN, PA 19335.

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 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.

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
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

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, April 17th, 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, May 19th, 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

1st Publication of 3

SALE NO. 25-4-74

Writ of Execution No. 2024-07871

DEBT \$450,458.79

Property situate in the WEST GOSHEN TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 5-206-0016020 a/k/a 52-6-16.2

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-6, ASSET-BACKED CERTIFICATES, SERIES 2007-6

VS

DEFENDANT: **JOSEPH KRAVITZ**

SALE ADDRESS: 905 Westtown Road, West Chester, PA 19382

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

SALE NO. 25-4-75

Writ of Execution No. 2016-03862

DEBT \$291,192.63

Property situate in the TOWNSHIP OF WEST WHITELAND, CHESTER County, Pennsylvania, being

BLR # 41-5C-36

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: CITIBANK, N.A., AS TRUSTEE FOR WACHOVIA LOAN TRUST 2005-SD1, ASSET-BACKED CERTIFICATES, SERIES 2005-SD1

VS

DEFENDANT: **LAWANDA A. JENNINGS A/K/A LAWANDA JENNINGS; FRANKLIN A. BENNETT, III, ESQ., INTERVENOR**

SALE ADDRESS: 516 Brookview Road, Exton, PA 19341

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

SALE NO. 25-4-76

Writ of Execution No. 2023-09056

DEBT \$139,282.00

All that certain lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of West Whiteland, County of Chester, and State of Pennsylvania, bounded and described according to a Plan of Bonnie Blink, Planned Residential Development, made by Yerkes

Associates, Inc., dated 10/23/80 and last revised 5/14/81 and recorded in Chester County in the Recorder of Deeds Office as Plan No. 3814 as follows, to wit:

Beginning at an interior point, a corner of Lot No. 183 Stirling Court; thence extending North 34 degrees 47 minutes East along line of Common Open Space, 20.00 feet to a point; thence extending South 33 degrees 13 minutes East along line of Lot No. 186 Stirling Court crossing a 15 feet wide common access and utility easement 20 feet wide sanitary sewer easement, 75.00 feet to a point; thence extending South 94 degrees 47 minutes West along line of Common Open Space, 20.00 feet to a point; thence extending North 58 degrees 13 minutes West recrossing the aforesaid 15 feet wide common access and utility easement and 20 feet wide sanitary sewer easement and along line of Lot No., 183 Stirling Court, 75.00 feet to a point on the Southeast curblineline of Stirling Court Common Open Space Area, the first mentioned point and place of beginning.

BEING the same premises which Robert J. Alexander, Jr. and Doris E. Alexander and Jennifer L. Alexander, N/K/A Jennifer L. Finkey by Deed dated December 21, 2006 and recorded in the Office of Recorder of Deeds of Chester County on December 28, 2006 at Book 7044, Page 470 Instrument 10716157 granted and conveyed unto Fred A. Finkey Jr and Jennifer L. Finkey.

Tax Parcel # 41-5R-185

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1

VS

DEFENDANT: **Jennifer L. Finkey F/K/A Jennifer L. Alexander**

SALE ADDRESS: 185 Stirling Court, West Chester, PA 19380

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

SALE NO. 25-4-77

Writ of Execution No. 2019-02195

DEBT \$105,163.61

Property situate in the CITY OF COATESVILLE, CHESTER County, Pennsylvania, being

BLR # 16-6-426

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-ININTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE NATIONAL BANK, AS TRUSTEE FOR BCF L.L.C. MORTGAGE PASS -THROUGH CERTIFICATES, SERIES 1997-R3

VS

DEFENDANT: **NOVELLA RODRIGUEZ, IN HER CAPACITY AS HEIR OF JUAN F. RODRIGUEZ A/K/A JUAN F. RODRIQUEZ, DECEASED; STEFANIE RODRIGUEZ, IN HER CAPACITY AS HEIR OF JUAN F. RODRIGUEZ A/K/A JUAN F. RODRIQUEZ, DECEASED; JENNIFER RODRIGUEZ, IN HER CAPACITY AS HEIR OF JUAN F. RODRIGUEZ A/K/A JUAN F. RODRIQUEZ, DECEASED; JOHN F. RODRIGUEZ, JR., IN HIS CAPACITY AS HEIR OF JUAN F. RODRIGUEZ A/K/A JUAN F. RODRIQUEZ, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUAN F. RODRIGUEZ A/K/A**

JUAN F. RODRIQUEZ, DECEASED

SALE ADDRESS: 547 Olive Street,
Coatesville, PA 19320

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

SALE NO. 25-4-78

Writ of Execution No. 2024-06300

DEBT \$141,657.35

ALL THAT CERTAIN lot or parcel of land situated in the Township of East Brandywine, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 31, 1999 and recorded in the Office of the Chester County Recorder of Deeds on September 20, 1999, in Deed Book Volume 4637 at Page 1197.

