



# Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

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No. 17

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# Chester County Law Reporter

(USPS 102-900)

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**Windon Country Homes vs. Netherlands Insurance Co., et al**

## Severance of claims – Stay of discovery

1. A trial court has broad discretion in the consolidation, joinder, and severance of causes of action and separate issues at trial.
2. Bifurcation is strongly encouraged where separation of issues facilitates the orderly presentation of evidence and judicial economy.
3. Plaintiffs are seeking coverage as additional insureds under a policy of insurance issued to a snow removal company for certain claims brought against Plaintiffs. Plaintiffs also seek a declaration that the insurer's actions constitute a breach of contract and bad faith.
4. The insurance company seeks to have the court (a) sever the breach of contract claims from the bad faith and fraud claims, and (b) stay discovery with respect to those latter claims in order to avoid prejudicing the insurer by allowing Plaintiffs to litigate all of the claims simultaneously. According to the insurer, with respect to the bad faith and fraud claims, Plaintiffs will inevitably seek discovery of claims handling and underwriting materials which will likely include confidential and proprietary business information, mental impressions, work product, attorney-client communications and opinions regarding coverage. It contends that none of that information is relevant to the legal issues raised by the breach of contract claim and such evidence will be rendered moot if the breach of contract claim is resolved in favor of the insurer.
5. The court noted the breach of contract claim will focus on Plaintiffs' entitlement to insurance coverage as a matter of law as an additional insured on the policy and proof involved in resolving that legal issue is distinct and more limited than the necessary proof for establishing the bad faith claim. The court agreed with the insurer that requiring an adjudication of all issues and the production of all discovery simultaneously will result in an expenditure of time and money that may not be required if the insurer prevails on the breach of contract claim. Accordingly, the Court Held the insurer's motion was granted and Plaintiffs' bad faith and fraud claims were severed from the breach of contract claim and all discovery in connection with the claims of bad faith and fraud was stayed pending the resolution of Plaintiff's claim for breach of contract.

R.E.M.

C.C.P. Chester County, Pennsylvania, Civil Action No. 2021-01545-MJ; Windon Country Homes Condominium Association, Inc. d/b/a Windon Country Homes and Community Association Management, Inc. vs. The Netherlands Insurance Company, Indian Harbor Insurance Company, Shearon Environmental Design Co., Inc., Sedco Snow Company, Inc. and Denise Mullen

John Gerald Devlin for Windom Country Homes  
Denise DePekary for The Netherlands Insurance Company  
Sommer, J., March 14, 2022:-

WINDON COUNTRY HOMES  
 CONDOMINIUM ASSOCIATION, INC.  
 d/b/a WINDON COUNTRY HOMES  
 and COMMUNITY ASSOCIATION  
 MANAGEMENT, INC.

VS.

THE NETHERLANDS INSURANCE  
 COMPANY, INDIAN HARBOR  
 INSURANCE COMPANY, SHEARON  
 ENVIRONMENTAL DESIGN CO.,  
 INC., SEDCO SNOW COMPANY,  
 INC. and DENISE MULLEN

IN THE COURT OF COMMON PLEAS  
 CHESTER COUNTY, PENNSYLVANIA

NO. 2021-01545-MJ

CIVIL ACTION

**ORDER**

AND NOW, this 14th day of March, 2022, upon consideration of Defendant The Netherlands Insurance Company’s Motion to Sever and Stay the Plaintiffs’ Bad Faith and Fraud Claims, and Plaintiffs’ Response in Opposition thereto, it is hereby ORDERED and DECREED that:<sup>1</sup>

- (1) Plaintiffs’ claims asserted in Count I and Count IV for Bad Faith are SEVERED from Plaintiffs’ claim for Breach of Contract;
- (2) Plaintiffs’ claim asserted in Count V for Common Law Fraud is SEVERED from Plaintiffs’ claim for Breach of Contract; and
- (3) All discovery in connection with Plaintiffs’ claims of Bad Faith and Common Law Fraud is STAYED pending the resolution of Plaintiff’s claim for Breach of Contract.

BY THE COURT:

/s/ Jeffrey R. Sommer J.

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<sup>1</sup> Plaintiffs filed this civil action against Defendants The Netherlands Insurance Company (hereinafter “Netherlands”) and Indian Harbor Insurance Company. Plaintiffs are seeking coverage as additional insureds under a policy of insurance issued by Netherlands to Shearon Snow Removal Company (the “Netherlands Policy”) for certain claims brought against Plaintiffs in connection with an underlying personal injury action captioned *Denise Mullen v. Windon Country Home Condominium Association, Inc. d/b/a Windon Country Homes et. al.*, filed in the Court of Common Pleas, Chester County, Pennsylvania, on

or about October 30, 2019 (the “Mullen Action”).

Plaintiffs’ Complaint asserts several causes of action against Netherlands. Count I is for Declaratory Judgment and seeks a judicial declaration that Netherlands must defend and indemnify Plaintiffs under the Netherlands Policy for the claims asserted against them in the Mullen Action. Plaintiffs also seek a declaration that Netherlands’ actions constitute a breach of contract and bad faith. Count III is for Breach of Contract and alleges that, as a result of Netherlands’ breach of contract, it is liable to Plaintiffs for defense costs and damages incurred in connection with the Mullen Action. Count IV is premised upon Plaintiffs’ claim that they are entitled to damages pursuant to Pennsylvania’s Bad Faith statute, 42 Pa. Cons. Stat. § 8371, due to Netherlands’ alleged improper conduct. Count V asserts Common Law Fraud and seeks punitive and other damages based upon Netherlands’ alleged “unfair or defective practices” and “intention to deceive and mislead Plaintiffs.”

Netherlands’ motion seeks to have the court (1) sever the Breach of Contract claims from the Bad Faith and Fraud claims, and (2) stay discovery with respect to those claims in order to avoid prejudicing Netherlands by allowing Plaintiffs to litigate all of the claims simultaneously. According to Netherlands, with respect to the Bad Faith and Fraud claims, Plaintiffs will inevitably seek discovery of claims handling and underwriting materials which will likely include confidential and proprietary business information, mental impressions, work product, attorney-client communications and opinions regarding coverage. It contends that none of that information is relevant to the legal issues raised by the Breach of Contract claim. Furthermore, argues Netherlands, such evidence will be rendered moot if the Breach of Contract claim is resolved in favor of Netherlands.

Plaintiffs oppose the request for severance and a stay. According to Plaintiffs, severance will not serve to promote the orderly presentation of evidence and judicial economy and will solely result in prolonging discovery and requiring duplicative discovery, ultimately delaying the judicial process and requiring the parties to incur substantial costs.

The Pennsylvania Rules of Civil Procedure provide in relevant part, as follows:

The Court, in furtherance of convenience or to avoid prejudice, may, on its own motion or on motion of any party, order a separate trial of any cause of action, claim, or counterclaim, set-off, or cross-suit, or of any separate issue, or of any number of causes of action, claims, counterclaims, set-offs, cross-suits, or issues.

Pa.R.Civ.P. 213(b).

As acknowledged by Plaintiffs, a trial court has broad discretion in the consolidation, joinder, and severance of causes of action and separate issues at trial. “Bifurcation is strongly encouraged where separation of issues facilitates the orderly presentation of evidence and judicial economy.” *See Pascale v. Hechinger Company of Pa.*, 627 A.2d 750, 756 (Pa. Super. 1993). Upon review, the court considers this matter to be one where bifurcation is appropriate.

