



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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The **CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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Wawryniak, et al. vs. United Methodist Church of West Chester

Minor injured at child-care program – Parents’ claim for emotional distress - Preliminary objections – Punitive damages – Defendant’s state of mind – Negligent infliction of emotional distress – Demurrer – Special contractual or fiduciary relationship

1. A preliminary objection in the nature of a demurrer to claims of recklessness for the imposition of punitive damages is premature where the court must determine defendant's state of mind.
2. The question presented by a demurrer is whether, on the facts averred, the law says with certainty that no recovery is possible.
3. An action for negligent infliction of emotional distress may lie when the plaintiff and defendant are in a special contractual or fiduciary relationship where the duty owed to the plaintiff by the defendant is one where emotional harm may occur if the duty is breached.
4. This action involves injuries sustained by the minor child while in the custody of defendant’s child-care program. Defendant church filed preliminary objections in the nature of demurrers to recklessness regarding punitive damages and a count for negligent infliction of emotional distress as it relates to the parents as plaintiffs. The Court deemed the demurrer as to recklessness/punitive damages as premature and, although no Pennsylvania appellate court has addressed the issue of whether parents are entitled to proceed on a negligent infliction of emotional distress count for injuries sustained by their child while in the custody of a child-care facility, other courts have overruled preliminary objections where a “special relationship” was at issue. Accordingly, because it cannot be said that no recovery is possible, this Court overruled defendant church’s preliminary objections.

R.E.M.

C.C.P., Chester County, Pennsylvania, Civil Action No. 2023-04143; Evan Wawrzyniak and Juie Watson, as Guardians of H.W., a minor vs. United Methodist Church of West Chester, d/b/a United Methodist Children Center and Susan Miller Wright

John J. Stanzione for Plaintiffs

Daniel S. Gradwohl for Defendants

EVAN WAWRZYNIAK and JULIE WATSON,
as Guardians of H.W., a minor

vs.

UNITED METHODIST CHURCH OF WEST
CHESTER, d/b/a United Methodist Children
Center and SUSAN MILLER WRIGHT

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO. 2023-04143-TT

ORDER and MEMORANDUM

AND NOW, this 11th day of September, 2023, upon consideration of Defendant United Methodist Church of West Chester’s (UMC) Preliminary Objections to Plaintiffs’ Complaint filed July 27, 2023, Plaintiffs’ response thereto and for the reasons set forth in the attached Memorandum, it is hereby **ORDERED** and **DECREED** that the Objections are **OVERRULED** and Defendant shall file an Answer to Plaintiffs’ Complaint within twenty (20) days of the date this Order is docketed.

BY THE COURT:

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

MEMORANDUM

This action involves injuries sustained by the minor child while in the custody of UMC's child-care program. UMC has filed an Objection in the nature of a demurrer to Plaintiffs' claims of recklessness and the potential for the imposition of punitive damages. It is premature to dismiss a claim for punitive damages at the preliminary objection stage since the court must determine the defendant's state of mind. Hutchison ex rel. Hutchison v. Luddy, 870 A.2d 766 (Pa. 2005).

UMC has also filed an Objection in the nature of a demurrer to Count II – Negligent Infliction of Emotional Distress as it relates to the parent Plaintiffs. The question presented by a demurrer is whether, on the facts averred, the law says with certainty that no recovery is possible. Werner v. Plater-Zyberk, 799 A.2d 776 (Pa. Super. 2002), *app. den.* 806 A.2d 862. In Toney v. Chester County Hospital, 36 A.3d 83 (Pa. 2011), the Pennsylvania Supreme Court stated that an action for negligent infliction of emotional distress may lie when the Plaintiff and Defendant are in a special contractual or fiduciary relationship where the duty owed to the Plaintiff by the Defendant is one where emotional harm may occur if the duty is breached. Defendant correctly points out that no Pennsylvania appellate court has addressed the issue of whether parents are entitled to proceed on a negligent infliction of emotional distress count for injuries sustained by their child while in the custody of a child-care facility. However, several federal court decisions and a McKean County Court of Common Pleas decision have overruled Objections in circumstances where a “special relationship” was at issue. See; Madison v. Bethanna, Inc., 2012 WL 1867489 (E.D. Pa. 2012); Urbanski v. Bayada Home Health Care, 2015 WL 1815995 (M.D. Pa. 2015); Thompson v. United States, 2018 WL 3023778 (E.D. Pa. 2018); Shaina Abrams, Ind. and as P/N/G of N.A., a minor v. Learn Love Laugh Child Care Center, Inc., 216 C.D. 2017 (McKean Cty. June 30, 2017). Upon review, at this stage, it cannot be said that no recovery is possible.

