



# Chester County Law Reporter

(USPS 102-900)

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No. 17

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# Chester County Law Reporter

(USPS 102-900)

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**Neighbors of Creekview Court LLC v. Kulp**

Landlord tenant – Unpaid rent – Possession – Strike appeal from Magisterial District Judge

1. The general rule controlling the timeliness of an appeal from a judgment for money entered in the Magisterial District Court is that a party aggrieved by a judgment for money may appeal the judgment within 30 days after the date of the entry of the judgment by filing with the Prothonotary of the Court of Common Pleas a notice of appeal on a form that shall be prescribed by the State Court Administrator together with a copy of the Notice of Judgment issued by the Magisterial District Judge.
2. The Prothonotary shall not accept an appeal from an aggrieved party that is presented for filing more than 30 days after the date of entry of the judgment without leave of court and upon good cause shown.
3. A District Justice has no authority to open, strike or alters his judgment in any material way, once rendered; the only avenue for correction or revision of judicial error in the judgment of a District Justice is (a) by timely appeal to the Common Pleas Court by the complaining party, or (b) by consent of all parties.
4. Pennsylvania Rule of Civil Procedure governing actions and proceedings before Magisterial District Judges 515(B) applies only when the Magisterial District Judge has rendered a judgment arising out of a residential lease that the real property be delivered up to the landlord.
5. A judgment entered in the Magisterial District Court for the recovery of possession of real property shall be given at the conclusion of the hearing or within three days thereafter.
6. The general rule controlling service of a Notice of Appeal is that the appellant shall by personal service or by certified or registered mail serve a copy of the notice of appeal upon the appellee and upon the Magisterial District Judge in whose office the judgment was rendered. If required by Rule 1004B to request a rule upon the appellee to file a complaint, the appellant shall also serve the rule by personal service or by certified or registered mail upon the appellee.
7. Rule 1005 does not require proof of actual receipt of notice since the Rule merely requires mailing to be certified or registered mail with proof of said mailing to be filed.
8. In this landlord/tenant action, the Magisterial District Court entered judgment for plaintiff and against defendant for unpaid rent only, and denied plaintiff's claim for possession. On appeal, the plaintiff filed a petition to vacate stay and strike appeal. The Court Held, that the petition was denied.

C.C.P. Chester County, Civil Action – Law, No. 2024-04556-CV; Neighbors of Creekview Court v. David Kulp

Casey E. Hunt for plaintiff  
Defendant *pro se*  
Binder, J., February 17, 2025:-

|                                     |  |
|-------------------------------------|--|
| NEIGHBORS OF CREEKVIEW COURT<br>LLC | IN THE COURT OF COMMON PLEAS<br>CHESTER COUNTY, PENNSYLVANIA |
| vs.                                 | No. 2024-04556-CV  |
| DAVID KULP                          | CIVIL ACTION – LAW   |
| Plaintiff                           | Defendant  |

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**ORDER and MEMORANDUM**

**AND NOW**, this 17th day of February, 2025, upon consideration of Plaintiff’s Petition to Vacate Stay and Strike Appeal filed July 3, 2024 and Defendant’s response thereto, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Petition is **DENIED**.

**BY THE COURT:**

/s/ **BRET M. BINDER, J.**

MEMORANDUM

This is a Landlord/Tenant case. On May 7, 2024, the Magisterial District Court held a hearing on Plaintiff's claim for unpaid rent and possession and Defendant's claim for alleged electrical violations. Petition to Vacate Stay and Strike Appeal, 7/3/2024, ¶¶ 3-5. On May 7, 2024, the Magisterial District Court entered a judgment against Defendant in the amount of \$1,672.805 for unpaid rent and fees but denied Plaintiff's claim for possession reciting expressly "Possession not granted." Notice of Judgment/Transcript dated 5/7/2024, p. 1 (filed 5/28/2024 at docket reference no. 4).

On May 28, 2024, Defendant filed with this court a Notice of Appeal from Magisterial District Judge Judgment. Attached to the Notice of Appeal was a Proof of Service of Notice of Appeal and Rule to File Complaint indicating service on the Magisterial District Court and Plaintiff by certified mail.<sup>1</sup>

On May 29, 2024, the Magisterial District Court issued a Notice of Judgment/Transcript for possession and entered an Order for Possession. Notice of Appeal, 5/28/2024, Exhibits E-F. *See also* Petition, 7/3/2024, ¶¶ 15-16.<sup>2</sup> On May 30, 2024, a Notice to Vacate was served on Defendant.<sup>3</sup> Notice of Appeal, 5/28/2024, Exhibit E. *But see* Petition, 7/3/2024, ¶ (averring a writ of possession was served on Defendant on June 4, 2024).

On June 4, 2024, Defendant filed an Emergency Motion to Stay Eviction averring that the eviction proceedings were contrary to the May 7, 2024 judgment (which was for damages, only) and based on Plaintiff's misrepresentation to the Magisterial District Court that possession had been granted. Emergency Motion, 6/4/2024, p. 1. On June 5, 2024, this court entered an ex parte order granting Defendant's Emergency Motion and staying the eviction.<sup>4</sup>

Presently before this court is Plaintiff's Petition to Vacate Stay and Strike Appeal filed July 3, 2024. Plaintiff characterizes the judgment entered on May 7, 2024 as one for possession thus subject to the ten (10) day appeal deadline set out at Pa.R.Civ.P.M.D.J. 1002B. Petition, 7/3/2024, ¶¶ 8-11, 22-23, 31-32, 40; Brief, 12/6/2024, pp. 5-7. Plaintiff also argues that Defendant failed to give notice of his appeal as required by Pa.R.Civ.P.M.D.J. 1005A. Petition, 7/3/2024, ¶¶ 19-20, 24, 33,

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<sup>1</sup> Defendant attached postal receipts indicating service on May 30, 2024. It is unclear how Defendant was able to file these proofs on May 28, 2024. Adding to the mystery, Defendant's Emergency Motion to Stay this Eviction timestamped June 4, 2024 is also attached to Defendant's Notice of Appeal filed May 28, 2024.

