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Chester County Law Reporter

(USPS 102-900)

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Commonwealth v. Johnson

Suppression - Traffic stops – Reasonable suspicion – Probable cause – Driving on painted line on roadway

1. Traffic stops based on a reasonable suspicion of either criminal activity or a violation of the Motor Vehicle Code under the authority of Section 6308(b) must serve a stated investigatory purpose.
2. Reasonable suspicion is a less stringent standard than the probable cause necessary to effectuate a warrantless arrest and depends on the information possessed by police and its degree of reliability in the totality of the circumstances. In order to justify the seizure, a police officer must be able to point to specific and articulable facts leading him to suspect criminal activity is afoot. In assessing the totality of the circumstances, courts must afford due weight to the specific, reasonable inferences drawn from the facts in light of the officer's experience, and acknowledge that innocent facts, when considered collectively, may permit the investigative detention.
3. Mere reasonable suspicion will not justify a vehicle stop when the driver's detention cannot serve an investigatory purpose relevant to the suspected violation.
4. If the alleged basis of a vehicular stop is to permit a determination whether there has been compliance with the Motor Vehicle Code of this Commonwealth, it is incumbent upon the officer to articulate specific facts possessed by him, at the time of the questioned stop, which would provide probable cause to believe that the vehicle or the driver was in violation of some provision of the code.
5. A motorist cannot be stopped for crossing the center line or the fog line multiple times unless there is evidence that the driving created a safety hazard.
6. Where a vehicle is driven outside the lane of traffic for just a momentary period of time and in a minor manner, a traffic stop is unwarranted.
7. Section 3309 of the Pennsylvania Motor Vehicle Code provides: Whenever any roadway has been divided into two or more clearly marked lanes for traffic the following rules in addition to all others not inconsistent therewith shall apply: Driving within single lane. – A vehicle shall be driven as nearly as practicable entirely within a single lane and shall not be moved from the lane until the driver has first ascertained that the movement can be made with safety.
8. Section 3309 is a safety provision that does not require perfect adherence to driving entirely within a single marked lane on all occasions. It only requires that a vehicle be driven as nearly as practicable entirely within a single marked lane.
9. Defendant filed a pre-trial motion seeking suppression of the stop of Defendant's vehicle, alleging the stop, detention, and arrest conducted by the trooper was constitutionally defective. The police cruiser increases speed upon observing Defendant's vehicle. During the two minutes and forty-four seconds prior to the decision to stop Defendant's vehicle, the trooper observed the vehicle go on, but not across, the fog line for four seconds as well as go on, but not across, the

double yellow line for four seconds on two occasions. Each instance occurred shortly before or after a turn in the roadway, were approximately a minute apart, were promptly and properly corrected. No safety hazard was ever created. The *de minis* touching the fog line and the center line, considering the facts of this case, do not rise to the level of unsafe driving. The Court found the stop was unwarranted because the three momentary and minor touches by Defendant of the painted lines were insufficient to establish a reasonable suspicion of the driving under the influence. The Court *Held* Defendant's motion seeking suppression of the stop of his vehicle was granted.

R.E.M.

C.C.P., Chester County, Pennsylvania, Criminal Action No. 408-2022;
Commonwealth of Pennsylvania vs. Alexander Jacobs Johnson

Justin Roberts for the Commonwealth
Michael Skinner for the Defendant
Rovito, J., August 10, 2022:-

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

COMMONWEALTH OF PENNSYLVANIA	⋮	IN THE COURT OF COMMON PLEAS
vs.	⋮	CHESTER COUNTY, PENNSYLVANIA
	⋮	CRIMINAL ACTION -- LAW
ALEXANDER JACOBS JOHNSON	⋮	NO. 408-2022

Justin Roberts, Esquire, Deputy District Attorney for the Commonwealth
 Michael Skinner, Esquire, Counsel for Defendant

DECISION AND ORDER

On April 28, 2022, Defendant, Alexander Jacobs Johnson, filed an Omnibus Pre-Trial Motion regarding Suppression of Vehicle Stop. Mr. Johnson, by and through his attorney, Mr. Michael Skinner, averred the stop, detention, and arrest conducted by Trooper Kyle Schiltz was constitutionally defective. On August 1, 2022, a pre-trial hearing was conducted with examination of one witness, Trooper Kyle Schiltz, and argument of counsel.

FACTS:

At the August 1, 2022 hearing, Trooper Schiltz testified he has been a Pennsylvania State Trooper for three and a half (3.5) years, inclusive of his six (6) months in the State Police Academy and received Advanced Roadside Impaired Driving Enforcement.¹

On October 2, 2021 at approximately 2:51 a.m., while traveling south on State Route 52², Trooper Schiltz testified he and his partner, Trooper Rawley, observed Mr. Johnson’s car, leaving from the direction of the Borough of West Chester. Trooper Schiltz stated he considers State Route 52 a “back road” as it is winding, narrow and unlit and that it is part of his patrol area. See Defense Exhibit 1.

Trooper Schiltz testified consistent with the Motor Vehicle Recorder (MVR) which was played on cross-examination. Mr. Johnson’s vehicle is first observed at the seven (7) second mark of Defense Exhibit (1).³ It appears from the MVR, and confirmed by the Trooper, that the police cruiser increases speed upon observing Mr. Johnson’s vehicle. Trooper Schiltz made the following observations during the approximately two minutes and forty-four seconds prior to the decision to stop Mr.