Accordingly, for the reasons set forth above, this court will enter an order overruling Defendant's Preliminary Objections.

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Chester County Court of Common Pleas
Orphans' Court Division
CALL OF THE AUDIT LIST
THE HONORABLE JOHN L. HALL COURTROOM 1
WEDNESDAY, FEBRUARY 07, 2024 09:00 AM

JAMES E. BERGER **1507-1914**
CALL OF THE AUDIT LIST
FIRST INTERIIM ACCOUNT

ADAM T. GUSDORFF TRACY BLAKE DEVLIEGER, TRUSTEE

ADAM T. GUSDORFF CYNTHIA BERGER IACOCCA, TRUSTEE

ADAM T. GUSDORFF CAM PINCUS, TRUSTEE

JOSEPH CLAVIUS WOODWARD **1521-1238**
CALL OF THE AUDIT LIST
AMENDED INTERIM ACCOUNT

SEAMUS M. LAVIN ARLENE WALSH, EXECUTOR

RASMI M. MADANAT **1521-1680**
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FIRST AND FINAL ACCOUNT

DOUGLAS W. OLSHIN MAHA MADANAT, ADMINISTRATOR

SUZANNE COLA LUCA **1522-0326**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

GARTH G. HOYT SHANE CLARK, ADMINISTRATOR

ANNA POPOVICH **1522-0962**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

ANDREW C. LAIRD MARY A. SISO, EXECUTOR
610-489-0700

Chester County Court of Common Pleas
 Orphans' Court Division
CALL OF THE AUDIT LIST
THE HONORABLE JOHN L. HALL COURTROOM 1
WEDNESDAY, FEBRUARY 07, 2024 09:00 AM

ELIZABETH K. COYNE **15-23-0377**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

CAROL R. LIVINGOOD MICHAEL J. COYNE, EXECUTOR

EUGENE D. GAGLIARDI **15-23-1631**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

THOMAS F. DELANEY SUSAN .T. BATTAGLIA, EXECUTOR

GEORGE V. BRANIGAN **15-23-2874**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT TUW FBO ALAN E. J. BRANIGAN

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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. 2024-00124-NC

NOTICE IS HEREBY GIVEN that the name change petition of Kiran Subramanya Ayyagari on behalf of minor child Naga Lakshmi Srujana Ayyagari was filed in the above-named court and will be heard on Monday, February 12, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, January 5, 2024
Name to be changed from: Naga Lakshmi Srujana Ayyagari to: Srujana Ayyagari

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. 2024-00153-NC

NOTICE IS HEREBY GIVEN that the name change petition of Sonal Patel on behalf of minor child Sachi Bharat Patel was filed in the above-named court and will be heard on Monday, February 5, 2024 at 2:00:00 PM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, January 5, 2024

Name to be changed from: Sachi Bharat Patel to: Sachi Chaudhary Patel

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. 2024-00154-NC

NOTICE IS HEREBY GIVEN that the name change petition of Sonal Patel on behalf of minor child Vian Bharat Patel was filed in the above-named court and will be heard on Monday, February 5, 2024 at 2:00:00 PM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, January 5, 2024
Name to be changed from: Vian Bharat Patel to:

Vian Chaudhary Patel

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 a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended. The name of the proposed corporation is Mark Werner Consulting Inc. And has been delivered to the Secretary of State for filing. The initial registered office of the corporation is located at: 510 Larkins Bridge Dr., Chester Co., Downingtown PA 19335 By: Mark E Werner Jr.