<sup>2</sup> The Notice of Judgment/Transcript for possession recites expressly that "Possession is granted and at any time before actual delivery of the real property is made in execution of the Order of Possession, the defendant may, in a case for the recovery of possession solely because of failure to pay rent, satisfy the Order for Possession by paying to the executing officer the rent actually in arrears and the cost of the proceedings." Notice of Appeal, 5/28/2024, Exhibit F, p. 1. The date of issuance is uncertain because Defendant did not attach the second page which would indicate the date. However, this court infers this Judgment for Possession was issued on May 29, 2024 together with the Order for Possession. This court notes that the Magisterial District Court on May 29, 2024 docketed Plaintiff's request for the Order for Possession and its issuance without docketing any Judgment for Possession. *See* Petition, 7/3/2024, Exhibit B. p. 2.

<sup>3</sup> Eviction was scheduled to commence June 17, 2024 unless Defendant paid \$1,698.35.

<sup>4</sup> This court's order was entered by the Honorable Jeffrey R. Sommer, S.J.

**[73 Ches. Co. Rep. *Neighbors of Creekview Court LLC v. Kulp***

35; Brief, 12/6/2024, pp. 7-8. Finally, Plaintiff argues the stay of eviction should be lifted because Plaintiff is entitled to enforce the judgment for possession. Petition, 7/3/2024, ¶¶ 27, 31-32, 40; Brief, 12/6/2024, pp. 8-10.

Plaintiff's Petition lacks merit. The general rule controlling the timeliness of an appeal from a judgment for money entered in the Magisterial District Court is as follows:

A party aggrieved by a judgment for money, . . . , may appeal the judgment within 30 days after the date of the entry of the judgment by filing with the prothonotary of the court of common pleas a notice of appeal on a form that shall be prescribed by the State Court Administrator together with a copy of the Notice of Judgment issued by the magisterial district judge. The prothonotary shall not accept an appeal from an aggrieved party that is presented for filing more than 30 days after the date of entry of the judgment without leave of court and upon good cause shown.

Pa.R.Civ.P.M.D.J. 1002A.

Here, the judgment in the amount of \$1,672.805 was entered on May 7, 2024 and the Notice of Appeal was filed on May 28, 2024, which was filed within thirty (30) days and properly accepted by the Prothonotary. This court is unpersuaded by Plaintiff's argument that the judgment on May 7, 2024 was really for possession since the Magisterial District Judge at the hearing "noted that this was a 'pay and stay' case, meaning that [Defendant] could stay at the Premises only if he paid the outstanding rent owed." Petition, 7/3/2024, ¶ 9.<sup>5</sup> First, Plaintiff's representation as to what the Magisterial Court Judge said is unsupported by the record before this court.

Second, it makes no difference what the Magisterial District Court said if contrary to the judgment actually entered, and it makes no difference that the Magisterial District Court later attempted to alter the judgment entered on May 7, 2024 by issuing the subsequent Judgment for Possession and entering the Order for Possession.<sup>6</sup> "[A] district justice (Justice of the peace) has no authority to open, strike or alters his judgment in any material way, once rendered; the only avenue for correction or revision of judicial error in the judgment of a district justice is (a) by timely appeal to the Common Pleas Court by the complaining party, or (b) by consent of all parties." Jim Dolan Chevrolet-Cadillac, Inc. v. Keefer, 30 Pa. D. & C.3d 226 (Pa.Com.Pl. 1983)

<sup>5</sup> Plaintiff directs this court to "The docket sheet [which] further notes that the magisterial district court may '[g]rant possession if money judgment is not satisfied by the time of eviction.'" Petition, 7/3/2024, ¶ 8. *See also* Petition, 7/3/2024, Exhibit B, p. 2. However, a notation on the Magisterial District Court's docket is not a judgment pursuant to Pa.R.Civ.P. 514.

<sup>6</sup> To explain why the MDJ issued the Order for Possession on May 29, 2024, Plaintiff avers that "the magistrate court issued a writ of possession because [Defendant] failed to pay the outstanding rent in accordance with Pa.R.C[iv].P.M.D.J. 515(B)." Petition, 7/3/2024, ¶ 15. This court notes that Rule 515B applies only when "the magisterial district judge has rendered a judgment arising out of a residential lease that the real property be delivered up to the landlord[.]" Pa.R.Civ.P.M.D.J. 515B(1). Here, there was no underlying judgment for possession.

(parentheses in original) (citations omitted).

Third, a judgment entered in the Magisterial District Court for the recovery of possession of real property “shall be given at the conclusion of the hearing or within three days thereafter.” Pa.R.Civ.P.M.D.J. 514D(1). Even if the subsequent Judgment for Possession and Order for Possession could be treated as a substitute for the judgment entered on May 7, 2024, still they would be void as untimely. *See Dormont Realty, Inc. v. Cyrus*, 384 A.2d 1302 (Pa.Super. 1978) (remanding for a finding when defendant received notice of the entry of judgment entered twenty-six (26) days after the hearing); *Matlock v. Lipare*, 364 A.2d 503 (Pa.Super. 1976) (remanding for a finding of the date when judgment was entered).

Similarly, this court is unpersuaded by Plaintiff’s argument that Defendant’s service of the Notice of Appeal was defective entitling Plaintiff to relief. The general rule controlling service of a Notice of Appeal is as follows:

The appellant shall by personal service or by certified or registered mail serve a copy of the notice of appeal upon the appellee and upon the magisterial district judge in whose office the judgment was rendered. If required by Rule 1004B to request a rule upon the appellee to file a complaint, the appellant shall also serve the rule by personal service or by certified or registered mail upon the appellee. The address of the appellee for the purpose of service shall be the address as listed on the complaint form filed in the office of the magisterial district judge or as otherwise appearing in the records of that office. If the appellee has an attorney of record named in the complaint form filed in the office of the magisterial district judge, the service upon the appellee may be made upon the attorney of record instead of upon the appellee personally.