As noted by Netherlands, the Breach of Contract claim will focus on Plaintiffs’ entitlement to insurance coverage as a matter of law as an additional insured on the Netherlands Policy. The proof involved in resolving that legal issue is distinct and more limited than the necessary proof for establishing the Bad Faith claim. The court agrees that requiring an adjudication of all issues and the production of all discovery simultaneously will result in an expenditure of time and money that may not be required if Netherlands prevails on the Breach of Contract claim. Thus, the motion is granted.

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CLERK OF THE ORPHANS' COURT  
DIVISION OF THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
**NOTICE OF FILING ACCOUNTS**  
ACCOUNTS LISTED FOR AUDIT ON  
**WEDNESDAY, MAY 4, 2022**  
**Courtroom 18 at 9:00 A.M. PREVAILING TIME**

**THE HONORABLE KATHERINE B. L. PLATT**

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

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**ESTATE OF DOROTHY RUTH HOLTZMAN, DECEASED**

**1520-0741**

A/K/A DOROTHY R. HOLTZMAN  
FIRST AND FINAL ACCOUNT  
OF: JANET WARD, EXECUTOR

ATTORNEY(S):

DANTE W. RENZULLI JR, ESQUIRE



**NOTICES**

*Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.*

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 2022-02424-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Richard Joseph Wallace was filed in the above-named court and will be heard on Monday, July 18, 2022 at 2:00 PM, in Courtroom 5 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, April 12, 2022

Name to be changed from: Richard Joseph Wallace to: Riley Jean Wallace

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. 2022-02489-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Athira Maria Menezes was filed in the above-named court and will be heard on Monday, May 9, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, April 5, 2022

Name to be changed from: Athira Maria Menezes to: Athira Shastry

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

**CORPORATION NOTICE**

Brothers Pro Painters Inc.  
Has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about April 4, 2022, for a foreign corporation with a registered address in the state of Pennsylvania as follows:

Younium Inc.  
719 Bradford Terrace West Chester, PA 19382  
This corporation is incorporated under the laws of Delaware.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about January 18, 2022, for:

Veterinary Education Network Advocacy and Support Programs, Inc.  
14 Letchworth Lane  
Avondale, PA 19311

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about March 29, 2022, for a foreign corporation with a registered address in the Commonwealth of Pennsylvania as follows:

Casa Carmen, Inc. 378 Hoods Lane  
West Grove, PA 19390  
This corporation is incorporated under the laws of Maryland.

The address of its principal office is 8355 Broad Neck Road, Chestertown, MD 21620. The corporation has been qualified in Pennsylvania under

the provisions of the Business Corporation Law of 1988, as amended.

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### CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT on April 18, 2022, Articles of Incorporation were filed with the PA Dept. of State for Artisan Holding Company, Inc., a corporation organized under the Business Corporation Law of 1988 for the purpose of engaging in all lawful business for which corporations may be incorporated under the Business Corporation Law of 1988. MCCARTHY WEIDLER P.C., Solicitors, 2000 Market St., Ste. 2820, Phila., PA 19103

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### DISSOLUTION NOTICE

County Propane Company, Inc.  
410 South Brandywine Avenue  
Downingtown, PA 19335  
Incorporated March, 1998  
Discontinued Business January, 1998

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### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that Independence Advisors, LLC, a Pennsylvania limited liability company, having its registered office located at 620 Lee Road, Suite 100, Wayne, Pennsylvania (the "Company"), has filed a Certificate of Dissolution with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Pennsylvania Uniform Limited Liability Company act of 2016, and that said company is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be ended upon the filing of the Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania. Any claims against the Company shall be sent in writing to the 620 Lee Road, Suite 100, Wayne, Pennsylvania and shall detail the cause of action for such claim and the amount of damages sought to be recovered for such claim. All claims shall be barred unless the action pertaining to such claim is commenced within two years from the date of this notice.

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### ESTATE NOTICES

*Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.*

### 1st Publication

**BAINS**, Parminder K., late of Willistown Township. Kalvinder Sengha, care of PETER E. BORT, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19335, Executrix. PETER E. BORT, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19335, atty.

**BLEIGNIER**, John D., a/k/a John David Bleignier, late of East Goshen Township. Amy Diroff, 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.

**BORGNINE**, Tova, late of East Goshen Township. David Johnson, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**CURA**, Beverly H., a/k/a Beverly Grace Cura, Beverly Hardy Cura, late of Honey Brook Township. David J. Cura, 103 Sunny View Court, Coatesville, PA 19320, Executor. MARCI S. MILLER, Esquire, Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606, atty.

**DANNAKER**, Mary M., late of Tredyffrin Township. John M. Dannaker, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

**DARKOW, JR.**, Dwain Willard, a/k/a Dwain W. Darkow, Jr., Dwain Darkow and Dwain W. Darkow, late of East Vincent Township. Dwain Darrell Darkow, care of DAVID M. D'ORLANDO, Esquire, 53 S. Main St., Yardley, PA 19067, Administrator. DAVID M. D'ORLANDO, Esquire, The D'Orlando Firm, PLLC, 53 S. Main St., Yardley, PA 19067, atty.

**FASIC**, George Wilson, late of East Goshen Township. G. Kevin Fasic, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**FRAYNE**, Elizabeth M., late of East Goshen Township. Patrick Frayne, 1113 Pottstown Pike, West Chester, PA 19380, Executor. PAUL J. RUBINO, Esquire, Rubino Law, LLC, 123 East Gay Street, West Chester, PA 19380, atty.

**GALLAGHER**, Gray Barnes, late of Malvern. Andrea Pedisich Gallaga, 1734 W. Thorndale Avenue, Chicago, IL, Executrix. **NICOLE LaBLETТА**, Esquire, Law Offices of Randy Hope Steen, LTD, 600 Eagleview Boulevard Ste 300, Exton, PA 19341, atty.

**GAWLIK**, Bertha H., late of West Chester Borough. Allen S. Gawlik, 16834 Middle Forest Dr., Houston, TX 77059 and Thomas D. Gawlik, 420 Fairmont Dr., Chester Springs, PA 19425, West Chester Borough. **CHARI M. ALSON**, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

**GERHARDT**, Lola W., a/k/a Lola Winterheimer Gerhardt, late of East Goshen Township. Heather S. Gallagher, care of **DANIELLE M. YACONO**, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Executrix. **DANIELLE M. YACONO**, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, atty.

**GIGGER**, Emery Vean, late of East Brandywine Township. Marbet B. Gigger, care of **PETER E. BORT**, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19335, Administratrix. **PETER E. BORT**, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19335, atty.

**JOHNSON**, Harland, late of Valley Township. Kirk Johnson, care of **KAREN M. STOCKMAL**, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executor. **KAREN M. STOCKMAL**, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

**KLALES**, Thomas C., late of West Whiteland Township. J. Michael Jacobs, 8628 Chester Court, Easton, MD 21601, Executor.

**KUDLA**, Mary E., late of West Vincent Township. Hudson L. Voltz, Esquire, 110 Hopewell Rd., Ste. 200, Downingtown, PA 19382, Executor. **HUDSON L. VOLTZ**, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Rd., Ste. 200, Downingtown, PA 19382, atty.