Tax Parcel # 30-02N-029

PLAINTIFF: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust

VS

DEFENDANT: **Donna Garrison**

SALE ADDRESS: 5 Wyndham Court,
Downingtown, PA 19335

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

SALE NO. 25-4-79

Writ of Execution No. 2023-00775

DEBT \$162,863.42

Property to be sold is situated in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania,

Tax Parcel # 1607 02840000

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of LB-Igloo Series

IV Trust

VS

DEFENDANT: **Robert Fallon Jr.**

SALE ADDRESS: 123 South 13th Avenue, Coatesville, PA 19320

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

SALE NO. 25-4-80

Writ of Execution No. 2020-02274

DEBT \$182,543.51

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in Downingtown Borough, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pa dated 11/4/1958 and revised 11/19/1959, as follows, to wit:

BEGINNING at a point on the Northwest-erly side of Mary Street (42 feet wide) which point is measured the 2 following courses and distances from a point of curve on the Southwesterly side of Whel-en Avenue, (40 feet wide) (1) extending from said point of curve on a line curving to the right having a radius of 10 feet, the arc distance of 13.81 feet to a point of tan-gent and (2) South 72 degrees, 5 minutes West, 19.87 feet to the point and place of beginning; thence extending from said beginning point along the Northwest-erly side of Mary Street, South 72 degrees, 5 minutes West, 16 feet to a point; thence extending North 17 degrees 55 minutes West, passing partly through the party wall between these premises and the premises adjoining to the Southwest, 91.25 feet to a point; thence extending, North 72 degrees 5 minutes East, 16 feet to a point, thence extending South 17 degrees 55 minutes East passing partly through the party wall between these premises and the premises

adjoining to the Northeast 91.25 feet to a point on the Northwesterly side of Mary Street, aforesaid; the first mentioned point and place of beginning.

BEING the same premises which Tara M. Saylor, now known as, Tara M. McCormick and Brady J. McCormick, wife and husband by Deed dated July 29, 2005 and recorded in the Office of Recorder of Deeds of Chester County on August 5, 2005 at Book 6575 at Page 129, Instrument #10560527 granted and conveyed unto Patrick Nwankwo.

Tax Parcel # 11-7-30.30

PLAINTIFF: U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee to J.P. Morgan Mortgage Acquisition Corp. 2005-FRE1 Asset Backed Pass-Through Certificates. Series 2005-FRE1

VS

DEFENDANT: **Patrick Nwankwo and United States of America**

SALE ADDRESS: 305 Mary Street, Downingtown a/k/a Downingtown, PA 19335

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

SALE NO. 25-4-81

Writ of Execution No. 2024-00525

DEBT \$163,400.00

ALL THAT CERTAIN lot or parcel of land situated in the Londonderry Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated February 26, 2015 and recorded in the Office of the Chester County Recorder of Deeds on April 23, 2015, in Deed Book Volume 9093 at Page 1153, as Instrument No. 201511402875.

Tax Parcel # 46-2-9.2B

PLAINTIFF: Twist Investments, LLC
VS

DEFENDANT: **Amy Taylor Rowe**

SALE ADDRESS: 13 Keller Road, Cochranville, PA 19330

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

SALE NO. 25-4-82

Writ of Execution No. 2023-06235

DEBT \$2,587.13

ALL THAT CERTAIN lot or piece of ground SITUATE, in the Township of East Fallowfield, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 47-4-153.26

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Kevin Moyer**

SALE ADDRESS: 100 Weston Drive, East Fallowfield, PA 19320

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

SALE NO. 25-4-83

Writ of Execution No. 2023-06243

DEBT \$2,416.49

ALL THAT CERTAIN tract of land known as part of Lot No. 1 on a Plan of Lots now or late of Leonard M. Strunk, SITUATE in East Fallowfield Township, Chester County and Commonwealth of Pennsylvania.

Tax Parcel # 47-4-151

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Kevin Moyer**

SALE ADDRESS: 691 Doe Run Road,
East Fallowfield, PA 19320

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

SALE NO. 25-4-84

Writ of Execution No. 2023-02867

DEBT \$78,735.73

All that certain piece or parcel or Tract
of land situate in New Garden Township,
Chester County, Pennsylvania, and being
known as 9129 Gap Newport Pike, Avon-
dale, Pennsylvania 19311.