Pa.R.Civ.P.M.D.J. 1005A.

Here, Defendant attached to the Notice of Appeal a Proof of Service of Notice of Appeal and a Rule to File Complaint indicating service on the Magisterial District Court and Plaintiff by certified mail. Plaintiff argues that “the certified mail purportedly sent by [Defendant] which was required to notify Creekview of the appeal was never delivered.” Petition, 7/3/2024, ¶ 20. *See also* Petition, 7/3/2024, Exhibit C (copy of tracking information for notice sent to Plaintiff). However, “Rule 1005 does not require proof of actual receipt of notice [since t]he Rule merely requires mailing to be certified or registered mail with proof of said mailing to be filed.” *Simmons v. Luallen*, 738 A.2d 1018, 1021 (Pa.Super. 1999) (citation and footnote omitted), *reversed on other grounds*, 763 A.2d 810 (Pa. 2000).

Finally, this court is unpersuaded by Plaintiff’s argument that the stay on eviction should be lifted because Plaintiff is entitled to enforce the judgment for possession. As noted above, there is no legally operative judgment for possession.

Accordingly, for the reasons set forth above this court will enter an order denying Plaintiff’s Petition to Vacate Stay and Strike Appeal filed July 3, 2024.



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Chester County Court of Common Pleas

Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE JOHN L. HALL COURTROOM 5

WEDNESDAY, MAY 07, 2025 09:00 AM

RITA P. WILENT15-23-0780

CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNT

STANLEY E. LUONGO, JR.

JOSEPH DICROCE, EXECUTOR

RUTH T. OFENSEND15-23-1228

CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNT

REBECCA A. HOBBS

RANDAL J. OFENSEND, EXECUTOR

S.R.L. ROBYNWOOD15-25-0838

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REBECCA A. HOBBS

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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. 2025-00289-NC**

NOTICE IS HEREBY GIVEN that the name change petition of JASMINE CHARDON RICHARDSON was filed in the above-named court and will be heard on Friday, April 25, 2025 at 2:00:00 PM, in Courtroom 2 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Wednesday, January 15, 2025

Name to be changed from: JASMINE CHARDON RICHARDSON to: Jasmine Chardon Richardson EL  
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

**CIVIL ACTION****LAW NO. 2025-02821-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Dawn Simon was filed in the above-named court and will be heard on Friday, July 18, 2025 at 2:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, April 4, 2025  
Name to be changed from: Dawn Simon to: Dawn Eileen Simon

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

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Dept. of State for ANOTHER PROP GUY INCORPORATED, a business corporation organized under the PA Business Corporation Law of 1988.

**PROFESSIONAL CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT, on 3/19/25, Articles of Incorporation were filed with the Dept. of State for Balanced Behavioral Health & Wellness, P.C., a professional corporation organized under the PA Business Corporation Law of 1988. SNYDER LAW GROUP, P.C., Solicitors, 121 Ivy Ln., King of Prussia, PA 19406

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT the sole shareholder and director of Valley Forge Benefit Administrators, Inc., a Pennsylvania corporation with an address at 806 Reims Lane, West Chester, PA 19382, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN that West Chester Gateway Coalition Corporation, a non-profit corporation incorporated under the laws of the Commonwealth of Pennsylvania on April 18, 2017 intends to file Articles of Dissolution with the Pennsylvania Department of State, and that the Board of Directors is now engaged in winding up and settling the affairs of the said corporation so that its corporate existence may be terminated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

Upon dissolution, all remaining assets of the organization will be distributed to Natural Lands Trust, a nonprofit, tax-exempt 501(c)3 organization in accordance with our bylaws and applicable state laws.

For further inquiries regarding the dissolution, please contact Christina Wilcomes at wilcomes@verizon.net.

### 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

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

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

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

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

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

**CONGIALDI**, Joseph A., late of West Whiteland Township. Allison M. Ward, 1204 Karen Lane, West Chester, PA 19380, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes &

Romero, 31 South High Street, West Chester, PA 19382, atty.

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

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

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

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

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

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

#### 2nd Publication

**ALBED**, Laurice Anne, a/k/a Laurice A. Albed, late of Malvern. Raymond Joseph Albed, Jr., care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Administratrix. JOHN R. TWOMBLY, JR., Esquire, Law Offices of John R. Twombly, Jr., 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

**BABCOCK**, Evelyn Clauss, late of West Ches-

ter. Leslie B. Briley, care of EVAN K. HAMBLETON, Esquire, 442 North High Street, West Chester, PA 19380, Executrix. EVAN K. HAMBLETON, Esquire, 442 North High Street, West Chester, PA 19380, atty.

**BIBBO**, Patricia Helen, late of Tredyffrin Township. Ryan Patrick Bibbo, care of DANIELLA A. HORN, Esquire, 1 Roberts Ave., Glenside, PA 19038, Administrator. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038, atty.

**BOOTH**, Leo Richard, a/k/a Leo R Booth Jr and Richard Booth, late of Cochranville. Patrick Booth, 81 E Highland Rd, Parkesburg, PA 19365, Executor.

**BOYLE**, Patricia M., late of Phoenixville Borough. Kelly A. Boyle, 37 Longview Road, Linfield, PA 19468, care of GARY P. LEWIS, Esquire, 372 N. Lewis Road., PO Box 575, Royersford, PA 19468, Executrix. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Road., PO Box 575, Royersford, PA 19468, atty.

**BRUSH**, Helen S., late of Oxford Borough. Peter J. Brush, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlet LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**COURT**, Patricia B., late of East Bradford Township. Wendy C. Fry, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

**DOHERTY**, Roger Billings, a/k/a Roger B. Doherty, late of East Caln Township. Lawrence Roger Doherty, care of FRANK C. DePASQUALE, JR., Esquire, 2332-34 S. Broad St., Philadelphia, PA 19145, Executor. FRANK C. DePASQUALE, JR., Esquire, DePasquale Law Offices, 2332-34 S. Broad St., Philadelphia, PA 19145, atty.