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

BECKER, John Michael, late of Pocopson Township. Halle Lynn Becker, care of ANTHONY MOR-

RIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Administrator. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

BAUN, Joan Ida, a/k/a Joan I. Baun and Joan Baun, late of Willistown Township. Susan A. Frank and Scott R. Baun, care of NIKOLAOS I. TSOUROUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executors. NIKOLAOS I. TSOUROUROS, Esquire, Law Offices of Wendy F. Bleczynski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

CARTER, Ronald, late of New London Township. Brenda Boling, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

EHMANN, Mark Christian, late of Tredyffrin Township. Anne Ehmann, 805 W. Middleton Place, Norristown, PA 19403, care of STACEY W. MCCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administratrix. STACEY W. MCCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

EMERSON, Nellie G., late of London Grove Township. Linda Neubauer, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

EVANS, Timothy, late of Glenmoore. Joanna Montes, 6451 Katherine Street, Douglasville, GA 30134, care of BARBARA J. BOYD, Esquire, 301 S. State St, Ste N001, Newtown, PA 18940, Administrator. BARBARA J. BOYD, Esquire, Maselli, Mills & Fornal, P.C., 301 S. State St, Ste N001, Newtown, PA 18940, atty.

FISHER, Joan L., late of East Coventry Township. Beth A. Garner, 105 Grays Run Lane, Douglassville, PA 19518, care of KENNETH E. PICARDI, Esquire, 1129 E High St., PO Box 776, Pottstown, PA 19464-0776, Executrix. KENNETH E. PICARDI, Esquire, Yergey.Daylor.Allebach.Scheffey.Picardi, 1129 E High St., PO Box 776, Pottstown, PA 19464-0776, atty.

FLETCHER, Glenn Carl, late of West Whiteland Township. Barbara J. Doyle, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Administrator. AN-

THONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

GAUSCH, Dorothy S., late of Phoenixville. Stephen P. Gausch, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

GAY, SR., William F., late of West Fallowfield Township. Timothy E. Gay and John L. Gay, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Executors. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

GRIFFITH, Jean S., late of Kennett Township. Janet W. Erikson, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GROSS, K. Evelyn, a/k/a Evelyn Gross, late of West Chester Borough. Jeffrey W. Gross, 111 Heather Hill Dr., Downingtown, PA 19335, care of MAUREEN A. OSTIEN, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executor. MAUREEN A. OSTIEN, Esquire, Lubker Ostein Law LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

INGALLS, Alice Mae, late of West Chester Borough. Kelly J. Ingalls-Oakes, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

JONES, Marissa G., late of Wallace Township. Ryan A. Jones, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Administrator. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

KANE, JR., Robert F., late of East Coventry Township. Tracy Gabor, 419 Conway Avenue, Narberth, PA 19072, care of FRANCIS X OUNAN, Esquire, 301 Haverford Avenue, Narberth, PA 19072, Executor. FRANCIS X OUNAN, Esquire, Ounan and Quinn Attorneys at Law, 301 Haverford Avenue, Narberth, PA 19072, atty.

PASQUINI, Elmeria D., late of Uwchlan Township. Christa Pasquini Saltzman, 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.

POWERS, Donald Vincent, a/k/a Donald V. Powers, late of Tredyffrin Township. Anne Powers Perry, care of MICHAEL S. DINNEY, Esquire, 919 Conestoga Road, Suite 3-114, Bryn Mawr, PA 19010, Executrix. MICHAEL S. DINNEY, Esquire, 919 Conestoga Road, Suite 3-114, Bryn Mawr, PA 19010, atty.

SENATORE, Mary-Patricia, late of West Goshen Township. Bruce W. Laverty, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Executor. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, atty.