Tax Parcel # 60-6-14

PLAINTIFF: Longbridge Financial, LLC

VS

DEFENDANT: **Jane Mellinger, Known
Surviving Heir of Stephen T. Little,
Bruce Robinson, Known Surviving Heir
of Stephen T. Little, John Michael Lit-
tle, Known Surviving Heir of Stephen T.
Little, and Unknown Surviving Heirs of
Stephen T. Little**

SALE ADDRESS: 9129 Gap Newport
Pike, Avondale, PA 19311

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

SALE NO. 25-4-86

Writ of Execution No. 2024-05825

DEBT \$265,784.83

ALL THOSE CERTAIN LOTS OR PIEC-
ES OF GROUND SITUATE IN THE
TOWNSHIP OF WEST BRANDYWINE,
CHESTER COUNTY, PENNSYLVANIA:

Tax Parcel # 29-4-134.10

IMPROVEMENTS thereon: a residential
property

PLAINTIFF: HSBC BANK USA, N.A.,
AS TRUSTEE FOR THE REGISTERED

HOLDERS OF NOMURA HOME EQUI-
TY LOAN, INC., ASSET-BACKED CER-
TIFICATES, SERIES 2006-HE3

VS

DEFENDANT: **E. MARIE WHITEMAN
A/K/A EVELLA M. WHITMAN;
RICHARD I. WHITEMAN JR. A/K/A
RICHARD I WHITEMAN**

SALE ADDRESS: 301 Swinehart Road,
Glenmoore, PA 19343

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

SALE NO. 25-4-87

Writ of Execution No. 2024-08056

DEBT \$139,760.82

ALL THOSE CERTAIN LOTS OR PIEC-
ES OF GROUND SITUATE IN THE
TOWNSHIP OF WEST BRADFORD,
CHESTER COUNTY, PENNSYLVANIA:

Tax Parcel # 50-5-48.18

IMPROVEMENTS thereon: a residential
property

PLAINTIFF: ALLIANT CREDIT UNION

VS

DEFENDANT: **BRENDAN L. CORRI-
GAN; MARY B. CORRIGAN**

SALE ADDRESS: 1505 Waimea Drive,
Downingtown, PA 19335

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

SALE NO. 25-4-88

Writ of Execution No. 2022-09148

DEBT \$89,916.91

ALL THAT CERTAIN, MESSAGE, LOT
OR PIECE OF LAND SITUATE ON, IN
THE TOWNSHIP OF EAST GOSHEN,

COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain Unit in the property known, named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963 P.L. 196 by recorded .in the Office for the Recorder of Deeds in and for the County of Chester, Pennsylvania, of the Declaration dated, June 27, 1972 and recorded June 28, 1972 in Misc. Deed Book 198 page 272, a First Amendment thereto, dated July 7, 1972 and recorded July 7, 1972 in Misc. Deed Book 198 page 474, a Second Amendment thereto, dated July 16, 1973 and recorded in Misc. Deed Book 206, page 852, and a Third Amendment thereto dated May 31, 1974 and recorded May 31, 1974 in Misc. Deed Book 236 page 202, and a Fourth Amendment thereto dated December 19, 1974 and recorded December 19, 1974 in Misc. Deed Book 265 page 68, a Fifth Amendment thereto dated January 12, 1976 and recorded January 12, 1976 in Misc. Deed Book 314 page 102 a Sixth Amendment thereto dated August 12, 1976 and recorded August 17, 1976 in Misc. Deed Book 341 page 114 and a Seventh Amendment thereto dated December 21, 1976, recorded December 23, 1976 in Misc. Book 359 page 202; Eighth Amendment dated January 30, 1979 recorded January 31, 1979 in Misc. Deed Book 432 page 364 a Declaration Plan dated October of 1971, executed and acknowledge June 27, 1972 and recorded June 28, 1972 in Plan Book 43 page 24, a First Amendment thereto dated July of 1973 and recorded July 16, 1973, in Plan Book 51 page 1; a Second Amendment thereto dated May of 1974 and recorded May 31, 1974 in Plan Book 57 page 24, a Third Amendment thereto dated January

of 1976 and recorded January 12, 1976 in Plan File No. 236, a Fourth Amendment thereto, dated August of 1976 and recorded December 23, 1976 in Plan File No. 767; an a Code of Regulations dated June 27, 1972 recorded June 28, 1972 in Misc. Deed Book 198 page 306, a first Amendment thereto dated May 31, 1974, recorded May 31, 1974 in Misc. Deed Book 236 page 210, a Second Amendment thereto, dated August 4, 1978 and recorded August 4, 1978 in Misc. Deed Book 414 page 248, a Third Amendment thereto dated January 30, 1979 recorded January 31, 1979 in Misc. Deed Book 432 page 366; a Fourth Amendment thereto dated November 12, 1979 recorded November 13, 1979 in Misc. Deed Book 460 page 417; a fifth Amendment thereto dated November 10, 1980 recorded December 8, 1980 in Misc. Deed Book 500 page 144; a Sixth Amendment thereto dated November 8, 1982 recorded November 9, 1982 in Misc. Deed Book 572 page 398; a Seventh Amendment thereto dated November 6, 1985 recorded November 21st, 1985 in Misc. Deed Book 139 page 372; an Eighth Amendment thereto dated November 6, 1985 recorded November 21, 1985 in Record Book 139 page 377; a Ninth Amendment thereto dated November 19, 1991 recorded January 27, 1992 in Record Book 2763 page 424; and a Tenth Amendment thereto dated November 19, 1991 recorded January 27, 1992 in Record Book 2763 page 428; as shown on Declaration Plan of Summit House Condominium dated 10/1971 and recorded 6/28/1972 in Plan Book 43 page 24, a First Amendment thereto dated 7/1973 and recorded 7/16/1974 in Plan Book 51 page 1, a Second Amendment thereto dated 5/1974 and recorded 5/31/1974 in Plan Book 57 page 24, a Third Amendment thereto dated 1/1976 and recorded 1/12/1976 in Plan File 236; a Fourth Amendment thereto dated 8/1976 and recorded 8/17/1976 in Plan file No. 544 and a Fifth Amendment thereto dated 12/1976 and recorded in Plan File No. 767, being and designated on such