**GLACKIN, JR.**, George B., late of Penn Township. George B. Glackin, III, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

**GRASHOF**, Anita Leppanen, late of Kennett Square. Amanda G. Mott, care of THOMAS G. BELLWOAR, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. THOMAS G.

BELLWOAR, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

**HALLOWELL**, Cynthia J., a/k/a Cynthia Johnston Hallowell, late of West Chester Borough. Mark B. Hallowell, care of THEODORE S. COXE, JR., Esquire, 919 Conestoga Rd., Bldg. Three, Ste. 214, Rosemont, PA 19010-1354, Administrator. THEODORE S. COXE, JR., Esquire, 919 Conestoga Rd., Bldg. Three, Ste. 214, Rosemont, PA 19010-1354, atty.

**HARVEY**, Donald J., late of Honey Brook Township. David A. Grow, 39 Grow Road, Honey Brook, PA 19344, 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.

**HERALD**, Norma Jean, a/k/a Norma J. Herald, N. Jean Herald and Jean Herald, late of Westtown Township. Bruce Alan Herald, 120 John Robert Thomas Drive, Exton, PA 19341, Executor.

**HINKELMAN**, Peter, a/k/a Peter G. Hinkelman, late of Westtown Township. Linda C. Hinkelman, care of CHARICE D. CHAIT, Esquire, 29 Mainland Road, Suite -1, Harleysville, PA 19438, Executrix. CHARICE D. CHAIT, Esquire, Peckman Chait LLP, 29 Mainland Road, Suite -1, Harleysville, PA 19438, atty.

**HOUCK**, Nancy, late of Phoenixville. Lisa Hazlett, 102 Harvest Lane, Phoenixville PA 19460, Executrix.

**JOHNSON**, Jane Webster, late of West Chester. Margaret J. Cureton, 221 Lemon Lane, Leola, PA 17540 and Lewis T. Johnson, Jr., 301 Worington Drive, West Chester, PA 19382-6600, care of RICHARD K. DIETERLE, JR., Esquire, 15 Strawberry Lane, Lititz, PA 17543, Executors. RICHARD K. DIETERLE, JR., Esquire, 15 Strawberry Lane, Lititz, PA 17543, atty.

**LANDIS**, Christine Lynn, late of Avondale. Lisa M. Komnik, 161 N. Prospect Avenue, Patchogue, NY 11772, care of JAMES J. GALLAGHER, II, Esquire, P.O. Box 2306, Wilmington, DE 19899-2306, Executor. JAMES J. GALLAGHER, II, Esquire, Morris James LLP, P.O. Box 2306, Wilmington, DE 19899-2306, atty.

**MANNING**, Michael J., late of Willistown Township. Michael R. Manning, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay

St., Ste. 100, West Chester, PA 19380, atty.

**McCARTHY**, Patricia Ann, a/k/a Pat, late of West Grove. Patricia Leaman Olson, W300N3099 Maple Ave., Pewaukee, WI 53072, Executrix.

**McDONALD, JR.**, Joseph Aloysius, a/k/a Joseph A. McDonald, Jr., late of Willistown Township. Eileen Strub, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**McGRATH, III**, John J., late of Kennett Square. Edward N. McGrath, Jr., care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executor. GEORGE S. DONZE, Esquire, Donze and Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

**MELCHIORRE**, Frances R., a/k/a Frances Rose Melchiorre, late of Malvern. David M. Melchiorre, care of JAMES B. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**MOORE**, Giovanna T., late of Westtown Township. Karen L. Overall, 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.

**MUNION**, Miles J., late of East Fallowfield Township. William H. Munion, Jr. and Robert Carrington, care of BESS M. COLLIER, Esquire, 820 Homestead Rd., Jenkintown, PA 19046, Administrators. BESS M. COLLIER, Esquire, Feldman & Feldman, LLP, 820 Homestead Rd., Jenkintown, PA 19046, atty.

**MURRAY**, Evelyn Marie, a/k/a Evelyn J. Murray, late of East Goshen Township. Susan Carr and John Murray, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executors. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

**NORRIS**, Veronica Elizabeth, late of Valley Township. Claude Norris, Jr., care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Administrator. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

**PARIS**, Jane B., late of Upper Uwchlan Township. Laura P. Shadow, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**PATTERSON**, Edith L., late of Kennett Square Borough. Carol J. Carroll, 807 Painters Crossing, Chadds Ford, PA 19317, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**RAIBLE**, Starr Lynn, late of Phoenixville Borough. David Raible, care of JOHN J. McANENEY, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Administrator. JOHN J. McANENEY, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

**ROSE**, Iris, a/k/a Iris D. Rose, late of East Marlborough Township. Benjamin Rose, care of JEFFREY M. COOPER, Esquire, 111 E. Township Line Rd., Upper Darby, PA 19082, Executor. JEFFREY M. COOPER, Esquire, The Law Office of Jeffrey M. Cooper, 111 E. Township Line Rd., Upper Darby, PA 19082, atty.

**RUCKER**, Beatrice E., late of Borough of West Chester. Patricia E. Harrison, 145 Hershey Avenue Lancaster, PA 17603, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**SIEGEL**, James R., a/k/a James Richard Siegel, late of Spring City. Richard Charles Maue, care of NATALIE E. ALEXANDER, Esquire, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325, Executor. NATALIE E. ALEXANDER, Esquire, Barley Snyder LLP, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325, atty.

**SMITH**, Joyce H., late of Caln Township. Walter E. Smith, 411 Laurel Ridge Path, Cochranville, PA 19330, 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.