SHOEMAKER, Elizabeth Ann, a/k/a Elizabeth A. Shoemaker and Elizabeth Shoemaker, late of Phoenixville. Frederick W. Shoemaker, Jr., 6 Anderson Avenue, Phoenixville, PA 19460, Executor.

SMITH, Marleen S, a/k/a Marleen Smith, late of West Goshen Township. Sean Smith, 27 West Daisy Lane, Mt. Laurel, NJ 08054, care of HARRIS J. RESNICK, Esquire, 22 Old State Road, Media, PA 19063, Executor. HARRIS J. RESNICK, Esquire, 22 Old State Road, Media, PA 19063, atty.

SORIA, Albert E., late of Tredyffrin Township. Peter A. Soria and Jacqueline Nicole Borgman, 317 Landsende Road, Devon, PA 19333, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, #100, Paoli, PA 19301, Executors. WILLIAM R. HAGNER, Esquire, William R. Hagner & Associates, PLLC, 211 West Lancaster Avenue, #100, Paoli, PA 19301, atty.

VONHOLD, Anita Joy, late of Oxford. Jill Campbell, 243 Joseph Rd., Oxford, PA 19363, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

ZEVTCHIN, Ethel D., a/k/a Ethel Delores Zevtchin, late of Sadsbury. David M. Zevtchin, now known as Amadeus David Petreides, care of TOM MOHR, Esquire, 301 W. Market St., West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market St., West Chester, PA 19382, atty.

2nd Publication

ANDROWICK, Andrew, late of East Goshen Township. Andrew S. Androwick, 211 Baldwin Drive, West Chester, PA 19380, Executor.

BAKER, Geraldine Florence, a/k/a Geraldine B.

Baker and Geraldine Baker, late of City of Coatesville. James B. Baker, 898 Old Wilmington Road, Coatesville, PA 19320, care of KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BECK, Donna Sue, late of Malvern. Scott Sommers, 112 Antietam Drive, Aiken, South Carolina, 29803, care of MATT BORGER, Esquire, 32 South Church Street, West Chester, PA, 19382, Executor. MATT BORGER, Esquire, Noone & Birger, LLC, 32 South Church Street, West Chester, PA, 19382, atty.

BREUNINGER, Dorothea H., late of Valley Township. Frank F. Breuninger, Jr., 108 Lakeview Drive, Coatesville, PA 19320, care of KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BROKAW, Thomas C.T., late of Kennett Township. Margaretta S. Brokaw and Phoebe C. P. Brokaw, care of WILLIAM H. LUNGER, Esquire, Little Falls Centre Two, 2751 Centerville Road, Suite 401, Wilmington, DE 19808, Co-Executrices. WILLIAM H. LUNGER, Esquire, McCollom D'Emilio Smith Uebler LLC, Little Falls Centre Two, 2751 Centerville Road, Suite 401, Wilmington, DE 19808, atty.

COX, Lore E., late of West Goshen Township. Barbara A. Larmer, 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.

DAVIDSON, James Wilzin, a/k/a James W. Davidson, late of West Brandywine Township. Leanore Bellis, care of APRIL L. CHARLESTON, Esquire, 60 West Boot Road, Suite 201, West Chester, PA 19382, Administratrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 West Boot Road, Suite 201, West Chester, PA 19382, atty.

DRISCOLL, Margaret M., a/k/a Margaret Mary Driscoll, late of East Nottingham. Joseph D. Phillips, 1918 Bluff Drive, Myrtle Beach, SC 29577, care of CHRISTINA ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Administrator. CHRISTINA ROBERTS, Esquire, Breslin, Murphy & Roberts, PC, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

EDMONDSON, Lana K., late of New Garden

Township. David S. Edmondson, care of WILLIAM H. LUNGER, Esquire, Little Falls Centre Two, 2751 Centerville Road, Suite 401, Wilmington DE 19808, Executor. WILLIAM H. LUNGER, Esquire, McCollom D'Emilio Smith Uebler LLC, Little Falls Centre Two, 2751 Centerville Road, Suite 401, Wilmington DE 19808, atty.