¹ Trooper Shiltz also testified that he has received additional training since this arrest, but that training is irrelevant to this proceeding.

² Route 52 is also known as Lenape Road.

³ All times references herein refer to the video runtime. There is no timestamp within the video itself.

Johnson.

1. Mr. Johnson's vehicle "goes on" the fog line at zero (0) minutes and twenty-three (23) seconds for approximately four (4) seconds. Trooper Schiltz specified Mr. Johnson did not crossover the fog line.
2. Upon properly signaling and continuing on State Route 52, Mr. Johnson exits a traffic circle, Mr. Johnson's vehicle "goes on" the double yellow at one (1) minute and twenty-six (26) seconds for approximately four (4) seconds. At the area of exit, the roadway narrows to a cross a small concrete bridge into a gradual incline bearing/turning left. It was at the incline that Mr. Johnson's vehicle went on the double yellow line. Trooper Schiltz specified Mr. Johnson's vehicle went on the double yellow line in his lane of travel without crossing the yellow line.
3. Mr. Johnson's vehicle goes "on" the double line a second time at two (2) minutes and thirty-eight (38) seconds for approximately four (4) seconds. Trooper Schiltz specified Mr. Johnson went on the double yellow line in his lane of travel without crossing the yellow line.
4. At two (2) minutes and forty-six (46) seconds, one of the troopers can be heard saying "Three and the roundabout to which the other trooper responded, "Do you want to stop him?", to which the first trooper responded, "Yeah, sure."

Mr. Johnson's vehicle is the only vehicle observed on the road throughout the two (2) minute and forty-four second observation prior to the decision to stop. Mr. Johnson and the State Police cruiser safely pass another vehicle travelling in the opposite direction at the three (3) minute and thirty-three (33) second mark.⁴ Trooper Schiltz and Trooper Rawley activate their lights at three (3) minutes and forty (40) seconds and conducted a traffic stop of Mr. Johnson's vehicle at the intersection of State Route 52 and State Route 926 (Street Road). Mr. Johnson travelled approximately one to two miles from the troopers' first sighting until the traffic stop.

LEGAL ANALYSIS:

Traffic stops based on a reasonable suspicion of either criminal activity or a violation of the Motor Vehicle Code under the authority of Section 6308(b) must serve a stated investigatory purpose. *Commonwealth v. Feczko*, 10 A.3d 1285, 1291 (2010).

Reasonable suspicion is a less stringent standard than [the] probable cause necessary to effectuate a warrantless arrest and depends on the information possessed by police and its degree of reliability in the totality of the circumstances. In order to

⁴ This occurs a full 47 seconds after the decision to pull Mr. Johnson over is made.

justify the seizure, a police officer must be able to point to specific and articulable facts leading him to suspect criminal activity is afoot. In assessing the totality of the circumstances, courts must afford due weight to the specific, reasonable inferences drawn from the facts in light of the officer's experience[,] and acknowledge that innocent facts, when considered collectively, may permit the investigative detention.

Commonwealth v. Walls, 206 A.3d 537, 541-542 (2019) citing *Commonwealth v. Brown*, 996 A.2d 473, 477 (2010).

“Mere reasonable suspicion will not justify a vehicle stop when the driver’s detention cannot serve an investigatory purpose relevant to the suspected violation.” *Feczko*, at 541.

In the seminal case of *Commonwealth v. Gleason*,⁵ the Supreme Court held that police must possess probable cause to believe a driver is in violation of some provision of the Motor Vehicle Code in order to justify a traffic stop. *Commonwealth v. Garcia*,⁶ 859 A.2d 820 (2004) citing *Commonwealth v. Gleason*, 785 A.2d 983, 989 (2001).

If the alleged basis of a vehicular stop is to permit a determination whether there has been compliance with the Motor Vehicle Code of this Commonwealth, it is incumbent upon the officer to articulate specific facts possessed by him, at the time of the questioned stop, which would provide probable cause to believe that the vehicle or the driver was in violation of some provision of the code.

Commonwealth v. Gleason, 785 A.2d 983, 989 (2001) citing *Commonwealth v. Whitmyer*,⁷ 668 A.2d 1113, 1116 (1995).

The progeny of cases that have followed *Gleason* have repeatedly held, “a motorist cannot be stopped for crossing the center line or the fog line multiple times unless there is evidence that the driving created a safety hazard.” *Commonwealth v. Lindblom*,⁸ 854 A.2d 604 (2004). “[W]here a vehicle is driven outside the lane of traffic for just a momentary period of time and in a minor manner, a traffic stop is

⁵ The relevant facts of *Gleason* are as follows: early morning hours, no other vehicles on the roadway, vehicle crossed the solid fog line on two or three occasions over a distance of a quarter mile. Stop was suppressed.

⁶ The relevant facts of *Garcia* are as follows: shortly before midnight, straddled the white line on the berm side of the roadway two times as traffic was approaching him. Stop was suppressed.

⁷ The relevant facts of *Whitmyer* are as follows: vehicle crosses solid white line to pass another vehicle where two lanes were merging into one lane, estimated a 70-mph speed. Stop was suppressed.