Declaration Plan as Unit 533, as more fully described in such Declaration Plan and Declaration, as the same have been of shall, time to time hereafter, be amended together with an initial proportionate undivided interest in the Common Elements as defined in such Declaration and Amendments thereto. Under and subject to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in such Declaration, Declaration Plan and Code of Regulations (as same have been or shall from time to time, hereafter be amended and in the rules referred to in such Code of Regulations.

BEING THE SAME PROPERTY CONVEYED TO BARBARA P. CROPPER WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CENTRAL PENN PROPERTY SERVICES, INC., DATED OCTOBER 11, 2022, RECORDED OCTOBER 23, 2022, AT DOCUMENT ID 10142506, AND RECORDED IN BOOK 5430, PAGE 1858, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 53-06-1525.33F

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust

VS

DEFENDANT: **William F. Cropper, Jr., as Believed Heir and/or Administrators of the Estate of Barbara P. Cropper (if any); Unknown Heirs and/or Administrators of the Estate of Barbara P. Cropper (if any)**

SALE ADDRESS: 533 Summit House, West Chester, PA 19382

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

SALE NO. 25-4-90

Writ of Execution No. 2020-05964

DEBT \$1,462.12

ALL THAT CERTAIN lot or piece of ground together with the improvements thereon erected, Situate in the Township of West Whiteland County of Chester, State of Pennsylvania.

Tax Parcel # 41-4-5.13

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **John H. Lyon & Jo Ann Lyon**

SALE ADDRESS: 420 Oakland Drive, West Whiteland, PA 19335

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

SALE NO. 25-4-92

Writ of Execution No. 2021-06820

DEBT \$5,061.31

ALL THAT CERTAIN lot or land, on which is located the West house of a block of two brick dwelling houses, SITUATE in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania.

Tax Parcel # 16-7-176

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Andrew Webster**

SALE ADDRESS: 1150 Stirling Street, Coatesville, PA 19320

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

SALE NO. 25-4-93**Writ of Execution No. 2022-06044****DEBT \$185,500.05**

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

Tax Parcel # 43-4-257

PLAINTIFF: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **PATRICIA BOHNER; RICHARD BOHNER**

SALE ADDRESS: 1201 Brentford Lane, Malvern, PA 19355

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

SALE NO. 25-4-94**Writ of Execution No. 2024-00162****DEBT \$183,945.08**

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

Tax Parcel # 42-4-281.3

IMPROVEMENTS thereon: a residential property

PLAINTIFF: WELLS FARGO BANK, N.A. S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **KIMBERLY L. COFFEY**

SALE ADDRESS: 5 Shady Brook Lane, Malvern, PA 19355

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

SALE NO. 25-4-95**Writ of Execution No. 2022-10354****DEBT \$429,695.23**

PROPERTY SITUATE IN BOROUGH OF TOWNSHIP OF HONEYBROOK

Tax Parcel # 22-03-0061.160

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LSF11 MASTER PARTICIPATION TRUST

VS

DEFENDANT: **JASON A. MARTIN**

SALE ADDRESS: 137 Whitehorse Drive, Honey Brook, PA 19344

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

SALE NO. 25-4-97**Writ of Execution No. 2024-00979****DEBT \$431,110.81**

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

BLR # 18-04-0109.170

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **CHRISTOPHER FEIOCK; COURTNEY FEIOCK**

SALE ADDRESS: 125 Buckwalter Road, Pottstown, PA 19465

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

SALE NO. 25-4-98**Writ of Execution No. 2020-05373****DEBT \$1,332.66**

All that certain lot or piece of ground situate in the Township of West Whiteland County of Chester and

State of Pennsylvania.