EMRICH, JR., Robert J., late of West Whiteland Township. Courtney Emrich, 2039 Spring Garden St., #11R, Philadelphia, PA 19130, and Tyler Emrich, 324 Carlisle St., Exton, PA 19341, care of DAVID R. WHITE, JR., Esquire, 610 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462, Executors. DAVID R. WHITE, JR., Esquire, Horst Krekstein & Runyon LLC, 610 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462, atty.

GAVIN, Michael David, a/k/a Michael D. Gavin, late of East Bradford Township. Michael J. Gavin, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

GINN, Diane Marie, late of Landenberg. Irene Heller, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

GUERNSEY, Patricia L., late of East Goshen Township. Matthew M. Rosato, 37 Jodie Rd., Framingham, MA 01702, care of ELIZABETH D. LUBKER, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executor. ELIZABETH D. LUBKER, Esquire, Lubker Ostien Law, LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

HIDDLESON, JR., Thomas V., late of City of Coatesville. Linda A. Cheesman, 221 Westbury Ct., Downingtown, PA 19335, care of KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HOGAN, Susanne W., late of Elverson Borough. Mike Hogan (a/k/a Michael Hogan), 220 Hill Rd., Elverson, PA 19520, care of CARRIE L. SCATTERGOOD, Esquire, 7 Neshaminy Interplex, Ste. 403, Trevose, PA 19053, Executor. CARRIE L. SCATTERGOOD, Esquire, Rothkoff Law Group, 7 Neshaminy Interplex, Ste. 403, Trevose, PA 19053, atty.

JOHNSON, Teresa Lee, a/k/a Terry Johnson, late of West Whiteland Township. Daniel Lee Johnson,

1417 Hunter Ln., West Chester, PA 19380, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. REBECCA A. HOBBS, Esquire, Firm, 41 E. High St., Pottstown, PA 19464, atty.

LACER, Lesley J., late of Tredyffrin Township. Stephanie Lacer, 24 Clement Court, Downingtown, PA 19335, care of KENNETH C. RUSSELL, Esquire, 3500 Reading Way, Huntingdon Valley, PA 19006, Administratrix. KENNETH C. RUSSELL, Esquire, Russell Law, P.C., 3500 Reading Way, Huntingdon Valley, PA 19006, atty.

LEWIS, Sharon Rosemary Davy, a/k/a Sharon Davy Lewis, late of Tredyffrin Township. Sonya Joy Lewis, care of RUDOLPH L. CELLI, JR., Esquire, 125 Strafford Ave., Ste. 115, Wayne, PA 19087, Administratrix. RUDOLPH L. CELLI, JR., Esquire, Celli & Associates, 125 Strafford Ave., Ste. 115, Wayne, PA 19087, atty.

McCORKLE, JR., Wayne M., a/k/a Wayne M. McCorkle, late of East Fallowfield. John D. McCorkle, Jr., 105 Everertt Court, Parkesburg, PA 19365, 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.

MENDENHALL, SR., Paul E., late of West Brandywine Township. William T. Keen, 3460 Lincoln Highway, Thorndale, PA 19372, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

TURNER, Nancy H., late of East Goshen Township. Brian D. Turner, 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.

VOLPI, Olga, late of Tredyffrin Township. Susan Volpi, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

WILLIAMS, JR., John J., late of Malvern. Michelle Saunders, 4215 Park Lane, Aston, PA 19014, care of CHRISTINA ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executor. CHRISTINA ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

ZINK, Antoinette R., late of Phoenixville. Cynthia M. Gnias, 151 E. Phoenix Drive, Phoenixville, PA 19460, Executor.