**TASHNER**, Nancy, late of Spring City. Jennifer Kelly, 2065 Matsons Cir, Villanova, PA 19085, Executrix.

**WATTS**, Valerie Rose, late of Spring City. Luke

Hirneisen, 2966 Flowing Springs Rd, Spring City, PA 19475, Executor.

**WEIDENHAMMER**, Phillis, late of West Whiteland Township. Helen Cashman, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355, atty.

**WERNER**, Thomas Elwood, late of West Chester. Michael Werner, 509 Susan Drive, West Chester, PA, 19380 and David Werner, 330 Wellington Road, West Chester, PA, 19380, Executors.

### 3rd Publication

**BEVILACQUA**, Carman A., a/k/a Carman Bevilacqua, late of Malvern Borough. Damon Magozzi, care of JOHN A. WETZEL, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. JOHN A. WETZEL, Esquire, Wetzels Gagliardi Fetter & Lavin, LLC, 122 S. Church St., West Chester, PA 19382, atty.

**BIGLER**, June A., late of East Goshen Township. Jay Lee Bigler, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

**CIMIJJOTTI**, Eberhard Bernard, a/k/a Eberhard B. Cimijotti, late of West Brandywine Township. Christopher L. Cimijotti, 397 State St., Apt. 8A, Albany, NY 12210-1244, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**DELLATORRE**, Gretchen Souser, late of West Chester. Ingrid Dellatorre, 37285 Martin ST #25, Rehoboth Beach, De 19971, Executor.

**DEVINE**, John J., late of Exton/West Whiteland Township. Sally J. Devine, 312 Green Circle, Exton, PA 19341, care of DANIEL F. MONAHAN, Esquire, 535 N Church Street, Suite 170, West Chester, PA 19380, Administratrix. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church Street, Suite 170, West Chester, PA 19380, atty.

**DONNELLY**, Rose M., a/k/a Rose Donnelly, late of Phoenixville Borough. Rosemary Donnelly, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, Executrix. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville,

PA 19460-0267, atty.

**DUZIC**, Emir, late of East Whiteland. Fikreta Redzepagic Duzic, 75 Granville Way, Exton, PA, 19341, Administrator.

**FORST**, Margaret M., late of East Goshen. Renee M. Mezzanotte, care of JOHN J. MEZZANOTTE, JR., Esquire, 844 E. Street Road, P.O. Box 5, Westtown, PA 19395, Executrix. JOHN J. MEZZANOTTE, JR., Esquire, Barnard, Mezzanotte, Pinnie & Sealaus, LLP, 844 E. Street Road, P.O. Box 5, Westtown, PA 19395, atty.

**FRANZITTA**, Matilda J., late of East Marlborough Township. Linda Wawrzonek and Kimberly Kenyon, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**GERLACH**, Mary E., late of New London Township. Mary H. Donahee, care of KATHRYN A. MELONI, Esquire, 117-119 N. Olive St., Media, PA 19063, Executrix. KATHRYN A. MELONI, Esquire, Law Office of Kathryn A. Meloni, P.C., 117-119 N. Olive St., Media, PA 19063, atty.

**HAVERSTRAW**, Edith Jane, a/k/a Jane E. Haverstraw, late of West Goshen Township. Charles L. Haverstraw, 419 Charleston Greene, Malvern, PA 19355, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**HILLEGASS**, Jean Ann, late of Penn Township. Joan E. Buck and Jeffrey M. Hillegass, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**KANSAL**, Indu, late of Kennett Township. Yogesh C. Kansal, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**LEVENGOOD**, William C., late of East Falloffield Township. Georgina Albanis, 8 Sunset Dr., Paoli, PA 19301, Executor.

**McHUGH**, John D., late of Upper Uwchlan Township. Denise Dunbar, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.



**MOHR, SR.**, Samuel S., late of Valley Township. Samuel S. Mohr, Jr., 106 Mount Airy Road, Coatesville, PA 19320, 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.

**MULAC**, Carolyn A, late of Downingtown. Allyn DeHoff, 214 Namar Ave, Exton, PA, 19341, Executor.

**MULLEN**, Kathleen Joanne, late of West Chester. Christopher Mullen, 100 Drakes Ct, Los Gatos, CA 95032, Executor.

**OLSON**, Nancy Haldeman, a/k/a Nancy H. Olson, late of West Grove Borough. John Christopher Ramsey and Eric J. Olson, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**OWENS**, Irene Milliken, late of Kennett Township. Amy K. Davis and L. Peter Temple, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**PATTON**, Joanne H., a/k/a Joanne Hood Patton, late of East Marlborough Township. Charles F. Patton, Jr., 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.

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

**RIGGS**, Dorothy H., late of Tredyffrin Township. William A. Riggs, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**ROMINGER**, Brenda Gail, late of Avondale. Crystal Rominger, 3903 Chestnut Street, Wilmington, DE 19808, care of WILLIAM E. HOWELL III, Esquire, 110 E. State St., Suite 1, Kennett Square,

PA 19348, Executrix. WILLIAM E. HOWELL III, Esquire, Law Office of William E. Howell III, 110 E. State St., Suite 1, Kennett Square, PA 19348, atty.

**SANDHU**, Bhim Singh, late of West Whiteland Township. Jessica Sandhu, 113 Colwell Lane, Conshohocken, PA 19428, care of DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

**SCHWOERER**, Glenn George, a/k/a Glenn G. Schwoerer and Glen G. Schwoerer, late of East Fal-lowfield Township. Joanne Schwoerer, care of NORMAN W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NORMAN W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

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

**SHAFER**, Earl D, late of Township of East Fal-lowfield. Eugenia P. Vanover, care of DONALD J. WEISS, Esquire, 6 Dickinson Drive, Suite 110, Chadds Ford, PA 19317, Executrix. DONALD J. WEISS, Esquire, 6 Dickinson Drive, Suite 110, Chadds Ford, PA 19317, atty.