⁸ The relevant facts of *Lindblom* are as follows: late evening but before midnight, vehicle observed by a private citizen weaving back and forth across both the yellow lines and white lines, cross the double yellow lines 3-4 times by 1.5 feet and cross the berm of the road by one set of tires 4-5 times. Stop was not suppressed.

unwarranted.” *Garcia*, at 823.

Trooper Schiltz’s testimony is credible and supported by the MVR. The facts established by Trooper Schiltz’s testimony on August 1, 2022 and the MVR footage from October 2, 2021 clearly indicate Mr. Johnson drove his vehicle outside the lane of traffic for a **momentary** period of time and in a **minor** manner. Mr. Johnson travelled outside of his lane on three occasions, each lasting approximately four (4) seconds. Upon departing from his lane, Mr. Johnson promptly and reasonably corrected his course. Each instance of Mr. Johnson’s departure occurred either shortly before or after a turn in the roadway. Further, each departure was separated by approximately one (1) minute in time. As observed on the MVR, Mr. Johnson drove in the middle of his lane of traffic, there were no other cars that passed his vehicle during the time the troopers followed him and each momentary and minor infraction was properly and promptly corrected. In fact, the state police vehicle can be heard going over the rumble strips, thereby straddling one of the lines laned for traffic, as it was negotiating the same path as Mr. Johnson. At no point did Mr. Johnson’s movements create a safety hazard to other drivers or even himself.

The analysis of this matter is two pronged. First, the Court must look at Section 3309 of the Pennsylvania Motor Vehicle Code which provides:

Whenever any roadway has been divided into two or more clearly marked lanes for traffic the following rules in addition to all others not inconsistent therewith shall apply: (1) Driving within single lane. – A vehicle shall be driven as nearly as practicable entirely within a single lane and shall not be moved from the lane until the driver has first ascertained that the movement can be made with safety.

75 Pa.C.S.A. § 3309(1).

Section 3309 is a safety provision that does not require perfect adherence to driving entirely within a single marked lane on all occasions. It only requires that a vehicle be driven as nearly as practicable entirely within a single marked lane. If the legislature had wished to demand absolute compliance with the single lane requirement it would not have included the word “as nearly as practicable.” The *de minimis* movement of the vehicle touching the fog line and the center line, considering the location and the total distance Mr. Johnson traveled, does not rise to the level of unsafe driving.

The Commonwealth and Trooper Schiltz assert the stop was performed based on Mr. Johnson’s driving and in furtherance of a driving under the influence investigation. Trooper Schiltz stated considering the totality of the circumstances, one touch on the fog line and two touches on the double yellow line in an over 3-minute investigation of Mr. Johnson’s driving, along with his experience, two years at the time of this stop and his ARIDE certification, gave him to a reasonable suspicion of Mr. Johnson. When the facts of this matter are reviewed according to the above

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factual scenarios outlined in the controlling caselaw, the Court finds the stop was unwarranted. The three momentary and minor touches by Mr. Johnson of the painted lines, despite the early morning hour and the road he was traveling, are insufficient to establish a reasonable suspicion of the driving under the influence.⁹

Accordingly, the following Order is hereby entered:

⁹ The Court also finds *Commonwealth v. Minter*, 2014 WL 10920363, a non-precedential opinion, to be persuasive.

Commonwealth v. Johnson

284 (2023)]

COMMONWEALTH OF PENNSYLVANIA

IN THE COURT OF COMMON PLEAS

vs.

CHESTER COUNTY, PENNSYLVANIA

CRIMINAL ACTION -- LAW

ALEXANDER JACOBS JOHNSON

NO. 408-2022

Justin Roberts, Esquire, Deputy District Attorney for the Commonwealth
 Michael Skinner, Esquire, Counsel for Defendant

ORDER

AND NOW, this 10th day of August, 2022, upon consideration of Defendant, Alexander Jacobs Johnson's Omnibus Pre-Trial Motion regarding Suppression of Vehicle Stop, filed April 28, 2022, and after a hearing on August 1, 2022, Defendant's Omnibus Pre-Trial Motion regarding Suppression of Vehicle Stop is hereby GRANTED.

BY THE COURT:

/s/ ALITA A. ROVITO, J.

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NOTICES

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

CIVIL ACTION**LAW NO. 2023-08396-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Charles Kwadwo Wright was filed in the above-named court and will be heard on Monday, January 29, 2024 at 2:00:00 PM, in Courtroom 8 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, October 27, 2023

Name to be changed from: Charles Kwadwo Wright to: Charles Kwadwo Manful

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

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the Shareholders and Directors of Chester County Orthopaedic Associates, Ltd., a PA professional corporation, with a registered office at 915 Old Fem Hill Road, Suite 1, Bldg. A, West Chester, PA 19380, has approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the PA Business Corporation Law of 1988, as amended. FOX ROTHSCHILD LLP, Solicitors 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

DISSOLUTION NOTICE

DISSOLUTION NOTICE. Park Valley Property GP LLC is dissolved. Any person having a claim against the limited liability company may submit claims to PO Box 1451 West Chester PA 19380. All claims must be in writing and contain the amount and basis of the claim, and the name and postal address of the claimant. Claims against the limited liability company are barred unless an action to enforce the claim is commenced within two years after publication of this notice.