Tax Parcel # 41-5Q-253

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **Adam D. Greenstein**

SALE ADDRESS: 411 Anglesey Terrace,
West Whiteland, PA 19380

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

SALE NO. 25-4-99**Writ of Execution No. 2024-07536****DEBT \$101,516.50**

ALL THAT CERTAIN lot or tract of land situate in the Township of Schuylkill, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Fernleigh, now known as Valley Forge Woods prepared by Chester Valley Engineers, Inc., dated 3/7/1990 and last revised 12/1/1992 and recorded in the Office of the Recorder of Deeds in Chester County as Plan No. 12041, as follows, to wit:

BEGINNING at a point on the Southeastly side of Shelbourne Lane (50 feet wide) a corner of Lot No. 190 on said plan; thence extending along the Southeastly side of Shelbourne Lane North 45° 47' 26" East, 97 feet to a point; thence extending along Lot No. 192 on said plan South 44° 12' 34" East, 235 feet to a point; thence extending along Lot Nos. 181 and 182 and through an easement on said plan South 45° 47' 26" West, 97 feet to a point; thence extending along Lot No. 190 aforemen-

tioned North 44° 12' 34" West, 235 feet to the point and place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record, including but not limited to those appearing at Deed Book Volume 4495, page 1299, et seq.

BEING THE SAME PREMISES which Jeffrey Scott Mayer and Patricia K. Mayer, by Deed dated 4/27/2001 and recorded 8/14/2001 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5038, Page 2140, granted and conveyed unto Michael R. Haith and Wendy J. Harth.

Tax Parcel # 27-6-745

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS, N.A. F/K/A
RBS CITIZENS, N.A.

VS

DEFENDANT: **Michael R. Harth &
Wendy J. Harth**

SALE ADDRESS: 350 Shelbourne Lane,
Phoenixville, PA 19460

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

SALE NO. 25-4-101**Writ of Execution No. 2023-07790****DEBT \$166,179.91**

BEGINNING at a point in the center line of Overhill Road (fifty feet wide) at the distance of ten hundred fifty feet measured south sixty-four degrees, fifty two minutes west along the said center line of Overhill Road from its intersection with the center line of Chester Road as shown on said plan;

THENCE extending from said beginning point, south twentyfive degrees, eight minutes east, crossing the southeasterly side of Overhill Road, three hundred sixty-nine feet and fifteen onehundredths feet to a point;

THENCE extending south sixty-three degrees seven minutes west, one hundred feet and four onehundredths feet to a point;

THENCE extending north twenty-five degrees, eight minutes west, recrossing the southeasterly side of Overhill Road, three hundred seventy-two feet and twenty-one one-hundredths feet to a point in the center line of Overhill Road aforesaid;

THENCE extending along the same north sixty-four degrees, fifty-two minutes east, one hundred feet to the first mentioned point and place of beginning.

BEING lot #192 as shown on said plan.

BEING the same property conveyed to Michael R. Stark by deed from John A. Tussie and Barbara A. Tussie, his wife recorded 04/08/2011 in deed Book 8157 Page 1146, in the Office of the Recorder of Deeds of Chester County, Pennsylvania. Property situate in Westtown Township.

Tax Parcel # 67-3-114

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Michael R. Stark & The United States of America**

SALE ADDRESS: 1538 Overhill Road, West Chester, PA 19382

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

SALE NO. 25-4-102

Writ of Execution No. 2022-05881

DEBT \$2,197,297.48

All that certain lot or piece of ground with

the buildings and improvements thereon erected, situate in the Township of Charlestown, County of Chester, Commonwealth of Pennsylvania, described in accordance with the first plan of subdivision for Four Oaks Farm, made by Chester Valley Engineers, Inc., dated 10/29/1987 and last revised 3/3/1988 and subsequently subject to a second plan of subdivision of Lot 12, made by Steven E. Van Vliet, Professional Engineer, dated 5/12/1990, last recorded 9/21/1990 and recorded in Chester County as Plan No. 10941 as follows, to wit:

Being the sale premises that Thomas H. Kashi a/k/a Hossein Thomas Kashi and Flora Jaseb Kashi, by deed dated 1/25/2018 and recorded 1/29/2018 in the Office of the Recorder of Deeds in the County of Chester, Commonwealth of Pennsylvania in Book 9690, Page 1333 and as a Instrument No. 11590022 granted and conveyed to Andrew R. McLellan

Tax Parcel # 35-4-74.3N

PLAINTIFF: NAVY FEDERAL CREDIT UNION

VS

DEFENDANT: **ANDREW R MCLELLAN**

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

PLAINTIFF ATTORNEY: **FEIN, SUCH, KAHN & SHEPARD, P.C. 610-395-3535**

SALE NO. 25-4-104

Writ of Execution No. 2023-05885

DEBT \$31,711.73

ALL THAT CERTAIN lot or tract of land, situate in the Township of Tredyffrin, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a Record Plan of Parcel 21-1 at Chesterbrook, known as "Bradford Crossing", made by Yerkes Associates, Inc., Consulting Engineers, dated February 14,