**SHAW**, Diann Jane, late of East Whiteland Township. Deborah Houseberg, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

**SHUGHART**, Anne E., late of Elk Township. Beth A. McKee, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Executrix. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

**SPANGLER**, Constance, late of Tredyffrin Township. Jon Diane Atkerson, care of JOSEPH P. DIGIORGIO, Esquire, 1800 East Lancaster Ave., Suite L, Paoli, PA 19301, Executrix. JOSEPH P. DIGIORGIO, Esquire, Platt, DiGiorgio & DiFabio, 1800 East Lancaster Ave., Suite L, Paoli, PA 19301, atty.

**THOMPSON**, Anna B., a/k/a Nancy Thompson, late of West Goshen Township. Amy L. Cacchio, 268 Dilworthtown Rd., West Chester, PA 19380 and Me-



lissa D. Fry, 216 Pennsylvania Ave., West Chester, PA 19380, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrices. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

**WELSH**, Christopher, late of West Chester. Michael Van Horn, 661 West Rosetree Rd, Media, PA 19063, Administrator.

**WILKINSON**, John L, late of New Garden Twp. Marlene E. Wilkinson, 213 E State St, Kennett Square PA 19348, care of EDWARD M FOLEY, Esquire, 213 E State St, Kennett Square PA 19348, Executrix. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

**WILSON**, Robert Edward, late of Londonderry Township. Beth Reburn, 50 W. Boehms Rd, Willow Street, PA 17584, Administrator.

**WOSCZYNA**, Sara J, a/k/a Sara Jo Wosczyzna, late of Phoenixville. Michelle L. Kelly, 825 Clayhor Avenue, Collegeville, PA 19426, Executor.

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### 1st Publication of 3

#### TRUST NOTICE

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

JOHN H. KALBACH, Deceased

Late of Tredyffrin Township, Chester County, PA  
This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to MARY KALBACH, NANCY WATSON and LISA WILLIAMSON, TRUSTEES, c/o Jonathan H. Ellis, Esq., One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428,

Or to their Attorney:

JONATHAN H. ELLIS

FLASTER GREENBERG PC

One Tower Bridge

100 Front St., Ste. 100

Conshohocken, PA 19428

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### 2nd Publication of 3

#### TRUST NOTICE

Please take notice of the existence of THE AMENDED AND RESTATED THOMAS M. ELDER REVOCABLE TRUST, dated April 12, 2019. The Settlor, Thomas M. Elder, died January 17, 2025, as a result of which all persons having claims or demands against the said trust of the decedent are requested to make known the same and all persons indebted to the decedent are requested to make payment without delay to the Trustees, Adam Axon Elder and David L. Axon, c/o Anthony Morris, Esquire, 118 W. Market St., Suite 300, West Chester, PA 19382.

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### 3rd Publication of 3

#### TRUST NOTICE

THE CONNER LIVING TRUST dated 08/16/2000, 1st Amendment & Restatement dated 10/11/2011, 2nd Amendment & Restatement dated 05/06/2014, 3rd Amendment & Restatement 10/29/2019 and 4th Amendment & Restatement dated 06/01/2020  
WALTER EDWIN CONNER, Deceased  
Late of West Brandywine 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 SUSAN D. CONNER, TRUSTEE, c/o Matthew D. Gilbert, Esq., 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571,

Or to her Attorney:

MATTHEW D. GILBERT

GADSDEN SCHNEIDER & WOODWARD LLP

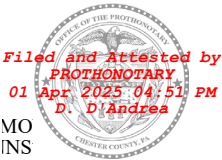
1275 Drummers Ln., Ste. 210

Wayne, PA 19087-1571

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2nd Publication of 3

NOTICE



IN RE: PRIVATE SALE OF UNNECESSARY : IN THE COURT OF COMMO  
LANDS AND BUILDINGS OF THE : CHESTER COUNTY, PENNS  
DOWNTOWN AREA SCHOOL :  
DISTRICT LOCATED ON LIONVILLE : NO. 2025-01801-RC  
STATION ROAD, UWCHLAN TOWNSHIP  
(UPI NOS. 33-1-25, 33-1-26; 33-1-27, 33-1-28  
AND 33-1-28.1) PURSUANT TO SECTION  
7-703(3) OF THE PENNSYLVANIA  
SCHOOL CODE

**ORDER FOR PUBLIC HEARING AND NOTICE**

AND NOW, this 1<sup>st</sup> day of April, 2025, the Petition of the Board of School Directors of  
Downingtown Area School District to Sell Unnecessary Lands and Buildings by Private Sale  
having been filed on March 6, 2025, it is hereby **ORDERED** that a half-day hearing on the Petition  
is scheduled for Thursday, May 29, 2025, at 1:30 p.m. in Court Room 4 of the Chester County  
Justice Center, 201 West Market Street, West Chester, PA 19380.

The Petitioner is directed to give Public Notice of the filing of the Petition for the Sale of  
Real Property and of the date of the hearing by publication in one newspaper of general circulation  
published within Chester County or the School District and in the Chester County Law Reporter  
once a week for three (3) successive weeks before the date fixed for the hearing, and by handbills,  
one or more of which must be posted on the property proposed to be sold, and at least five of which  
must be posted at conspicuous places within the vicinity of said real estate.

**BY THE COURT:**

**BRET M. BINDER, J.**

2025-01801-RC

**DOWNINGTOWN AREA SCHOOL DISTRICT****CHESTER COUNTY, PENNSYLVANIA****PUBLIC NOTICE**

NOTICE IS GIVEN that a hearing shall be conducted on the Petition of the Board of School Directors of the Downingtown Area School District to Sell Unnecessary Lands and Buildings by Private Sale (“the Petition”) on May 29, 2025, in Courtroom #4 of the Chester County Justice Center, 201 W. Market Street, West Chester, PA at 1:30 p.m. The Order for Public Hearing and Notice dated April 1, 2025 is attached.