**LeBUHN**, William C., late of Willistown Township. Susan J. LeBuhn, care of **H. MICHAEL COHEN**, Esquire, 144 West Market Street, West Chester, PA 19382, Administratrix. **H. MICHAEL COHEN**, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

**McNALLY, JR.**, Harry D., late of Coatesville City. Scott A. McNally, care of **DENNIS B. YOUNG**, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Administrator. **C.T.A. DENNIS B. YOUNG**, Esquire,

430 W. First Ave., Parkesburg, PA 19365, atty.

**MILLER, JR.**, Edgar Raymond, a/k/a Edgar R. Miller, late of Kennett Township. Edgar R. Miller, III, care of **DUKE SCHNEIDER**, Esquire, 17 W. Miner St., West Chester, PA 19381-0660, Executor. **DUKE SCHNEIDER**, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

**MILLIGAN**, Sean Patrick, a/k/a Sean P. Milligan, late of Coatesville. Denise M. Belknap, care of **JAY G. FISCHER**, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. **JAY G. FISCHER**, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**MORGAN**, Shirley, late of West Whiteland Township. Michael F. Furlong, care of **KARYN L. SEACE, CELA**, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. **KARYN L. SEACE, CELA**, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**PATRICK**, Elizabeth Ann, a/k/a Ann Patrick, late of West Whiteland Township. Jennifer A. Schneider and Rita J. Patrick, care of **LOUIS N. TETI**, Esquire, 17 W. Miner St., West Chester, PA 19381-0660, Executrices. **LOUIS N. TETI**, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

**PIA**, Norma Maria, a/k/a Norma M. Pia, late of Penn Township. Michael L. Pia, 7 Nine Gates Rd., Chadds Ford, PA 19317, Executor. **ANITA M. D'AMICO**, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**QUEREAU**, James Van Dyke, a/k/a James Van Dyke Quereau, Jr., late of Tredeffrin Township. Wendy Hayes Quereau, care of **C. THOMAS WORK**, Esquire, 111 North 6th Street, P.O. Box 679, Reading, PA 19603, Executrix. **C. THOMAS WORK**, Esquire, Stevens & Lee, 111 North 6th Street, P.O. Box 679, Reading, PA 19603, atty.

**ROUSSEY**, Paul T., late of Pottstown. Mary Roussey, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464, Executrix. **JAMIE V. OTTAVIANO**, Esquire, Yergey Daylor Allebach Scheffey Picardi, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464, atty.

**SAGNELLA**, Ronald C., late of West Chester. Diane Sagnella, care of **KEVIN J. RYAN**, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. **KEVIN J. RYAN**, Esquire, Ryan Morton & Imms LLC, 220 West Gay Street, West Chester, PA 19380, atty.

**SCHREFFLER**, Jack M., late of West Chester. Kenneth Schreffler, 1004 N. Phipps Wood Court, Glen Mills, PA 19342, Executor. CHARLES W. PROCTOR, III, Esquire, PLA Associates PC, 1450 E. Boot Road Building 400D, West Chester, PA 19380, atty.

**SYSESKEY**, Angelica A., late of West Brandywine Township. Ann A. Scheve, 410 S. 21st., Philadelphia, PA 19146, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**TRAVIS**, Doris L., late of West Goshen Township. Harry J. Travis, Jr., care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**TRAVIS**, Timothy E., a/k/a Timothy Edwin Travis, late of Thornbury Township. Joan C. Travis, care of CAROLYN M. MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Administratrix. CAROLYN M. MARCHESANI, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

**TRAVIS, SR.**, Harry J., late of West Goshen Township. Harry J. Travis, Jr., care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A., West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A., West Chester, PA 19380, atty.

**TROLIER**, Sarah Jane, late of Tredyffrin Township. Kimberly A. Trolier & Susan E. McKinstry, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Co-Executrices. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**VALENTI**, Diane J., a/k/a Diane Valenti, late of Schuylkill Township. Christopher R. Valenti, 463 W. High St., Phoenixville, PA 19460, Executor. JEFFREY M. COOPER, Esquire, Law Office of Jeffrey M. Cooper, 111 E. Township Line Rd., Upper Darby, PA 19082, atty.

**WAMBOLD**, Dorothy L., late of Honey Brook Township. Dawn L. Gammon, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**WHITNEY, SR.**, Ronald A., a/k/a Ronald A. Whitney, Jr., late of East Fallowfield Township. Ronald A. Whitney, Jr., 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.

**YATCILLA**, Joseph Lynn, late of Downingtown. Cynthia Aboff, 5 Eagle Rock Trail, Ormond Beach, FL 32174, Executrix.

**ZAAYENGA**, Elizabeth Mary, late of Honey Brook. Wayne Zaayenga, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executor. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 220 West Gay Street, West Chester, PA 19380, atty.

## 2nd Publication

**BASS**, Harold C., late of Kennett Square. Donald F. Kohler Jr., Esquire, 27 South Darlington Street, West Chester, PA 19382, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

**DeMARCO**, Ann Marie, late of Wayne. Dominic J. DeMarco, Jr., care of G. ELIAS GANIM, Esquire, P.O. Box 494, Paoli, PA 19301, Administrator C.T.A. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., P.O. Box 494, Paoli, PA 19301, atty.

**GARVEY**, Terrence, a/k/a Terry Garvey, late of Avondale. Mary Ellen Garvey, 659 Martin Drive, Avondale, PA 19311, Executrix.

**GOODWIN, SR.**, Richard L., late of West Caln Township. Amber R. Simione, 508 Tower Rd., Sellersville, PA 18960, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**HARTZELL**, David Craig, late of Spring City. Jennifer John, 244 Creamery Road, Spring City, PA 19475, Executor.

**HOFFECKER**, Robert Allen, late of Spring City Borough. Timothy A. Hoffecker, 125 N. Penn St., Spring City, PA 19475 & Brian L. Hoffecker, 219 W. Welsh Dr., Douglassville, PA 19518, Executors.

**HOVINGTON III**, Frederick, late of East Goshen Township. Patricia Griffin, 149 Melissa Lane, West Chester, PA 19382, Administrator. RYAN W. C. BUCHANAN, Esquire, Fink & Buchanan Law Offices, LLC, 158 W. Gay Street, Suite 204, West Chester, PA 19380, atty.

**JACKSON**, Carol Ann, late of West Fallowfield Township. Robbin N. Lammey, Jr., and Herbert V. Lammey, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executors. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

**KANDLER**, Joanne, a/k/a Joanne Johnson, late of East Coventry Township. Tiffany Burton, 29320 Revel Rd., Millsboro, DE 19966, Executor.

**KILGARIF**, Kathleen L., a/k/a Kathleen Lois, late of West Whiteland Township. Joseph M. Kilgarif, care of JAMES S. TUPITZA, Esquire, 212 W. Gay Street, West Chester, PA 19380, Executor. JAMES S. TUPITZA, Esquire, Tupitza & Associates, 212 W. Gay Street, West Chester, PA 19380, atty.

**KLAPTOSKY**, Pauline M., late of North Coventry. Todd Klapotosky, 1052 West Meadowbrook Road, Pottstown, PA 19465, Executor.