DISSOLUTION NOTICE

DISSOLUTION NOTICE. Park Valley Property LP is dissolved. Any person having a claim against the limited partnership may submit claims to PO Box 1451 West Chester PA 19380. All claims must be in writing and contain the amount and basis of the claim, and the name and postal address of the claimant. Claims against the limited partnership are barred unless an action to enforce the claim is commenced within two years after publication of this notice. The barring of a claim against the limited partnership will also bar any corresponding claim against any general partner or person dissociated as a general partner based on section 8644 of the Pennsylvania Uniform Limited Partnership Act of 2016.

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

AZORLOSA, Julian L., a/k/a Julian L. Azorlosa, III and Jay Azorlosa, late of East Brandywine Township. Jillian E. Azorlosa, care of NEVIN D. BEILER, Esquire, 105 S. Hoover Ave., New Holland, PA 17557, Executrix. NEVIN D. BEILER, Esquire, Beiler Legal Services, P.C., 105 S. Hoover Ave., New Holland, PA 17557, atty.

ESTATE OF HARRY S. BARNDT, late of Lee County, Florida, deceased.

Letters of Ancillary Administration of the Estate of the above named, Harry S. Barndt, deceased, having been granted to the undersigned on October 6th, 2023, all persons having claims or demands against

the Estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment without delay to the undersigned Executor or Counsel:

Charles L. Barndt, Jr., Executor
866 Rubis Drive,
Sunnyvale, CA 94087
FRANK W. HAYES, Esquire
Hayes & Romero
31 South High Street,
West Chester, PA 19382

BRAKER, Garey, late of West Chester Borough. Nicholas G. Stathes, care of NICHOLAS W. STATHES, Esquire, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Executor. NICHOLAS W. STATHES, Esquire, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

CARPENTER, Stephen Frederick, late of Pottstown. Elizabeth W Noble, Administratrix.

CONNAHAN, Elsie Veronica, a/k/a Elsie V Connahan, late of Malvern, PA. East Whiteland Township. Mark Connahan, 137 Merlin Road, Phoenixville, PA 19460, care of JAMES CUNILIO, Esquire, 835 W. Lancaster AVE, P.O. Box 989, Bryn Mawr, PA 19010, Executor. JAMES CUNILIO, Esquire, Cunilio & Cunilio, 835 W. Lancaster AVE, P.O. Box 989, Bryn Mawr, PA 19010, atty.

CROFTS, Heidi M., late of West Vincent Township. Diane B. Robinette, 2110 Greaves Court, Winterville, NC 28590, and Eric J. Detwiler, 1621 Elverson Road, Elverson, PA 19520, care of JENNIFER S. NASH, Esquire, 705 Gordon Drive, Exton, PA 19341, Executors. JENNIFER S. NASH, Esquire, 705 Gordon Drive, Exton, PA 19341, atty.

DEBUS, Eugene V., late of Schuylkill Township. Lawrence Davis, care of ROSEMARY R. FERRINO, Esquire, 608 W. Main St., Lansdale, PA 19446-2012, Executor. ROSEMARY R. FERRINO, Esquire, Montco Elder Law, LLP, 608 W. Main St., Lansdale, PA 19446-2012, atty.

DUNN, Geraldine Mary, late of West Goshen Township. Thomas J. Dunn, care of MARC L. DAVIDSON, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executor. MARC L. DAVIDSON, Esquire, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

DOERR, Samuel G., a/k/a Samuel Glenn Doerr and Glenn Doerr, late of West Whiteland Township.

Amy Lynn Peters, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

ELY, Barbara Erb, a/k/a Barbara Ely, late of West Goshen Township. Jennifer A. McCraw, care of KEVIN J. RYAN, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. KEVIN J. RYAN, Esquire, Ryan Morton and Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

EPSTEIN, Gail Terry, late of East Brandywine Township. Susan Joan Rogers, 2226 Franklin Circle, Little River, SC 29566, care of NICOLAS F. METER, Esquire, 1401 E. High St., Pottstown, PA 19464, Administratrix. NICOLAS F. METER, Esquire, Meter Law Offices, LLC, 1401 E. High St., Pottstown, PA 19464, atty.

HAGEE, Gwynne Rodger, late of Phoenixville Borough. Daniel J. Hagee, care of DANIELLA A. HORN, Esquire, 2202 Delancey Place, Philadelphia, PA 19103, Executor. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103, atty.

MACIVER, Maria W., late of Birmingham Township. Kathleen M. Brown, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MATEY, Joanne, late of Willistown Township. Molly A. Bergh, 117 Bartholomew Rd., Berwyn, PA 19312, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

ESTATE OF ROBERT J. MAURER, late of Uwchlan Township, Chester County, Pennsylvania, deceased.