The purpose of the hearing is to address Downingtown Area School District’s (“the School District”) Petition for approval to sell by private sale, under the terms set forth below and contained in the Petition, the School District’s property located along Lionville Station Road located in Uwchlan Township, Chester County, Pennsylvania, tax parcel numbers 33-1-25, 33-1-26, 33-1-27, 33-1-28 and 33-1-28.1, deed reference Book 6969 page 618 (“the Property”).

The Property contains 240 +/- acres and is improved with three dilapidated homes and four deteriorating farms structures. The former dwellings are in a deteriorated state and are uninhabitable. The four dilapidated farm structures consist of two sheds, a barn and a silo. They are unusable, vacant and in a deteriorated state. The Property is located in the Township of Uwchlan, Chester County, Pennsylvania and is located in two zoning districts – approximately 225 acres are located in the PIC - Planned Industrial Commercial Development District and approximately 15 acres are located in the RR – Rural Residential District.

The Property is being sold pursuant to an Agreement of Sale to Rockwell Downingtown, LLC, with an address of 1075 Eagle School Road, Wayne, PA 19087. The Purchaser has offered

\$64,000,000.00 for the Property. The School District seeks Court approval at the hearing on the date and time set forth above to the sell the Property to Purchaser by private sale pursuant to the Pennsylvania School Code of 1949, 24 P.S. §7-707(3) under these terms and conditions and as further set forth in the Agreement of Sale.

At the hearing, the School District shall offer evidence in support of its Petition. The hearing shall be open to the public. Any interested persons may appear and participate at the hearing and may offer evidence in support of or in opposition to the School District's Petition. The Petition and the Agreement of Sale may be reviewed upon request during regular business hours at the Administrative Offices of the School District, 540 Trestle Place Downingtown, PA 19335, c/o David Matyas, (610) 269-8460. For more information, please contact:

Guy A. Donatelli, Esquire  
Lamb McErlane PC  
24 East Market Street  
West Chester, PA 19381  
Direct Dial: (610) 701-4419  
Facsimile: (610) 692-0877  
Email: [gdonatelli@chescolaw.com](mailto:gdonatelli@chescolaw.com)

Guy A. Donatelli, Solicitor Downingtown Area School District

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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL [www.bid4assets.com/chestercopasheriffsales](http://www.bid4assets.com/chestercopasheriffsales), on **Thursday, May 15th, 2025 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, June 16th, 2025.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

**KEVIN D. DYKES, SHERIFF**

**1st Publication of 3**

**SALE NO. 25-5-117**

**Writ of Execution No. 2024-09005**

**DEBT \$648,501.71**

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

BEGINNING at a point on the South-

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

BEING Lot No. 58 as shown on said Plan.

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

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

Tax Parcel # 52-1N-15

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

VS

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

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

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

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

PROPERTY SITUATE IN CALN TOWNSHIP

Tax Parcel # 39-4A-7

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DISCOVER BANK

VS

DEFENDANT: **AMANDA J. CHRISTENSEN**

SALE ADDRESS: 2523 Grandview Road, Coatesville, PA 19320

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

PROPERTY SITUATE IN VALLEY TOWNSHIP

Tax Parcel # 38-01-0184

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC

VS

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

SALE ADDRESS: 377 Larose Drive 377 Coatesville, PA 19380

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

PROPERTY SITUATE IN WALLACE TOWNSHIP

Tax Parcel # 31-04E-0046

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

SALE ADDRESS: 1831 Creek Road, Glenmoore, PA 19343

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

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

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

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

BEING Lot 24, as shown on said plan.

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

Tax Parcel # 60-04-0020.040

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

VS

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

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

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

**SALE NO. 25-5-122**

**Writ of Execution No. 2023-01003**

**DEBT \$224,583.97**

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

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

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

BEING Lot No. 20 on said Plan.

UPI # 39-3H-20

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **Lance Lewis**

SALE ADDRESS: 330 Jennifer Drive, Coatesville, PA 19320

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

**SALE NO. 25-5-123**

**Writ of Execution No. 2021-09643**

**DEBT \$947,392.28**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in the Township of Tredyffrin, County of Chester and State

of Pennsylvania, bounded and described according to a Plan of Subdivision for Pohlig Builders, Inc., made by Chester Valley Engineers, Inc., Paoli, Penna., dated 8/19/1993 and being last revised 12/17/1993, recorded 4/19/1994 in Plan #12454, more fully described as follows, to wit:

BEGINNING at a point on the Northeastly side of an unnamed road, said point being a corner of Open Space as shown on said Plan; thence extending from said beginning point along the unnamed road the (2) following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 625 feet, the arc distance of 215.57 feet to a point of compound curve and (2) on the arc of a circle curving to the right, having a radius of 228.95 feet, the arc distance of 123.34 feet to a point, a corner of Lot #8; thence extending along the same South 63 degrees 26 minutes 53 seconds East, 228.95 feet to a point in line of land now or late of Great Valley Presbyterian Church; thence extending along the same South 7 degrees 35 minutes 22 seconds East, 200 feet to a point a corner or Open Space; thence extending along the same South 82 degrees 24 minutes 38 seconds West, 203.90 feet to the first mentioned point and place of beginning.

BEING Lot #9 as shown on said Plan.

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

Tax Parcel # 43-4-257

PLAINTIFF: New Residential Mortgage Loan Trust 2014-3

VS

DEFENDANT: **Richard Bohner and Patricia Bohner**

SALE ADDRESS: 1201 Brentford Lane, Malvern, PA 19355

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

**SALE NO. 25-5-124**

**Writ of Execution No. 2023-07718**

**DEBT \$182,229.80**

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

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

HAVING ERECTED THEREON a Residential Dwelling.