**KORN**, Jean Marie, late of Uwchlan Township. William A. Korn, 216 Clearview Lane, Lincoln University, PA 19352, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

**LESNICZAK**, Victoria Ann, late of New Garden Township. Jaclyn Bruno, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. C.T.A. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**MAGYAR**, Louis, late of Spring City. Jason E. Rarich, care of DAVID G. GARNER, Esquire, 635 E. High Street, Suite 2, Pottstown, PA 19464, Administrator. DAVID G. GARNER, Esquire, 635 E. High Street, Suite 2, Pottstown, PA 19464, atty.

**MORAN**, Michael J., late of Tredyffrin Township. William F. Moran, 413 Old Forge Xing, Devon, PA 19333, Executor.

**PRESCOTT**, Tyler Rhoads, late of West Chester. Jennifer Prescott, 4863 Ogle St, Philadelphia, PA 19127, Executor.

**PUFKO**, Michael Donald, late of Phoenixville Borough. Susanne Theresa Huster, 54 Ridge Road, Phoenixville, PA 19460, Executor. JOHN L. ROLINS, Esquire, 1408 Burke Road, West Chester, PA 19380, atty.

**SCARCELLA**, Florence M., late of West Brandywine Township. Joan McKinley, 16 Ridgewood Rd., Malvern, PA 19355 & Donna Sorgini, 417 Snowflake Circle, Norristown, PA 19403, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**SEIDEL**, Elva K., late of Honey Brook Township. Jonathan K. Seidel, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

**STEWART, JR.**, Roy, late of Uwchlan Township. Susan R. Garthwaite, 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.

**WALCK**, James H., late of East Vincent Township. Christa L. Walck, care of JOHN H. MAY, Esquire, 49 North Duke Street, Lancaster, PA 17602, Administrator. JOHN H. MAY, Esquire, May, Herr & Grosh, LLP, 49 North Duke Street, Lancaster, PA 17602, atty.

### 3rd Publication

**ANDERSON**, Ruth E., late of West Brandywine Township. Kristin Ruth Anderson Bennett, care of LOUIS N. TETI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

**ATKINS**, Barbara M., late of East Goshen Township. Brian J. McCormick, Sr., care of TERRANCE A. KLINE, Esquire, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, Executor. TERRANCE A. KLINE, Esquire, Law Office of Terrance A. Kline, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, atty.

**BETZ**, John F., late of Willistown Township. John Betz, care of HOLLY L. SETZLER, Esquire, 16 North New Street, West Chester, PA 19380, Executor. HOLLY L. SETZLER, Esquire, Landis & Setzler, P.C., 16 North New Street, West Chester, PA 19380, atty.

**CONAGHAN**, Ruth Graham, a/k/a Ruth G. Conaghan, late of Devon. Thomas B. Conaghan, 410 Chester Road, Devon, PA 19333, Executor. JOHN J. LEONARD, Esquire, Leonard, Sciolla, Leonard & Tinari, LLP, 1500 JFK Boulevard, Suite 1910, Philadelphia, PA 19102, atty.

**CURAY**, Joanne C., late of Kennett Township. Michele Curay-Cramer, 714 Garfield St., Kennett Square, PA 19348, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law Firm, 65 S. Third St., Oxford, PA 19363, atty.

**DELDUCCO**, Alice R., late of Pennsbury. David Delducco, 2352 Sagamore Hills Drive, Dectaur, GA 30033, Executor. **FRANK W. HAYES**, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**FORD**, Gloria Jean, a/k/a Jean Ford, Gloria Ford, late of Valley Township. Michael Kuhn, 406 Howell Road, Exton, PA 19341, Administrator. **HOLLY L. SETZLER**, Esquire, Landis & Setzler, P.C., 16 North New Street, West Chester, PA 19380, atty.

**HAGEE, JR.**, John D., late of Phoenixville Borough. Mary B. Hagee, 33 Ridings Way, West Chester, PA 19382, Administratrix. **FRANK W. HAYES**, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**HILL**, Robert Wiliam, late of Pottstown. Alexandra R. H. Leake, care of H. **MICHAEL COHEN**, Esquire, 144 West Market Street, West Chester, PA 19382, Executrix. **H. MICHAEL COHEN**, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

**HOVINGTON III**, Frederick, late of East Goshen Township. Patricia Griffin, 149 Melissa Lane, West Chester, PA 19382, Administrator. **RYAN W.C. BUCHANAN**, Esquire, Fink & Buchanan Law Offices, LLC, 158 W. Gay Street, Suite 204, West Chester, PA 19380, atty.

**INSALATA**, Robert A., a/k/a Dr. Robert A. Insalata, late of West Brandywine Township. Kenneth Neary, P.O. Box 93, Unionville, PA 19375, Executor. **ANITA M. D'AMICO**, Esquire, D'Amico Law Firm, 65 S. Third St., Oxford, PA 19363, atty.

**KAVANAUGH**, Angela Talamonti, a/k/a Angela T. Kavanaugh, late of Kennett Township. Marlene Taylor, 2651 Bryson Rd., Cochranville, PA 19330, Executrix. **ANITA M. D'AMICO**, Esquire, D'Amico Law Firm, 65 S. Third St., Oxford, PA 19363, atty.

**KORN**, Jean Marie, late of Uwchlan Township. William A. Korn, 216 Clearview Lane, Lincoln University, PA 19352, Executor. **DONALD F. KOHLER, JR.**, Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

**MARKWARD**, Camille, late of West Caln Township. Charlotte Markward, care of **EDWARD M. FOLEY**, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administratrix. **EDWARD M. FOLEY**, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**MATARESE, SR.**, Vito Anthony, late of New Garden Township. Donna Whitig, 731 Westcroft

Place, West Chester, PA 19382, Executrix. **ANITA M. D'AMICO**, Esquire, D'Amico Law Firm, 65 S. Third St., Oxford, PA 19363, atty.

**McLIMANS, SR.**, William P., late of Lower Oxford Township. Kimberly A McLimins, James R. McLimans and William P. McLimins, Jr., care of **DONALD B. LYNN, JR.**, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. **DONALD B. LYNN, JR.**, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**NIMMO**, Jack W., late of Downingtown. John Justice, care of H. **MICHAEL CHOEN**, Esquire, 144 West Market Street, West Chester, PA 19382, Executor. **H. MICHAEL CHOEN**, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

**REICHERT**, Herbert R., a/k/a Herbert Reichert, late of Tredyffrin Township. Erica R. Young and Matthew C. Reichert, care of **DOUGLAS E. COOK**, Esquire, P.O. Box 397, Drexel Hill, PA 19026, Executors. **DOUGLAS E. COOK**, Esquire, P.O. Box 397, Drexel Hill, PA 19026, atty.

**SEIDEL**, Elva K., late of Honey Brook Township. Jonathan K. Seidel, care of **MARY C. CROCKER**, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. **MARY C. CROCKER**, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

**SEMPLÉ**, Norman Westley, late of Coatesville. Samantha Semple-Williams, 1202 Bullens Lane, Woodlyn, PA 19094, Administrator.

**VARNER**, Hazel, a/k/a Hazel Melinda Varner, late of Oxford Borough. Douglas Varner, care of **VINCENT CAROSELLA, JR.**, Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. **VINCENT CAROSELLA, JR.**, Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

**WALCK**, James H., late of East Vincent Township. Christa L. Walck, 1711 Green Street, Apt D, Philadelphia, PA 19130, Administratrix. **JOHN H. MAY**, Esquire, May, Herr & Grosh, LLP, 49 North Duke Street, Lancaster, PA 17602, atty.