Letters Testamentary of the Estate of the above named, Robert J. Maurer, deceased, having been granted to the undersigned on October 19th, 2023, all persons having claims or demands against the Estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment without delay to the undersigned Executor or Counsel:

Eric J. Maurer, Executor

52 Chestnut Street
Millburn, NJ 07041
FRANK W. HAYES, Esquire
Hayes & Romero,
31 South High Street,
West Chester, PA 19382

MOSIER, Frances Irene, late of Franklin Township. Sandra Couch, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

NORTHACKER, Edith T., late of East Coventry Township. Kathy Gresko, care of ELIZABETH R. HOWARD, Esquire, P.O. Box 507, 301 Gay St., Phoenixville, PA 19460, Executrix. ELIZABETH R. HOWARD, Esquire, P.O. Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

REITNOUR, William, late of East Vincent Township. Robert Reitnour, care of CAROLYN MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Executor. CAROLYN MARCHESANI, Esquire, Wolf Baldwin & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

RICE, Linda G., late of Highland Township. Harry R Rice, 270 Old Limestone Road, Parkesburg, PA 19365, care of JUSTIN J BOLLINGER, Esquire, PO Box 5349, Lancaster, PA 17606, Executor. JUSTIN J BOLLINGER, Esquire, Gibbel Kraybill & Hess LLP, PO Box 5349, Lancaster, PA 17606, atty.

SCOTT, Monica J., late of Honey Brook. Kathleen Alice Scott, 160 West End Avenue, Apt 10K, New York, NY 10023, care of DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, Executrix. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

SETTINE, Edna H., late of West Nottingham Township. Rhonda M. Fraim and Gregory A. Settine, care of DANIEL R. COLEMAN, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

SNODGRASS, Martha L., late of Uwchlan Township. James E. Snodgrass, care of ANDREW GAVRIN, Esquire, 306 Clairemont Rd., Villanova, PA 19085, Executor. ANDREW GAVRIN, Esquire, Law Office of Andy Gavrin, 306 Clairemont Rd., Vil-

lanova, PA 19085, atty.

SWEIGART, Teresa, late of Phoenixville. Frank Sweigart, 601 Sanatoga Rd, Pottstown, PA 19465, and David Sweigart, 991 Farmington Ave, Pottstown, PA 19464, Executor.

TWEEDIE, Sally A., late of Pennsbury Township. Kathryn Tweedie Covey, 2073 Medford St., Longmont, CO 80504, care of GARTH G. HOYT, Esquire, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, Executrix. GARTH G. HOYT, Esquire, McNees Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

von der WENSE, Bodo, late of Tredyffrin Township. Gertraud von der Wense, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Media, PA 19063, Executrix. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 W. Third St., Media, PA 19063, atty.

2nd Publication

BELL, Hans Frederick, late of Uwchlan Township. Hans G. Bell, 211 Prescott Dr., Chester Springs, PA 19425, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

BIEGALSKI, John L., a/k/a John Biegalski, late of East Pikeland Township. Phyllis Biegalski, care of GEORGE M. RITER, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Administratrix. GEORGE M. RITER, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

BIEHL, Lucy Jean, late of Phoenixville. Kathy Ann Simmonds, 6 Barbara Drive, Malvern, PA 19355, Executor.

EARNHART, Ruth, late of Honey Brook. Nancy Morrill, P.O. Box 36, Gabriels, NY 12939, care of TODD ALLEN ELLIOTT, Esquire, 835 West Chester Pike - 2nd Floor, West Chester, PA 19382, Administratrix. TODD ALLEN ELLIOTT, Esquire, Elliott Legal Services, 835 West Chester Pike - 2nd Floor, West Chester, PA 19382, atty.

Letter Testamentary have been granted in the Estate of **BARBARA H. FLECK**, late of West Caln Township. All persons having claims or demands on the Estate are requested to make them known, and all persons indebted to the said decedent are requested to make payment without delay.

Brian T. Fleck, c/o The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown

PA 19335, Personal Representative. Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Attorney.

FRAIN, Ursula M., late of North Coventry Township. Alicia L. Fanella, 708 E. Philadelphia Ave., Boyertown, PA 19512, care of JOHN A. KOURY, JR., Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. JOHN A. KOURY, JR., Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

FRANKHOUSER, Mary C., late of West Chester. Michael Zoeller, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Administrator. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

FRITZ, Robert D., late of West Brandywine. Amy F. Reilly, 117 Locust Lane, Exton, PA 19341, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

GALUSKA, Marguerite S., a/k/a Marguerite E. Spencer, late of East Goshen Township. Carol E. Spencer, 25 Cobblestone Ln., Aston, PA 19104, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executrix. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

GENTRY, Louis F., late of Valley Township. Louis C. Gentry, care of CHRISTOPHER M. MURPHY, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executor. CHRISTOPHER M. MURPHY, Esquire, Breslin Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

GODWIN, Judith E., a/k/a Judith Godwin Castaldi, Judy Castaldi and Judy Godwin, late of Tredyffrin Township. Selena Mello, care of DENIS A. GRAY, Esquire, 115 Bloomingdale Ave., Carriage House, Ste. 100, Wayne, PA 19087, Executrix. DENIS A. GRAY, Esquire, Palmer & Gray LLP, 115 Bloomingdale Ave., Carriage House, Ste. 100, Wayne, PA 19087, atty.

GREENWOOD, John R., late of Tredyffrin Township. Diane Greenwood, care of LISA COMBER HALL, Esquire, 27 S Darlington St, West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St, West Chester, PA 19382, atty.