ESTATE OF RONALD W. PERKINS a/k/a RONALD W. PERKINS, SR., late of the Borough of Malvern, Chester County, Pennsylvania, deceased. Letters Testamentary of the Estate of the above named, Ronald W. Perkins a/k/a Ronald W. Perkins, Sr., deceased, having been granted to the undersigned on January 5th, 2024, all persons having claims or demands against the Estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment without delay to the undersigned Executrix or Counsel:
Melissa A. Perkins, Executrix
120 Conestoga Road
Malvern, PA 19355

Frank W. Hayes, Esquire
Hayes & Romano
31 South High Street
West Chester, PA 19382

3rd Publication

ARMBRESTER, Carol M., a/k/a Carol M. Walker, late of Honey Brook. Jennifer L. Rath, 321 Ash Ridge Court, Columbia, SC 29229, Executrix.

BONNET, Linda M., late of Parkesburg. Pamela S Bonnet, 509 Green Hill Road, Parkesburg, PA 19365, care of KEVIN T VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, Administratrix. KEVIN T VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, atty.

CLEVINGER, Alfred D., a/k/a Alfred Clevenger, late of East Goshen Township. F. Scott Donahue, 1515 Market St., Ste. 1540, Philadelphia, PA 19102, care of F. SCOTT DONAHUE, Esquire, 1515 Market St., Ste. 1540, Philadelphia, PA 19102, Executor. F. SCOTT DONAHUE, Esquire, Donahue, Battle & Donahue, 1515 Market St., Ste. 1540, Philadelphia, PA 19102, atty.

DISABATINO, David Mario, late of Phoenixville. Christine Marie Bigus, 1772 Quarry Lane, Phoenixville, PA 19460, Personal Representative.

FREEDMAN, Harriett Ann, a/k/a Harriett A. Freedman, late of East Whiteland Township. Robin Monteleone, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Executrix. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, P.C., 600 W.

Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

GRAVER, Richard C., late of West Chester. Thomas S. Messner, 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, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

GREEN, Gertrude Elva, a/k/a Trudi, late of Atglen. Alan Green, 45 Old Forge Road, Atglen, PA 19310, Executor.

HASH, JR., John, late of West Whiteland Township. Lynn Tucker, 2405 Maple Ave., Wilmington, DE 19808, care of JENNIFER FELD, Esquire, 312 Huntington Court, West Chester, PA 19380, Executrix. JENNIFER FELD, Esquire, 312 Huntington Court, West Chester, PA 19380, atty.

KERSHEY, John Ross, late of Downingtown. Mark Scott Kershey, 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.

KEYSER-MAJKA, Betty J., late of Honeybrook Township. Robert L. Keyser, Jr. and Steven H. Keyser, care of DIANE M. ZABOWSKI, Esquire, 1001 Conshohocken State Road, Suite 1-210, West Conshohocken, PA 19428, Executor. DIANE M. ZABOWSKI, Esquire, Obermayer Rebmann Maxwell & Hippel LLP, 1001 Conshohocken State Road, Suite 1-210, West Conshohocken, PA 19428, atty.

LEIBFRIED, Sandra, late of East Whiteland Township. Richard M. Leibfried, 14 Tunbridge Ln., Malvern, PA 19355, care of HEATHER L. TURNER, Esquire, 137 N. Narberth Ave., Narberth, PA 19072, Executor. HEATHER L. TURNER, Esquire, Law Office Heather L. Turner, 137 N. Narberth Ave., Narberth, PA 19072, atty.

MARQUETTE, Neil, late of East Whiteland. Eric Marquette, 731 N. Walnut St., West Chester, PA 19380, Administrator.

MAURER, Richard Walter, late of Wallace Township. Diane B. Maurer, 26 W. 15th St., Avalon, NJ 08202, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

MONAGHAN, Frances T, late of West Chester. Michael Monaghan, 2741 Stony Creek Rd, Broomall,

PA 19008, and Sandra Lamorgese, 808 Markham Place, Springfield, PA 19064, Executor.

MORGAN, Larue N., late of Kennett Township. David J. Morgan, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

MOSER, Martha Louise, late of Uwchlan Township. James D. Moser, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Administrator. THOMAS E. WYLER, Esquire, Falzone & Wylor LLC, 22 East Third Street, Media, PA 19063, atty.