**WATERBURY**, Phyllis N., a/k/a Phyllis Waterbury, late of Uwchlan Township. Leslie G. Waterbury, 113 Timber Springs Lane, Exton, PA 19341, Executor. **DOUGLAS A. SMITH**, Esquire, Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606, atty.

**WISER**, Daryl Edward, a/k/a D. Edward Wisner, Edward Wisner, late of Berwyn. Daniel Wisner, 71

Washington Ave, Phoenixville, PA 19460, Administrator. Mark Thomas Sophocles, Esquire, 21 Industrial Blvd #201, Paoli, PA 19301, atty.

**1st Publication of 1**

**NOTICE**

Reverse Mortgage Funding LLC  
PLAINTIFF  
VS.  
Judy Shoop, Known Heir of Aaron M. Shoop, deceased  
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Aaron M. Shoop, deceased  
DEFENDANTS  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
CHESTER COUNTY  
NO: 2020-02535-RC  
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY  
TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Aaron M. Shoop, deceased  
Your house (real estate) at 103 Elkview Road, Lincoln University, PA 19352, Parcel ID #56-10A-29 is scheduled to be sold at Sheriff's Sale at <http://www.bid4assets.com> on June 16, 2022 at 11:00AM to enforce the court judgment of \$239,033.94 obtained by Reverse Mortgage Funding LLC against you.  
NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE  
To prevent this Sheriff's Sale you must take immediate action:  
The sale will be cancelled if you pay back to Reverse Mortgage Funding LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due.  
To find out how much you must pay, you may call: LOGS Legal Group, LLP (610) 278-6800.  
PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

**3rd Publication of 3**

**TRUST NOTICE**

Maurice E. Miller – Decedent Trust  
MAURICE E. MILLER, Deceased  
Late of West Chester, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay Thomas K. Miller & Michael C. Miller, CO-TRUSTEES,

Or to their Attorney:  
RICK MORTON  
Ryan Morton & Imms, LLC  
220 West Gay Street  
West Chester, PA 19380

**3rd Publication of 3**

**TRUST NOTICE**

MONTE R. BADASARIAN, Deceased  
Late of East Bradford Township, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to James R. Badasarian, Janet L. Bonney and Kenneth W. Badasarian, CO-TRUSTEES, Kenneth Badasarian, 101 Clarke Street, West Chester, PA 19380.

**2nd Publication of 3**

**TRUST NOTICE**

THE MARY E. KUDLA REVOCABLE TRUST AGREEMENT, Mary E. Kudla, deceased. Late of West Vincent Township, Chester County, PA.  
This Trust is in existence and all persons having claims or demands said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to Valerie Gravuer and Hudson L. Voltz, Esquire, Co-Trustees, c/o Hudson L. Voltz, P.C., 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335

**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 sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, May 19th, 2022 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, June 20th, 2022.** 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 and place of sale. **Payment must be paid in cash, certified check or money order made payable to the purchaser or “Sheriff of Chester County”. The balance must be made payable to “Sheriff of Chester County”. within twenty-one (21) days from the date of sale by 4PM.**

**FREDDA L. MADDOX, SHERIFF**

**1st Publication of 3**

**SALE NO. 22-5-142**

**Writ of Execution No. 2017-01190**

**DEBT \$1,576.42**

ALL THOSE two adjoining tracts of land, situate in the Southwest side of Strasburg Street, being Lots 2 and 3 of Famous Hills Development in West Bradford Township, Chester County, Pennsylvania.

Tax Parcel No. 50-5-179

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Dawn P. Handy**

SALE ADDRESS: 1856 West Strasburg Road, West Bradford, PA 19320

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

**SALE NO. 22-5-145**

**Writ of Execution No. 2017-05997**

**DEBT \$8,015.80**

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Westtown, County of Chester and State of Pennsylvania.

Tax Parcel No. 67-3-429

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Ann Therese Dougherty**

SALE ADDRESS: 1703 Newmarket Court, Westtown Township, PA 19382

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

**SALE NO. 22-5-148**

**Writ of Execution No. 2017-09401**

**DEBT \$1,315.97**

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

Tax Parcel No. 47-6-162

PLAINTIFF: East Fallowfield Township

VS

DEFENDANT: **John F. Glah**

SALE ADDRESS: 130 Bridle Path Lane, East Fallowfield, PA 19320



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

**SALE NO. 22-5-151  
Writ of Execution No. 2018-07052  
DEBT \$3,328.28**

**SALE NO. 22-5-149  
Writ of Execution No. 2018-06966  
DEBT \$4,202.85**

ALL THAT CERTAIN Lot or piece of ground, SITUATE in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania.

ALL THAT CERTAIN tract of land situated in West Bradford Township, Chester County, Pennsylvania.

Tax Parcel No. 55-4-130.1

Tax Parcel No. 29-7-6.1

PLAINTIFF: Easttown Township  
VS

PLAINTIFF: West Brandywine Township

DEFENDANT: **David C. Madeira**

VS

SALE ADDRESS: 501 Newtown Road, Easttown Township, PA 19312

DEFENDANT: **David Vanhorn**

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

SALE ADDRESS: 335 Hibernia Road, West Brandywine, PA 19320

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

**SALE NO. 22-5-152  
Writ of Execution No. 2017-10240  
DEBT \$1,408.08**

**SALE NO. 22-5-150  
Writ of Execution No. 2017-02001  
DEBT \$1,710.16**

ALL THAT CERTAIN lot or piece of land situate in the Northerly side of West Chester Road in the Township of East Fallowfield, County of Chester and State of Pennsylvania.

ALL THAT CERTAIN tract of land upon which is built a dwelling house know as #736 Merchant Street, Coatesville, Chester County, PA.

Tax Parcel No. 47-2-10

Tax Parcel No. 16-2-281

PLAINTIFF: East Fallowfield Township

PLAINTIFF: City of Coatesville

VS

VS

DEFENDANT: **Bruce Holloway**

DEFENDANT: **Sally H. Holmes**

SALE ADDRESS: 2075 West Chester Road, East Fallowfield, PA 19320

SALE ADDRESS: 736 Merchant Street, Coatesville, PA 19320

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

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

**SALE NO. 22-5-153****Writ of Execution No. 2019-09130****DEBT \$308,645.97**

ALL THAT CERTAIN Unit or piece of ground with the buildings and improvements thereon erected Situate in the Township of Willistown, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a plan entitled Title Plan of Complex XXVIII & XXVIII made for Willistown Woods II by Biedeman and Comstock, Professional Land Surveyors, plan Dated November 14, 1968 and last revised December 15, 1988 as follows to wit:

BEGINNING at a point in the dividing line between lots 2905 and 2906, said point being located the five following courses and distances from the intersection of the centerline of Cornell Court and the centerline of Dartmouth Road: (1) North 23 degrees 4 minutes 30 seconds East the distance of 90.23 feet to a point; thence (2) Along the arc of a circle curving to the right having a radius of 50 feet the arc distance of 34.09 feet to a point, thence (3) North 62 degrees 8 minutes 52 seconds East the distance of 217 feet to a point; thence (4) North 15 degrees 6 minutes 33 seconds East the distance of 58.77 feet to a point; thence (5) South 27 degrees 31 minutes 39 seconds East the distance of 98 feet to a point; and from said beginning point the four following courses and distances: (1) North 27 degrees 31 minutes 39 seconds West the distance of 18 feet to a point, thence (2) North 62 degrees 28 minutes 21 seconds East the distance of 66 feet to a point; thence (3) South 27 degrees 31 minutes 39 seconds East the distance of 18 feet to a point; thence (4) South 62 degrees 28 minutes 21 seconds West the distance of 66 feet to the first mentioned point and place of beginning.