HADDEN, Guy Thomas, late of Honey Brook Township. Shane T. Hadden, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY T. ABELS, Esquire, Lar-

more Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HOY, Joyce Thomas, late of West Chester. Beth Fitzgerald, 7 Pump House Circle, Hockessin, DE 19707-2030, care of KRISTINE F HUGHEY, Esquire, 22 W Second St, Media, PA 19063, Executrix. KRISTINE F HUGHEY, Esquire, Speare and Hughey, 22 W Second St, Media, PA 19063, atty.

JACOBSON, Carolyn, late of New Garden Township. Karin Topp, 320 W. Saddle River Rd., Upper Saddle River, NJ 07458, care of ERIC B. SORKI, Esquire, 1025 Laurel Oak Rd., Voorhees, NJ 08043, Executrix. ERIC B. SORKI, Esquire, Archer & Greiner, P.C., 1025 Laurel Oak Rd., Voorhees, NJ 08043, atty.

JONES, Raymond Simms, late of Paoli. Regina A. Jones, c/o Nancy J. Thompson (Power of Attorney), 2033 Commons Circle, Batavia, OH 45103, care of MARY ALICE GWYNN, Esquire, 817 George Bush Blvd., Delray Beach, FL 33483, Personal Representative. MARY ALICE GWYNN, Esquire, Mary Alice Gwynn, P.A., 817 George Bush Blvd., Delray Beach, FL 33483, atty.

KOCH, William C., late of East Goshen Township. Brandon J. Koch, 25 Paper Mill Road, Newtown Square, PA 19073, Executor.

LEWIS, SR., LeRoy R., late of West Brandywine. Sonya J. Lewis, 87 Andover Road, Glenmoore, PA 19343, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale PA 19372, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale PA 19372, atty.

LONG, Judith Lee, late of Caln Township. Gordon W. Good, Esq., 340 Lincoln Highway, Thorndale, PA 19372, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MARTIN, Hilda M, late of West Grove. Jacqueline C. Smith, 408 Cedar Spring Road, Kennett Square, PA 19348, Executrix.

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

SINGLEY, Jane Ann, late of Uwchlan Township. Nancy Haydon, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Ex-

ecutrix. RYAN J. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

SVOKOS, Vasilios, a/k/a Vasilios Konstantin Svokos and Billy Svokos, late of Caln Township. Lambrine Svokos, care of NIKOLAOS I. TSOUROUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Administratrix. NIKOLAOS I. TSOUROUROS, Esquire, Law Offices of Wendy F. Blecinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

THOMPSON, Judith T., a/k/a Judy T. Thompson, late of New Garden Township. Kenneth S. Thompson, Jr., 2002 Nicholby Dr., Wilmington, DE 19808, Executor.

TREGO, Jeffrey Thomas, late of Parkesburg Borough. Jodi Taylor, care of JOHN J. DEL CASALE, Esquire, 300 W. State St., Ste. 207, Media, PA 19063-2639, Administratrix. JOHN J. DEL CASALE, Esquire, M. Mark Mendel, LTD., 300 W. State St., Ste. 207, Media, PA 19063-2639, atty.

WASHKO, Andrew Robert, late of Spring City. Michael Andrew Washko, 1946 County Line Road, Barto, PA 19504, Personal Representative.

3rd Publication

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

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

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

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

DAVIDSON, JR., Alexander, late of West Ches-

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

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

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

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

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

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

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

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

NESSCIO, Mary, late of Uwchlan Township. Lucy Poole, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Roth-

schild LLP, P.O. Box 673, Exton, PA 193410-0673, atty.

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

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

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

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

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

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

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

SIMMONS, Patricia A., late of West Caln Township. Matthew Simmons, 407 Old Airport Road, Douglassville, PA 19518, care of WILLIAM T.

KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

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

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

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

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

FICTITIOUS NAME

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

CQ Medical, with its principal place of business at 440 Church Road, Avondale, PA 19311. The application has been (or will be) filed on: October 26, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Anholt Technologies, Inc.

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 17, 2023, for **Feliciano maintenance** with a principal place of business located at 7 Sherwood Ln., Nottingham, PA 19362 in Chester County. The individual interested in this business is Daniel Feliciano, also located at 7 Sherwood Ln., Nottingham, PA 19362. This is filed in compliance with 54 Pa.C.S. 311.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on October 27, 2023, Articles of Incorporation were filed with the Department of State for Genome Genius, Inc., a nonprofit corporation organized under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania, exclusively for charitable purposes. FOX ROTHSCCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 22, 2023, for **HANDS OF COMPASSIONATE CARE** with a principal place of business located at 750 East Marshall St. Unit 105, West Chester, PA 19380 in Chester County. The individual interested in this business is Leerosa Browne, located at 200 N. Everhart Ave. #200E, West Chester, PA 19380. This is filed in compliance with 54 Pa.C.S. 311.

NOTICE

To The Unknown Successor of The Robert R. Townsend Revocable Living Trust, a Mortgage Foreclosure Civil Action was filed against you on July 25, 2023, at Chester County Court of Common Pleas Docket No. 2023-05214-RC, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust v. The Unknown Successor of The Robert R. Townsend Revocable Living Trust and the United States of America. Plaintiff seeks to foreclose on the mortgage secured by your property at 546 West Boot Road, West Chester, PA 19380, whereupon your property would be sold by the Chester County Sheriff. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Lawyer County Referral Service Chester County Bar Association 15 West Gay Street West Chester, PA 19381 (610) 429-1500

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 21, 2023, for **RJH Architects** with a principal place of business located at 1950 Swedesford Rd., Malvern, PA 19355 in Chester County. The individual interested in this business is Robert J. Hytha, also located at 1950 Swedesford Rd., Malvern, PA 19355. This is filed in compliance with 54 Pa.C.S. 311.