MULLIGAN, Tracy Elizabeth, late of Coatesville. John Shepherd, 4 Fawn Lane, Horsham, PA 19044, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D, West Chester, PA 19380, Executor. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

PUGH, Marie H., late of Upper Oxford Township. Lisa Butler, 1275 Dry Wells Rd., Quarryville, PA 17566, care of IRA D. BINDER, Esquire, 227 Cullen Road, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Road, Oxford, PA 19363, atty.

RAWSON, Frances C, late of East Goshen Township. Sandra Brown, care of RICK MORTON, Esquire, 99 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 99 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

SMITH, Marleen S., a/k/a Marleen Smith, late of West Goshen Township. Sean Smith, 27 West Daisy Lane, Mt. Laurel, NJ 08054, care of HARRIS J. RESNICK, Esquire, 22 Old State Road, Media, PA 19063, Executor. HARRIS J. RESNICK, Esquire, Resnick Elder Law, 22 Old State Road, Media, PA 19063, atty.

SMITH, Steven E., a/k/a Steven Smith, late of Westtown Township. Steven E. Smith, care of JACQUELYN S. GOFFNEY, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, Administrator. JACQUELYN S. GOFFNEY, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

TAYLOR, Sue J., a/k/a Billie Sue Johnson and Sue J. Layman, late of East Bradford Township. Janet Reiter, care of JOEL S. TODD, Esquire, 212 W. Gay St., West Chester, PA 19380, Executrix. JOEL S. TODD, Esquire, Tupitza & Associates, P.C., 212 W. Gay St., West Chester, PA 19380, atty.

THOMSON, Daniel Mitchell, a/k/a Daniel M. Thomson, Dan Thomson and Danny Thomson, late of Caln Township. Kimberly A. Thomson, care of NICOLE B. LaBLETTA, Esquire, 4745 W. Lincoln Highway, Parkersburg, PA 19365, Administratrix. NICOLE B. LaBLETTA, Esquire, Randy Hope Steen Law Offices, 4745 W. Lincoln Highway, Parkersburg, PA 19365, atty.

TROTTINI, Angelina A., late of East Goshen Township. Sandra A. Nuernberg, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

VARALLI, JR., Ernest R., late of Easttown Township. Ernest R. Varalli, care of CHRISTINA M. FOURNARIS, Esquire, 2222 Market St., Philadelphia, PA 19103, Executor. CHRISTINA M. FOURNARIS, Esquire, Morgan, Lewis & Bockius LLP, 2222 Market St., Philadelphia, PA 19103, atty.

VIOLA, JR., Alfred J., late of Wallace Township. Carol Hershey, care of JACQUELYN S. GOFFNEY, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, Administrator. JACQUELYN S. GOFFNEY, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

WINDOLPH, Robert R., late of East Pikeland Township. Margery J. Windolph, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW
NO. 2022-08909-RC
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff

v.

COLLEEN HUNNELL, IN HER CAPACITY
AS HEIR OF ELSIE J. HARBAUGH; ET AL.,
Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELSIE J. HARBAUGH Defendant(s), 250 RED PUMP ROAD, NOTTINGHAM, PA 19362

ATTORNEYS FOR PLAINTIFF
Jonathan Etkowicz, Esq. ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

AMENDED COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, MORTGAGE ASSETS MANAGEMENT, LLC, has filed a Mortgage Foreclosure Amended Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County, PA docketed to No. 2022-08909-RC, seeking to foreclose the mortgage secured on your property located, 250 RED PUMP ROAD, NOTTINGHAM, PA 19362.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Amended Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Amended Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Chester County Bar Association Lawyer Referral and Information Service
15 West Gay Street
West Chester PA, 19380
610-429-1500
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company