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

Tax Parcel # 15-5-158



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

VS

DEFENDANT: **Eleanor D. Fineran**

SALE ADDRESS: 323 South Street,  
Phoenixville, PA 19460

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

**SALE NO. 25-5-125**

**Writ of Execution No. 2024-08006**

**DEBT \$325,003.05**

PROPERTY SITUATE IN BOROUGH  
OF MODENA

Tax Parcel # 10-3-2.1

IMPROVEMENTS thereon: a residential  
dwelling

PLAINTIFF: M&T BANK

VS

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

SALE ADDRESS: 16 Baker Street,  
Coatesville, PA 19320

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

**SALE NO. 25-5-127**

**Writ of Execution No. 2024-02612**

**DEBT \$371,245.81**

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

Tax Parcel # 3005 02210200

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

SOLELY AS TRUSTEE OF COLT 2022-  
5 TRUST

VS

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

SALE ADDRESS: 888 Horseshoe Pike,  
Downingtown, PA 19335

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

**SALE NO. 25-5-128**

**Writ of Execution No. 2024-01650**

**DEBT \$370,144.56**

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

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

Containing Lot No. 5 on said Plan.

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

Tax Parcel # 22-8-68.4B

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

VS

DEFENDANT: **Patricia Lammey**

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

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

**SALE NO. 25-5-129**

**Writ of Execution No. 2024-08266**

**DEBT \$337,514.45**

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

Tax Parcel # 73-05-0044.120

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

VS

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

SALE ADDRESS: 17 Chesterton Drive, Landenberg, PA 19350

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

**SALE NO. 25-5-130**

**Writ of Execution No. 2024-10482**

**DEBT \$319,892.34**

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

BLR # 26-2-332

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FBS

VS

DEFENDANT: **CAMILA DESOTTI SACHS**

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

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

**SALE NO. 25-5-131**

**Writ of Execution No. 2020-02922**

**DEBT \$649,981.45**

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

BEGINNING at a point on the Northeast-

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

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

BEING Lot No. 31 as shown on said Plan.

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

Tax Parcel # 4302N00140300

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

VS

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

SALE ADDRESS: 767 Gulph Road, Wayne, PA 19087

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

**SALE NO. 25-5-132**

**Writ of Execution No. 2024-09298**

**DEBT \$327,786.53**

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

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

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

BEING Lot NO. 403 as shown on said Plan.

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

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

Tax Parcel # 50-05A-0364

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

VS

DEFENDANT: **Charlene A. Bigelow**

SALE ADDRESS: 1606 Russell Drive, Downingtown, PA 19335

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

**SALE NO. 25-5-133**

**Writ of Execution No. 2022-06479**

**DEBT \$362,627.30**

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

Tax Parcel # 69-3-63.12

IMPROVEMENTS thereon: a residential property

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC,

VS

DEFENDANT: **BENNIE PETTWAY**

SALE ADDRESS: 140 Schoolview Lane, Oxford, PA 19363

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

**SALE NO. 25-5-134**

**Writ of Execution No. 2024-09625**

**DEBT \$177,067.19**

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

Tax Parcel # 23-04-0033.020

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

VS

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

SALE ADDRESS: 186 Isabella Road, Elverson, PA 19520

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

**SALE NO. 25-5-136**

**Writ of Execution No. 2024-09222**

**DEBT \$239,953.06**

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

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: SANTANDER BANK, N.A.

VS

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

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

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

**SALE NO. 25-5-137**

**Writ of Execution No. 2024-07316**

**DEBT \$168,083.99**

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

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

Tax Parcel # 16-10-0238

PLAINTIFF: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION

VS

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

SALE ADDRESS: 403 Colina Lane, Coatesville, PA 19320

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

**SALE NO. 25-5-138**

**Writ of Execution No. 2024-04460**

**DEBT \$354,868.01**

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

Tax Parcel # 6205 02880000

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

VS

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

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

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

**SALE NO. 25-5-139**

**Writ of Execution No. 2024-09364**

**DEBT \$204,476.42**

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

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

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

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

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

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

Tax Parcel # 42-4-152

PLAINTIFF: PHH Mortgage Corporation  
VS

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

SALE ADDRESS: 85 Conestoga Road, Malvern, PA 19355

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

**SALE NO. 25-5-141**

**Writ of Execution No. 2022-06858**

**DEBT \$5,309.08**

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

Tax Parcel # 47-3-24

PLAINTIFF: Coatesville Area School District

VS

**DEFENDANT: Patricia Lynn Breitenbach**

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

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

**SALE NO. 25-5-143**

**Writ of Execution No. 2024-09624**

**DEBT \$95,473.47**

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

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

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

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



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

Tax Parcel # 37-4H-10

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

SALE ADDRESS: 35 Washington Lane, Coatesville, PA 19320

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

**SALE NO. 25-5-144**

**Writ of Execution No. 2024-10901**

**DEBT \$296,962.86**

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

BLR # 27-5B-1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

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

SALE ADDRESS: 1016 Livingston Avenue, Phoenixville, PA 19460

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

**SALE NO. 25-5-145**

**Writ of Execution No. 2009-09730**

**DEBT \$600,939.30**

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

BLR # 53-4-510

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

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

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

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

**SALE NO. 25-5-146**

**Writ of Execution No. 2024-02283**

**DEBT \$147,910.53**

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

BLR # 59-11-41

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: AMERISAVE MORTGAGE CORPORATION

VS

DEFENDANT: **BENJAMIN J. FULLER**

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

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

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

PROPERTY SITUATE IN TOWNSHIP  
OF EAST PIKELAND

Tax Parcel # 26-05-0004

IMPROVEMENTS thereon: a residential  
dwelling

PLAINTIFF: NATIONSTAR MORT-  
GAGE LLC

VS

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

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

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

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

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

Tax Parcel # 16-7-284

IMPROVEMENTS thereon: a residential  
dwelling

PLAINTIFF: AMERICAN INVEST-  
MENTS LLC

VS

DEFENDANT: ROBERT E. FALLON  
JR.

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

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

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

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

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



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

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

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

Tax Parcel # 54-3-22.16.

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

VS

DEFENDANT: **John A. Gallagher**

SALE ADDRESS: 8 Harvey Lane, Malvern, PA 19355

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