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **South Mill Champs** for the conduct of business in Chester County, Pennsylvania, with the principal place of business being 649 West South Street, Kennett Square, PA 19348, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 25th day of October 2023, pursuant to 54 Pa.C.S. §311. The names of the entities owning or interested in the said business are South Mill Mushroom LLC and Kaolin Mushroom Farms, Inc.

McNEES WALLACE & NURICK LLC
Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

Jill M. Fein, Esquire
Hill Wallack LLP
1000 Floral Vale Boulevard, Suite 300

Yardley, PA 19067
Telephone: 215-579-7700

NOTICE

Public Notice

Appointment of New Magistrate Judge in the United States District Court for the Eastern District of Pennsylvania

The Judicial Conference of the United States has authorized the appointment of a full-time United States magistrate judge for the Eastern District of Pennsylvania at Philadelphia. The appointee may be required to preside at court sessions to be held at Reading, Philadelphia, Allentown, and Easton. The essential function of courts is to dispense justice. An important component of this function is the creation and maintenance of diversity in the court system. A community's belief that a court dispenses justice is heightened when the court reflects the community's diversity.

The duties of the position are demanding and wide-ranging, and will include, among others: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants. The basic authority of a United States magistrate judge is specified in 28 U.S.C. § 636.

To be qualified for appointment an applicant must:

1. Be, and have been for at least five years, a member in good standing of the bar of the highest court of a state, the District of Columbia, the Commonwealth of Puerto Rico, the Territory of Guam, the Commonwealth of the Northern Mariana Islands, or the Virgin Islands of the United States, and have been engaged in the active practice of law for a period of at least five years;
2. Be competent to perform all the duties of the office; be of good moral character; be emotionally stable and mature; be committed to equal justice under the law; be in good health; be patient and courteous; and be capable of deliberation and decisiveness;
3. Be less than seventy years old; and
4. Not be related to a judge of the district court.

A merit selection panel composed of attorneys and other members of the community will review all applicants and recommend to the district judges in confidence the five persons it considers best qualified. The court will make the appointment following an FBI full-field investigation and an IRS tax check of the applicant selected by the court for appointment. The individual selected must comply with the financial disclosure requirements pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 90 Stat. 1824 (1978) (codified at 5 U.S.C. app. 4 §§ 101-111) as implemented by the Judicial Conference of the United States. An affirmative effort will be made to give due consideration to all qualified applicants without regard to race, color, age (40 and over), gender, religion, national origin, or disability. The current annual salary of the position is \$213,992.00. The term of office is eight (8) years.

The application is available on the court's web site at <https://www.paed.uscourts.gov/>. Only applicants may submit applications and applications **must be received by Friday, December 15, 2023**.

All applications will be kept confidential, unless the applicant consents to disclosure, and all applications will be examined only by members of the merit selection panel and the judges of the district court. The panel's deliberations will remain confidential.

Applications must be submitted by email to Paed_Apply@paed.uscourts.gov with the subject line "**Magistrate Judge Application.**" An /s/ or e-signature on the application will be accepted.

Applications will only be accepted by email. Applications sent by mail will not be considered. Due to the overwhelming number of applications expected, applicants should not contact the court regarding the status of their application.

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, November 16th, 2023 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday December 18th, 2023.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

3rd Publication of 3

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

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

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

UPI No. 54-8E-8

PLAINTIFF: Willistown Woods Home-owners Associations, Inc.

VS

DEFENDANT: **Joseph Shawn and Kirsten Shawn**

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

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

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

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

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

BEING Unit No. 58 as shown on said Plan.

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

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

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

Tax Parcel No. 32-3Q-58.

PLAINTIFF: Marsh Harbour Community Association

VS

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

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

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

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

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

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

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

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

BEING LOT 76 ON SAID PLAN.

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

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

PLAINTIFF: AmeriHome Mortgage Company, LLC

VS

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

SALE ADDRESS: 4 Wellsville Lane, Avondale, PA 19311

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

SALE NO. 23-11-309
Writ of Execution No. 2022-08245
DEBT \$82,498.27

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS GLENHARDIE CONDOMINIUM, LOCATED IN THE TOWNSHIP OF TREDYFFRIN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA C.S. 3101, ET. SEQ. BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF CHESTER, OF A DECLARATION, INCLUDING THE PLANS ATTACHED THERETO AS AN EXHIBIT, DATED JUNE 17, 1981 AND RECORDED IN MISCELLANEOUS DEED BOOK 519 PAGE 423, AND THE AMENDMENT TO DECLARATION DATED JULY 21, 1981 AND RECORDED JULY 22, 1981 IN MISCELLANEOUS DEED BOOK 523 PAGE 114, AND A SECOND AMENDMENT THEREOF DATED 10/19/1981 AND RECORDED 11/17/1981 IN MISCELLANEOUS DEED BOOK 534 PAGE 307, AND A THIRD AMENDMENT THEREOF DATED 6/10/1983 AND RECORDED 7/14/1983 IN MISCELLANEOUS DEED BOOK 594 PAGE 486, BEING AND DESIGNATED AS UNIT NO. 106, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