BEING 2905 on the aforementioned plan.

BEING THE SAME PREMISES which Louie Nazirides, by Deed dated 11/30/2005 and recorded in the Office of the Recorder of Deeds of Chester County on 12/9/2005 in Deed Book Volume 6715, Page 1583, granted and conveyed unto Colette M. Modres a/k/a Colette M. Edwards.

Tax Parcel # 54-8-1034.0000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: UMB Bank National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII

VS

DEFENDANT: **Colette M. Modres a/k.a Colette M. Edwards**

SALE ADDRESS: 2905 Cornell Court, Newtown Square, PA 19073

PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

**SALE NO. 22-5-155****Writ of Execution No. 2020-02652****DEBT \$178,488.25**

ALL THAT CERTAIN lot or piece of ground Situate in Upper Uwchlan Township Chester County and Commonwealth of Pennsylvania, bounded and described according to a Plan of Edgefield, drawn by Engineering Design Consultants, Inc., dated 8/2/1995 and recorded 2/8/1996 said Plan recorded in Chester County as Plan No. 13281 as follows to wit:

BEGINNING at a point on the Southwesterly side of Conestoga Road, a corner of land of Robert P. Barth as shown on said Plan; thence from said point of beginning, along the said Southwesterly side of Conestoga Road the three (3) following courses and distances (1) South

72 degrees 22 minutes 54 seconds East, 186.20 feet (2) South 73 degrees 15 minutes 20 seconds East, 68.04 feet to a point of curve (3) on the arc of a circle curving to the right, having a radius of 50 feet, the arc distance of 54.98 feet to a point on the Northwesterly side of Highview Road; thence along Northwesterly side of Highview Road the two (2) following courses and distances: (1) South 16 degrees 44 minutes 40 seconds West, 5028 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 275 feet, the arc distance of 135.49 feet to a corner of Lot No. 23; thence along Lot No. 23 North 45 degrees 01 minutes 34 seconds West, 299.83 feet to a point in line of land s of Robert P. Barth; thence along said lands of Robert P. Barth North 22 degrees 26 minutes 00 seconds East, 77.29 feet to the first mentioned point and place of beginning.

BEING Lot No, 22 as shown on said plan.

BEING THE SAME PREMISES which Kulwinder Singh, by Deed dated 09/02/2016 and recorded in the Office of the Recorder of Deeds of Chester County on 09/07/2016 in Deed Book Volume 9385, Page 47, In Instrument No. 11495191 granted and conveyed unto James T. Gibbons and Jennifer Gibbons a/k/a Jennifer A. Gibbons.

\*PROPERTY IS BEING SOLD SUBJECT TO FIRST MORTGAGE\*

Tax Parcel # 32-3-54.080

IMPROVEMENTS thereon: a residential property

PLAINTIFF: TFC NATIONAL BANK

VS

DEFENDANT: **James T. Gibbons & Jennifer Gibbons a/k/a Jennifer A. Gibbons**

SALE ADDRESS: 23 Highview Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **POWERS**

**KIRN, LLC 215-942-2090**

**SALE NO. 22-5-156**  
**Writ of Execution No. 2018-09801**  
**DEBT \$384,311.07**

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF WILLISTOWN, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED IN ACCORDANCE WITH A PLAN MADE FOR JOSEPH PALMER BY CHESTER VALLEY ENGINEERS, PAOLI, PENNSYLVANIA, DATED JUNE 2ND, 1958 AND REVISED AS TO THIS LOT DECEMBER 15TH AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE NORTHWEST SIDE OF OLD STATE ROAD, AS NOW WIDENED, SAID SIDE BEING 25 FEET NORTHWESTERLY AND AT RIGHT ANGLES TO THE ORIGINAL CENTER LINE THEREOF, AT THE DISTANCE OF 227.40 FEET MEASURED ALONG SAID NORTHWEST SIDE THEREOF FROM A POINT OF TANGENT OF A CURVE ON THE NORTHEAST SIDE OF CEDAR HOLLOW ROAD (50 FEET WIDE), THE TWO FOLLOWING COURSES AND DISTANCES: (1) ON A LINE CURVING TO THE LEFT, HAVING A RADIUS OF 25 FEET THE ARC DISTANCE OF 33.39 FEET; (2) NORTH 80 DEGREES, 40 MINUTES, 10 SECONDS EAST, 194.01 FEET; THENCE FROM SAID POINT OF BEGINNING, EXTENDING ALONG THE SAID NORTHWEST SIDE OF OLD STATE ROAD, NORTH 80 DEGREES, 40 MINUTES, 10 SECONDS EAST. 84.22 FEET TO A CORNER OF LOT #1; THENCE ALONG LOT #1, NORTH 09 DEGREES, 44 MINUTES, 20 SEC-

ONDS WEST, 172.67 FEET TO A POINT IN LINE OF LOT #43, THENCE ALONG THE SAME AND LOT #44, SOUTH 66 DEGREES, 54 MINUTES, 30 SECONDS WEST, 85.44 FEET TO A CORNER OF LOT #3, THENCE ALONG LOT #3, SOUTH 09 DEGREES, 19 MINUTES, 50 SECONDS EAST, 152.35 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #2 ON SAID PLAN.

BEING THE SAME PREMISES which Mary C. Furman, by Deed dated 1/2/1977 and recorded in the Office of the Recorder of Deeds of Chester County on 2/1/1977 in Deed Book Volume 50, Page 201, granted and conveyed unto Robert C. Hutchison and Jill P. Hutchison. Jill P. Hutchison departed this life on 12/9/2004.

Tax Parcel # 54-01Q-0284

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Robert C. Hutchison**

SALE ADDRESS: 61 Devon Road, Paoli, PA 19031

PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

**SALE NO. 22-5-157**

**Writ of Execution No. 2019-05846**

**DEBT \$124,677.05**

ALL THAT CERTAIN property situated in the Township of Londonderry in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI: #46-3-16 being more fully described in a Deed Dated 04/09/1998 and recorded 04/17/1998, Among the land records of the county and state set forth above, in Deed Volume 4334 and Page 1356, Tax Map or

Parcel id No: 46-03-0016.