1985, last revised 2/20/1985, and recorded 4/26/1985 in Chester County Plan File No. 5550-5551, as follows, to wit:

BEGINNING at a point on the West side of an unnamed roadway, at a corner of Lot No. 33 on said plan; thence, extending from said beginning point along Lot No. 33, South 70 degrees 52 minutes 40 seconds West, 89.50 feet to a point in line of Parcel 21-1; thence, extending along the same, North 19 degrees 07 minutes 20 seconds West, 23.00 feet to a point, a corner of Lot No. 35; thence, extending along the same, North 70 degrees 52 minutes 40 seconds East, 89.50 feet to a point on the West side of the unnamed road, aforesaid; thence, extending along the same, South 19 degrees 07 minutes 20 seconds East, 23.00 feet to the first mentioned point and place of Beginning.

BEING THE SAME PREMISES which Anthony Verano, Jr., George F. Nagle, Robert A. DeSimone, Ronald L. Oskiera, Johnathan V. Riesberg and Jon E. Deininger, by Deed dated September 2, 1993 and recorded April 19, 1994 in the Office of the Recorder of Deeds of Chester County, Pennsylvania, in Book 3741, Page 1231, granted and conveyed unto Robert A. DeSimone, in fee.

Tax Parcel # 43-5J-45

PLAINTIFF: Bradford Crossing Homeowners Association,
Inc.

VS

DEFENDANT: **Robert A. DeSimone**

SALE ADDRESS: 34 Woodstream Drive,
Wayne, PA 19087

PLAINTIFF ATTORNEY: **JAMES D. DOYLE, ESQUIRE 610-696-8225**

SALE NO. 25-4-105

Writ of Execution No. 2024-07964

DEBT \$265,180.69

All that certain piece or parcel or Tract of land situate in Uwchlan Township, Chester County, Pennsylvania, and being known as 102 Victoria Court, Downingtown, Pennsylvania 19335.

Tax Parcel # 33-3-109

PLAINTIFF: Police and Fire Federal Credit Union

VS

DEFENDANT: **Joseph P. Gallagher and Shannon Deegan- Gallagher a/k/a Shannon M. Deegan**

SALE ADDRESS: 102 Victoria Court,
Downingtown, PA 19335

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

SALE NO. 25-4-106

Writ of Execution No. 2024-03340

DEBT \$40,648.42

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

All that certain lot or land on which is erected the North house of a block of two brick dwelling houses, designed as No. 107 Woodland Avenue, Situated in the City of Coatesville, County of Chester and State of Pennsylvania, bounded and described as follows:

Beginning at a point on the East curb line of Woodland Avenue, opposite the center of the middle dividing partition in said block of two brick dwelling houses, distant 28.39 feet North of the North curb line

of Walnut Street; thence along the East curb line of Woodland Avenue, North 5 degrees, 29 minutes West, 22.61 feet to a corner of land of Wm. H. Martin; thence by the same, South 84 degrees and 31 minutes East 140.09 feet to the center line of Division Alley; thence by the same, South 6 degrees 28 minutes East, 22.61 feet for a new corner of land of W. Howard Grow; thence by the same, south 84 degrees and 31 minutes West, passing through the center of the middle of dividing partition of said block of two brick dwelling houses, 140.48 feet to the place of beginning.

Containing 3,171 square feet, be the same more or less.

Being the same property conveyed to Bertha V. Watters who acquired title by virtue of a deed from Ernest W. Paisley, dated December 9, 1997, recorded December 18, 1997, as Instrument Number 76824, and recorded in Book 4276, Page 1942, Office of the Recorder of Deeds, Chester County, Pennsylvania.

Tax Parcel # 16-6-709

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Bertha V. Watters**

SALE ADDRESS: 107 Woodland Avenue, Coatesville, PA 19320

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

SALE NO. 25-4-107

Writ of Execution No. 2023-01748

DEBT \$209,861.23

ALL THAT CERTAIN tract of ground situate in East Nottingham Township, Chester County, Commonwealth of Pennsylvania being Parcel 2 as shown on the minor subdivision plan for property of Melvin R. Ludwig and Grace G. Ludwig, husband

and wife, prepared by Franco R. Bellafante, Inc., the said property being more fully bounded and described as follows, to wit:

BEGINNING at a spike in Township Road 314, at 33 feet wide (known as The Oakes Road), the said spike being an angle point in the easterly line of lands of Claire S. Herr and Robert H. Herr, her husband and the northwesterly corner of Parcel 1 (one) of lands, now or formerly of E. Willard Bailey and Elwood R. Morris, and wife; thence from the said point and place of beginning, along Township Road 314 and the easterly line of lands of Claire S. Herr and Robert H. Herr, her husband, North 01 degree 43 minutes 50 seconds West, 200.00 feet to a point; thence leaving Township Road 314 and leaving the easterly line of lands of Claire S. Herr and Robert H. Herr, her husband, along lands of Melvin R. Ludwig and Grace G. Ludwig, husband and wife, by the following two (2) courses and distances (1) North 88 degrees 16 minutes 10 seconds East, 227.10 feet to an iron pipe and (2) South 01 degree 43 minutes 50 seconds East, 212.76 feet to an iron pipe set in the northerly line of Parcel 1 of lands, now or formerly of E. Willard Bailey and Elwood R. Morris, and wife; thence along the northerly line of Parcel 1 of lands, now or formerly of B. Willard Bailey and Elwood R. Morris and wife, North 88 degrees 30 minutes 50 seconds West, 227.46 feet to the first mentioned point and place of beginning.