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

PLAINTIFF: The Bryn Mawr Trust Company

VS

DEFENDANT: **Kristen L. Theune**

SALE ADDRESS: 106 Drummers Lane, Wayne, PA 19087

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

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

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

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

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

PARCEL NO.: 51-8-108

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

VS

DEFENDANT: **Diane T. Blair**

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

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

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

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

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

BEING THE SAME PREMISES AS Hartman Leigh Homes LLC, by Deed dated September 6, 2019, and recorded on Sep-

tember 10, 2019, by the Chester County Recorder of Deeds in Deed Book 9997, at Page 722, granted and conveyed unto Curtis Edward Pusch and Sarah Elizabeth Pusch, as Tenants by the Entireties.

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

TAX PARCEL NO.17-3D-124.

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NewRez LLC d/b/a Shellpoint Mortgage Servicing

VS

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

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

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

**SALE NO. 23-11-314
Writ of Execution No. 2022-04933
DEBT \$254,233.16**

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

BEGINNING at an interior point on the Northeast curbline of Smallwood Court, a corner of No. 246 Smallwood Court; THENCE extending from said point of beginning, leaving the said side of Small-

wood Court and along No. 246, North 24 degrees 0 minutes East, crossing a 15 feet wide common access and utility easement, a 20 feet wide water easement and a 20 feet wide sanitary sewer easement, 100.81 feet to a point; THENCE extending South 66 degrees 0 minutes East, 25 feet to a corner of No. 242 Smallwood Court; THENCE extending along the same South 24 degrees 0 minutes West, recrossing the aforesaid easements, 107.54 feet to a point on the Northeast curbline of Smallwood Court; THENCE extending along the same North 50 degrees 56 minutes 49 seconds West, 25.89 feet to the first mentioned point and place of beginning.

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

BEING Unit No. 244.

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

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

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

11648435 granted and conveyed unto Haydee Rivera, as sole owner, in fee.

UPI NO. 41-5M-223

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Jacqueline Tucker, known Heir of Haydee Rivera, deceased; Alex Coe, known Heir of Haydee Rivera, deceased; Chayanne Coe, known Heir of Haydee Rivera, deceased; Andrea Rivera, known Heir of Haydee Rivera, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Haydee Rivera, deceased**

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

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

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

PROPERTY SITUTATE IN WEST PIKE-LAND TOWNSHIP

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

TAX PARCEL #34-3-22.11

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **BRIAN JARRATT**

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

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

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

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

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

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

UPI #35-7-5

IMPROVEMENTS thereon: a single family residential dwelling

PLAINTIFF: Univest Bank and Trust Co.

VS

DEFENDANT: **William David Lees, Jr.**
SALE ADDRESS: 2079 Bodine Road,
Malvern, PA 19355

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

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

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

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

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

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

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

VS

DEFENDANT: **Yvette Hurst**
SALE ADDRESS: 332 Andrew Circle,
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PARKER Mc-
CAY PA 856-596-8900**

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

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

at the centerline of Brandywine Creek; thence along the centerline of Brandywine Creek North 73 degrees 28 minutes 15 seconds West 265.77 feet to a point on the division line between the Township of East Bradford and the Township of Pocopson; thence along said division line North 27 degrees 45 minutes West 556.17 feet to the first mentioned point and place of beginning.

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

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

BEING PARCEL NUMBER: 51-6-17.7

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

VS

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

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

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

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

EAST GOSHEN, CHESTER County, Pennsylvania, being

BLR# 53-06-0568

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **CHRISTOPHER M BRYAN**

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

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

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

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

BLR# 53-4-510

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

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

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

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

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

Property situate in the TOWNSHIP OF

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWN-

SHIP OF CHARLESTON, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL # 35-4-74.3N

PLAINTIFF: Navy Federal Credit Union
VS

DEFENDANT: **Andrew R. McLellan**

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

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

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

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

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

one-hundredths feet to a point on the title line in the bed of Clovelly Lane, aforesaid; thence extending along the same South twenty five degrees, thirty four minutes West, One hundred ninety seven and thirty seven one-hundredths feet to the first mentioned point and place of beginning.

BEING County Parcel 55-5B-47.1

PLAINTIFF: Citadel Federal Credit Union
VS

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

SALE ADDRESS: 201 Church Road, Devon, PA 19333

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

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

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

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

EAST, 115 FEET TO A POINT, A CORNER OF LOT #35 ON SAID PLAN; THENCE EXTENDING ALONG THE WESTERLY LINE OF LOT NO. 33 SOUTH 09 DEGREES 57 MINUTES EAST 150 FEET TO A POINT IN THE NORTHERLY SIDE OF GARDEN CIRCLE; THENCE EXTENDING ALONG THE NORTHERLY SIDE OF GARDEN CIRCLE SOUTH 80 DEGREES 03 MINUTES WEST, 115 FEET A POINT IN LINE OF LOT NO.35 THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

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

PARCEL NO.: 67-40-32

PLAINTIFF: CitiMortgage, Inc.

VS

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

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

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