Tax Parcel # 46-3-16

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2018-R4

VS

DEFENDANT: **John Preston Dehaven a/k/a John P. Dehaven and Lynn Karmilowicz a/k/a Lynn M. Dehaven**

SALE ADDRESS: 201 Paxton Road, Cochranville, PA 19330

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

**SALE NO. 22-5-158**

**Writ of Execution No. 2019-07685**

**DEBT \$601,660.09**

Property situate in the TOWNSHIP OF CALN

Tax Parcel No. 39-04-0510

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **Raza Gilani & Shazia Hashmi**

SALE ADDRESS: 2820 Westerham Road, Downingtown, PA 19335

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

**SALE NO. 22-5-159**

**Writ of Execution No. 2019-07363**

**DEBT \$461,121.61**

Property situate in the WEST BRADFORD TOWNSHIP

Tax Parcel No. 50-5-112.10  
IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: KEY BANK NATIONAL ASSOCIATION S/B/M FIRST NIAGARA BANK, N.A. S/B/M HARLEYSVILLE NATIONAL BANK AND TRUST COMPANY S/B/M WILLOW FINANCIAL BANK

VS

DEFENDANT: **Nancy E. Beery & Eric W. Reitelbach aka Eric Reitelbach**

SALE ADDRESS: 1301 Crestmont Drive, Downingtown, PA 19335

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

**SALE NO. 22-5-160**

**Writ of Execution No. 2015-05187**

**DEBT \$479,781.13**

Property situate in NEW GARDEN TOWNSHIP

Tax Parcel No. 60-06-0091

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **Kathleen Morgan**

SALE ADDRESS: 9 West Shore Court, Landenberg, PA 19350

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

**SALE NO. 22-5-161**

**Writ of Execution No. 2019-10437**

**DEBT \$131,643.18**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and

appurtenances, situate in the Township of East Bradford, County of Chester and Commonwealth of Pennsylvania, and described according to a Certain Plan thereof, known as "Section of Lafayette Park" made by James R. Pennell, Registered Surveyor, on the 27th day of August A.D., 1953 as follows to wit:

BEGINNING at a point in the title line on the bed of Boot Road at the distance of 41.98 feet measured North 51° 12' West, along said title line in the bed of Boot Road form a point of tangent in the same, which point of tangent is at the distance of 100.08 feet measured in a Northwesterly direction, still along the said title line in the bed of Boot Road, on the arc of a circle, curving to the right with a radius of 780.40 feet form a point of curve in the same, which point of curve is at the distance of 206 feet measured North 58° 28' West, still along said title line in the bed of Boot Road form a point of tangent in the same, which point of tangent is at the arc distance of 100.02 feet measured in a Northwesterly direction, still along said title line in the bed of Boot Road, on the arc of a circle curving to the left with a radius of 3,189.60 feet from a point of curve in the same, which point of curve is at the distance of 224.50 feet measured North 58° 34' West, still along said title line in the bed of Boot Road from its point of intersection with the middle of Highland Avenue, thence extending from said beginning point South 33° 26' West, crossing the Southwesterly side of Boot Road, 225.51 feet to a point; thence extending North 56° 34' West, 100 feet to a point; thence extending 33° 26' East, recrossing the said Southwesterly side of Boot Road 232.90 feet to a point in the said title line in the bed of Boot Road; thence extending South 51° 12' East, along said title line in the bed of Boot Road 100.44 feet to the first mentioned point and place of BEGINNING.

CONTAINING 0.524 acres of land, be the same more or less.

BEING Lot No. 5 on the aforesaid Plan.

BEING THE SAME PREMISES which Vuong Le and Myson Pham; and Vincent Can Wong and Mimi T. Duong, by Deed dated 12/23/1996 and recorded 1/9/1997 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4128, Page1432, granted and conveyed unto Anthony Tran.

Tax Parcel # 51-2-41

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: **Anthony Tran**

SALE ADDRESS: 1016 Boot Road, Downingtown, PA 19335

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

**SALE NO. 22-5-162**

**Writ of Execution No. 2019-03815**

**DEBT \$13,814.02**

Property situate in VALLEY TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 38-2-69

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. S/B/M to Wachovia Bank, N.A. F/K/A First Union National Bank

VS

DEFENDANT: **Gerald F. Conway**

SALE ADDRESS: 150 Country Club Road, Coatesville, PA 19320

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

**SALE NO. 22-5-163**

**Writ of Execution No. 2016-02580**

**DEBT \$202,050.12**

ALL THAT CERTAIN message or tract of land, SITUATE in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey there-of made by J.W. Harry, C.E. as follows:

BEGINNING at an iron pin in the middle of a public road leaving from Coatesville to Brandywine Manor and known as Manor Road; thence along the middle of the said Manor Road south 12 degrees West 208.71 feet to an iron pin; thence along said land formerly of Minnie M. Hayes, deceased, South 78 degrees East 208.71 feet to an iron pin, thence still along said land formerly of the said Minnie M. Hayes, deceased, North 12 degrees East 208.71 feet to an iron pin; thence still along land formerly of the said Minnie M. Hayes, deceased, North 78 degrees West 208.71 feet to an iron pin in the middle of the said Manor Road; thence the place of beginning.

EXCEPTING thereout the following tract of land; ALL THAT CERTAIN lot or tract of land, together with the buildings thereon erected, SITUATE in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of a public road from Coatesville to Brandywine, and known as Manor Road, a corner of lands of Thomas P. Dunlap, formerly of Minnie M. Hayes; thence along said lands of Thomas P. Dunlap, South 78 degrees East 208.71 feet to an iron pin, a corner of other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along other said land of Henry G. Saylor, et ux, North 12 degrees East 80

feet to a point, a new corner of remaining land of the said Henry G. Saylor, et ux; thence along said remaining land of the said Henry G. Saylor, et ux North 78 degrees West 208.71 feet to a point in the middle of the said Manor Road; thence along the middle of the said Manor Road; thence along the middle of the said Manor Road, South 12 degrees West 80 feet to an iron pin, the point and place of beginning.

BEING THE SAME PREMISES which H. Burke Horton and Gloria Ann Horton, husband and wife, by Deed dated 1/15/90 and recorded 1/23/90 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 1860, Page 007, and Instrument #043280, granted and conveyed unto Joseph W. Stern, Jr. and Ella D. Stern, husband and wife, as tenants by the entireties, in fee.

Tax Parcel # 29-8-9

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC1 Asset Backed Pass-Through Certificates

VS

DEFENDANT: **Joseph W. Stern Jr. and Ella D. Stern**

SALE ADDRESS: 1121 Manor Road, Coatesville, PA 19320

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

**SALE NO. 22-5-164**

**Writ of Execution No. 2019-04318**

**DEBT \$125,638.78**

ALL THAT CERTAIN tract of ground situated in the Borough of Downingtown, Chester County, Pennsylvania, bounded and described according to a Plan of Valley View made by Yerkes Associates, Inc., dated July 20, 1977 last revised April 13, 1979 and recorded as Plan #2337 as follows:

BEGINNING at a point on the easterly side of Lloyd Avenue, said point being the Southwesterly corner of Lot 55, as shown on said plan and being on the center line of a 20 feet wide right of way extending between Lot 52 and Lot 55 and being on the northwesterly corner of the about to be described tract, thence extending on said center line which is the boundary between Lots 52 and Lot 55, South 88 degrees 00 minutes 00 seconds East 137.58 feet to a point, a corner common to Lots 52, 53, and 55; thence along Lot 53, South 02 degrees 00 minutes 80 seconds West, 80.00 feet to a point in line of Lot 51 as shown on said plan; said point being on the center line of a 20 feet wide easement extending between Lot 52 and Lot 51; thence extending along center line which is the boundary between Lot 51 and Lot 52, North 88 degrees 00 minutes, 00 seconds West 137.50 feet to a point on the aforementioned easterly side of Lloyd Avenue; thence along said side of Lloyd Avenue passing through the aforementioned 20 feet wide easement and 20 feet wide right of way, North 02 degrees 00 minutes 00 seconds East 80.00 feet to the first mentioned point and place of beginning.