Being the same premises which Louise D. Guss by Deed dated 4/30/2019 and recorded 5/7/2019 in Chester County in Record Book 9920 Page 392 conveyed unto Curtis W. Gill, in fee. Containing 43,560 square feet of land.

SEIZED IN EXECUTION as the property of Curtis W. Gill on Judgment No. 2023-01748-RC.

UPI # 69-6-6.1

PLAINTIFF: Pennsylvania Housing Fi-

nance Agency, its successors and assigns
VS

DEFENDANT: Curtis W. Gill

SALE ADDRESS: 119 Oaks Road, Oxford, Chester County, PA 19363-4014

PLAINTIFF ATTORNEY: BARLEY SNYDER 610-288-4712

SALE NO. 25-4-108

Writ of Execution No. 2023-05214

DEBT \$336,707.60

All that certain tract of land situate in Grove Village, West Whiteland Township, Chester County, Pennsylvania, bounded and described according to a survey made by J.W. Harty, C.E., as follows, viz:

BEGINNING at a point in or near the middle of the Boot Road, a public road leading from Downingtown to the Pottstown Road, at a corner of land now or late of Ralph P. Higgins and Catherine H. Higgins, his wife, located from a point at the northwest corner of land of Paul W. McFadden and George W. Davis by the following 2 courses and distances (1) south 79 degrees 29 minutes west 22.59 feet to a point (2) south 75 degrees 07 minutes west 112.73 feet to the aforesaid place of beginning measuring along said Boot Road; thence extending along land of the said Ralph P. Higgins and Catherine H. Higgins, his wife, south 10 degrees 31 minutes east 308.02 feet to a marble stone marker a corner of land of E. A. Costello; thence extending along Costello's land south 79 degrees 29 minutes west 105 feet to a stake; thence extending along land now or late of Harry F. Taylor north 10 degrees 31 minutes west 300 feet to a spike in or near the middle of the Boot Road aforesaid thence along the same north 75 degrees 07 minutes east 105.31 feet to the place of beginning.

Containing 31,921 square feet of land be the same, more or less.

UNDER AND SUBJECT to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, deeds or conveyances.

Tax Parcel # 41-008-0141

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

VS

DEFENDANT: The Unknown Successor of the Robert R. Townsend Revocable Living Trust & The United States of America

SALE ADDRESS: 546 W. Boot Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: HILL WALLACK LLP 215-579-7700

SALE NO. 25-4-110

Writ of Execution No. 2024-00101

DEBT \$16,029,248.10

70, 72, and 74 E. Swedesford Road in East Whiteland Township & Tredyffrin Township, Malvern, Chester County, Pennsylvania, operated as an office complex commonly known as Arbor Ridge.

Tax Parcel # 42-5-1 & 43-9-20.3

PLAINTIFF: Deutsche Bank Trust Company Americas, as Trustee, on behalf of the registered holders of Citigroup Commercial Mortgage Trust 2016-P6, Commercial Mortgage Pass-Through Certificates, Series 2016-P6

VS

DEFENDANT: PH Arbor Ridge LP, a Delaware limited partnership

SALE ADDRESS: 70, 72, and 74 E. Swedesford Road, East Whiteland Township Malvern, Pennsylvania 19355

PLAINTIFF ATTORNEY: BALLARD

SPAHR LLP 215-665-8500**ONORATO & FEDERMAN, LLP 215-855-9521****SALE NO. 25-4-111****Writ of Execution No. 2024-09438****DEBT \$172,089.12****PROPERTY SITUATE IN TOWNSHIP
OF VALLEY****Tax Parcel # 38-03-0436****IMPROVEMENTS thereon: a residential
dwelling****PLAINTIFF: RELIANCE FIRST CAPI-
TAL, LLC****VS****DEFENDANT: NANCY HANFT****SALE ADDRESS: 180 Davish Road,
Coatesville, PA 19320****PLAINTIFF ATTORNEY: KML LAW
GROUP, P.C. 215-627-1322****SALE NO. 25-4-112****Writ of Execution No. 2021-01950****DEBT \$107,697.27**