BEING Lot #52 on said plan.

UNDER AND SUBJECT to various conditions, agreements, obligations and easements for installation, maintenance and repair including but not limited to the following: common driveway, water sewer, gas, electric, telephone, cable TV and Storm water control systems.

SUBJECT to the use by owners of Lots 53, 54 and 55 to that part of the subject premises including the 20 feet wide driveway as shown on Recorded Plan #2337.

TOGETHER with the use of that part of the above mentioned 20 feet wide driveway not included in subject premises.

SUBJECT to a proportionate share of the cost of maintenance of said 20 feet wide common driveway.

SUBJECT to a life Estate Herein Granted by Grantors/Grantees to Alice S. Henley.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, on in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

Fee Simple Title Vested in Robert E. Childs and Patricia Henley Childs as Tenants by the Entirety by deed from Robert E. Childs, Patricia Henley Childs and Alice S. Henley, dated 9/11/2007, recorded 3/4/2008, in the Chester County Clerk's Office in Deed Book 7376, Page 2179 as Instrument No. 10826085.

Tax Parcel #11-10-56.5A

PLAINTIFF: Cross Country Mortgage, Inc.

VS

DEFENDANT: **Robert E. Childs and Patricia Henley Childs**

SALE ADDRESS: 138 South Lloyd Avenue, Downingtown, PA 19335

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

**SALE NO. 22-5-165**

**Writ of Execution No. 2019-05158**

**DEBT \$315,710.79**

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

All that certain lot or piece of ground situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to the record Plan for "Northridge Village" Phase I, prepared by Conover and Smith Engineering, Inc., dated 9/4/2003, last revised 11/1/2004 and recorded in Chester County as plan #17241 as follows, to wit:

Beginning at a point on the Southerly side of Joplin Lane, a corner of Lot #25 as shown on said plan, thence from said point of beginning, along the said side of Joplin Lane South 89 degrees, 42 minutes, 18 seconds East 22.00 feet to a corner of Lot #27; thence along Lot #27 South 00 degrees 17 minutes 42 seconds West 75.00 feet to a point on the northerly side of Rosemary Alley; thence along the said side of Rosemary Alley North 89 degrees 42 minutes 18 seconds West 22.00 feet to a corner of Lot #25; thence along Lot #25 North 00 degrees 17 minutes 42 seconds East 75.00 feet to the first mentioned point and place of beginning.

Under and subject to covenants, easements and restrictions of record.

BEING Lot #26.

BEING THE SAME PROPERTY CONVEYED TO BRIAN M. VARANO WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CARTUS FINANCIAL CORPORATION, A DELAWARE CORPORATION, DATED APRIL 11, 2012, RECORDED JULY 27, 2012, AT DOCUMENT ID 11198776, AND RECORDED IN BOOK 8480, PAGE 1364, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 15-04-0697

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **Brian M. Varano**

SALE ADDRESS: 1402 Joplin Lane,



Phoenixville, PA 19460

**SALE NO. 22-5-168**

**PLAINTIFF ATTORNEY: MANLEY  
DEAS KOCHALSKI LLC 614-220-5611**

**Writ of Execution No. 2020-01079  
DEBT \$369,738.80**

**SALE NO. 22-5-167**

**Writ of Execution No. 2019-04500**

**DEBT \$195,763.18**

ALL THAT CERTAIN parcel of ground, Situate in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being shown and described on a "Fountain As-Built Plan" for Sadsbury Associates, Building "H", drawing number 2002219u43, dated January 27, 2004, prepared by Wilkinson Associates, Surveying/Engineering and recorded as instrument number 10383988 in Plan File Number 16944 as follows to wit.

BEING Lot No.46.

BEING THE SAME PREMISES which James C. Schwarz, by Deed dated November 20, 2009 and recorded December 16, 2009 and Book 7830 Page 2211 #10982753, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Brooks A. Courtney and Lindsay E. Courtney, in fee.

UPI # 37-4-40.17C

PLAINTIFF: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F

VS

DEFENDANT: **Brooks A. Courtney and Lindsay E. Courtney**

SALE ADDRESS: 508 Broad Meadow Drive, Parkesburg, PA 19365

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Easttown Township, County of Chester and State of Pennsylvania, described according to a Survey thereof made by Alva L. Rogers, Civil Engineer, Ardmore, PA, dated January 12, 1957, as follow, to wit:

BEGINNING at a point on the Southerly side of Conestoga Road, as shown on said plan, which point is measured the two following courses and distances from the point formed by the intersection of the center line of said Conestoga Road with the center line of Woodside Avenue; (1) extending from said point of intersection in a West-erly direction along the said center line of Conestoga Road, Seven hundred forty and ninety-five one-hundredths feet to a point; and (2) South four degrees, twenty minutes East, thirty feet and thirteen one-hundredths of a foot to the point and place of beginning; thence extending from said beginning point South four degrees, twenty minutes East, Two hundred seven and seventy-two one-hundredths feet to a point; thence extending South eighty-five degrees, forty-four minutes West, one hundred feet to a point thence extending North four degrees, twenty minutes West, two hundred twenty and eighty-four one-hundredths feet to a point on the Southerly side of Conestoga Road, aforesaid; thence extending along the same, the two following courses and distances: (1) South eighty degrees East, sixty-six and eighty-nine one-hundredths feet to a point; and (2) North eighty degrees, nineteen minutes East, thirty-five and thirty-four one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restrictions and covenants as now appear of record.

BEING the same premises which Charles M.W. Russell and Frances M. Russell, husband and wife by Deed dated June 20, 1994 and recorded in the Office of the Recorder of Deeds of Chester County on June 27, 1994 at Book 3775, Page 691 granted and conveyed unto Karen J. Grozinski.

Tax Parcel #55-02H-0134

PLAINTIFF: CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

VS

DEFENDANT: **Karen J. Grozinski**

SALE ADDRESS: 328 West Conestoga Road, Devon, PA 19333

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

**SALE NO. 22-5-169**

**Writ of Execution No. 2020-01918**

**DEBT \$267,887.52**

Property situate in the BOROUGH OF PARKESBURG

Tax Parcel No. 08-07-0019.010

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Katlyn M. Broomell & Taylor W. Megill**

SALE ADDRESS: 815 West 8th Avenue AKA 815 W 8th Avenue, Parkesburg, PA 19365

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

**SALE NO. 22-5-170**

**Writ of Execution No. 2018-10282**

**DEBT \$185,315.67**

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

BLR # 47-05-0041

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **Jack Lebow**

SALE ADDRESS: 30 Lloyd Street, Coatesville, PA 19320

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

**SALE NO. 16-11-799**

**Writ of Execution No. 2008-08440**

**DEBT \$3,778.43**

ALL THAT CERTAIN unit in the property known, named and identified as Railway Square Condominiums, located in West Whiteland Township, Chester County, Commonwealth of Pa.

TAX Parcel No. 41-5-1581

PLAINTIFF: West Whiteland Township

VS

DEFENDANT: **LAWRENCE ROBINSON-RAY and APRIL ROBINSONRAY**

SALE ADDRESS: 337 Huntington Court, West Chester, Pennsylvania 19380

PLAINTIFF ATTORNEY: **JASON J. LEININGER, ESQ., 484-690-9300**

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