ALL THAT CERTAIN lot or parcel of land situated in the Borough of Avondale, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated March 22, 1990 and recorded in the Office of the Chester County Recorder of Deeds on March 26, 1990, in Deed Book Volume 1932 at Page 83. Tax Parcel # 04-02-0012.050

PLAINTIFF: Hoffs Unlimited, LLC**VS****DEFENDANT: James H. Norman & De-
tra A. Brison a/k/a Detra A. Brison-Nor-
man****SALE ADDRESS: 403 Thompson Street,
Avondale, PA 19311****PLAINTIFF ATTORNEY: HLADIK,****SALE NO. 25-4-113****Writ of Execution No. 2024-04172****DEBT \$34,177.02****PROPERTY SITUATE IN TOWNSHIP
OF VALLEY****Tax Parcel # 3805G00590000****IMPROVEMENTS thereon: a residential
dwelling****PLAINTIFF: MIDFIRST BANK****VS****DEFENDANT: The Unknown Heirs of
RICHARD L. MARKWARD Deceased****SALE ADDRESS: 60 Green Street,
Coatesville, PA 19320****PLAINTIFF ATTORNEY: KML LAW
GROUP, P.C. 215-627-1322****SALE NO. 25-4-114****Writ of Execution No. 2024-07075****DEBT \$330,067.40**

Property situate in Township of London Grove ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENT THEREON ERECTED, SITUATE IN LONDON GROVE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUND-ED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN FOR WESTERN PARCEL FOR LANDS OF OLD OAK DEVELOPMENT CORP., MADE BY BRANDYWINE VALLEY ENGINEERS, INC., DATED MAY 14, 1991, LAST REVISED MARCH 11, 1992 AND RECORDED ON MAY 5, 1992, AS PLAN NO. 11625, AS FOLLOWS, TO WIT:

Tax Parcel # 59-08-0190.100

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST C/O NATIONSTAR MORTGAGE LLC VS

DEFENDANT: **WILLIAM E. HICKS & MELANIE M. HICKS**

SALE ADDRESS: 359 Indian Run Road, Avondale, PA 19311

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

SALE NO. 25-4-115

Writ of Execution No. 2016-06126

DEBT \$420,656.84

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

Tax Parcel # 37-04-0115 & 37-04-0116

IMPROVEMENTS thereon: a residential property

PLAINTIFF: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

VS

DEFENDANT: **JOSEPH J. ZYDINSKY, UNITED STATES OF AMERICA**

SALE ADDRESS: 2085 Valley Road, Parkesburg, PA 19365

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

SALE NO. 25-4-116

Writ of Execution No. 2023-01614

DEBT \$152,816.46

Property to be sold is situated in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 280600740300

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of Chalet Series III Trust

VS

DEFENDANT: **William N. Kehoe and Christa D. Long**

SALE ADDRESS: 697 West Kings Highway, Coatesville, PA 19320

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

SALE NO. 24-3-85

Writ of Execution No. 2019-10682

DEBT \$282,472.75

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

TAX PARCEL NUMBER: 5-3-28

PLAINTIFF: Longbridge Financial, LLC

VS

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

**Surviving Heir of Michael Hoosier,
Deceased Heir of Jean Hoosier A/K/A
Jean S. Hoosier, and Unknown Surviving
Heirs of Jean Hoosier A/K/A Jean S.
Hoosier**

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

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

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

VS

DEFENDANT: **Michael Knox & Re-
bekah Knox**

SALE ADDRESS: 915 Boundary Court,
Coatesville, PA 19320

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

SALE NO. 22-7-229

Writ of Execution No. 2020-00966

DEBT \$104,022.55

ALL THAT CERTAIN UNIT LOCATED IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS PENN CROSSING, LOCATED IN THE CITY OF COATESVILLE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA C S 3101, ET SEQ, BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN A FOR THE COUNTY OF CHESTER, PENNSYLVANIA RECORDED ON 05/20/2002 IN RECORD BOOK 5284, PAGE 1778, AND ANY AMENDMENTS THERETO, AS THE SAME MAY CHANGE FROM TIME TO TIME, BEING AND DESIGNATED AS UNIT NO M-74, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN SUCH DECLARATION) Title to said premises is vested in Michael Knox and Rebekah Knox by deed from ERIN M. SMITH, N/K/A ERIN MAUREEN STEELE dated November 30, 2018 and recorded December 3, 2018 in Deed Book 9851, Page 2044 Instrument Number 11641971.

UPI NO 16-2-248 8

SALE NO. 24-9-278

Writ of Execution No. 2023-09691

DEBT \$482,188.95

Property to be sold is situated in the borough/township of East Vincent, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 21-07C-0031.0000

IMPROVEMENTS thereon: a residential dwelling or lot (if applicable)

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for Homes Mortgage Trust

VS

DEFENDANT: **Kelus Group Holding
LLC**

SALE ADDRESS: 351 Pughtown Road,
Spring City, PA 19475

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