3rd Publication of 3

TRUST NOTICE

THE ANNA M. DiDENTE REVOCABLE TRUST DATED JANUARY 15, 1991
ANNA M. DiDENTE, Deceased
Late of Westtown 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 BARBARA MARCHESE, TRUSTEE, c/o Louis N. Teti, Esq., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660,
Or to her Attorney:
LOUIS N. TETI
MacELREE HARVEY, LTD.
17 W. Miner St.
P.O. Box 660
West Chester, PA 19381-0660

3rd Publication of 3

TRUST DEATH NOTICE

TRUST OF FRANCES C. RAWSON, late of East Goshen Township, deceased.
Frances C. Rawson having passed on December 8, 2023 with Letters Testamentary granted on December 15, 2023 and a Trust administered by Sandra Brown, Trustee. All persons having claims or demands against the Trust of the said decedent are requested to make known the same without delay to: Trustee: Sandra Brown, Trustee
933 Township Line Road
Phoenixville, PA 19460

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, February 15th, 2024 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, March 18th, 2024.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

2nd Publication of 3

SALE NO. 24-2-24

Writ of Execution No. 2023-01542

DEBT \$184,538.90

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE, COUNTY OF CHESTER, AND STATE OF PA, BEING LOT NO. 12 OR A CERTAIN PLAN OF LOTS CALLED KIMBERWICK CIRCLE WHICH IS DULY FILED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF CHESTER, BEING PLAN NO. #6506 RECORDED 8/5/1986 AND DESCRIBED ACCORDING TO SAID PLAN, AS FOLLOWS, TO WIT: BEGIN-

NING AT A POINT ON THE SOUTHERLY LINE OF BRIDLE COURT WEST (50 FEET WIDE) SET POINT BEING THE TOTAL ARC AND TANGENT DISTANCE OF 291.24 FEET FROM THE SOUTHWESTERLY END OF A 30 FOOT RADIUS CURVE (45.75 FEET LONG) CONNECTING THE SAID BRIDLE COURT KIMBERWICK CIRCLE (50 FEET WIDE); THENCE SOUTH 25 DEGREES, 29 MINUTES, 30 SECONDS EAST 61.47 FEET TO A POINT, OF CURVE; THENCE ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 175 FEET THE ARC DISTANCE OF 37.54 FEET, TO A POINT, A CORNER; THENCE SOUTH 52 DEGREES 13 MINUTES 0 SECONDS WEST 208.51 FEET TO A POINT, A CORNER; THENCE NORTH 25 DEGREES 32 MINUTES 50 SECONDS WEST, 143.12 FEET TO A POINT, A CORNER; THENCE NORTHEAST 64 DEGREES 30 MINUTES 30 SECONDS WEST 199.86 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES which Robert M. Kline and Kathy Jo Kline, Husband and Wife, by Deed dated 9/9/1997 and recorded in the Office of the Recorder of Deeds of Chester County on 9/17/1997 in Deed Book Volume 4233, Page 1203, Instrument 54997 granted and conveyed unto Edmund Coyle and Marie Coyle.

PARCEL # 29-4-165.17

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association

VS

DEFENDANT: **Edmund Coyle & Marie P. Coyle a/k/a Marie Coyle**

SALE ADDRESS: 26 W. Bridle Court, Glenmoore, Pennsylvania 19343

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

OF SAID CALDWELL ROAD CULDE-SAC, THENCE EXTENDING ALONG THE ARC OF A CIRCLE CURV ING TO THE LEFT HAV ING A RADIUS or 50.00 FEET THE ARC DISTANCE or 52.62 FEET TO A POINT OF TANGEN T SAID POINT BEING THE FIRST MEN TIONED POINT AND PLACE OF BE- GINNING.

SALE NO. 24-2-25

Writ of Execution No. 2023-04539

DEBT \$447,437.82

BEING LOT #29 ON SAID PLAN.

*BEING SOLD SUBJECT TO FIRST MORTGAGE AND SECOND MORT- GAGE *

CONTAINING 0.49 ACRES MORE OR LESS.

ALL THAT CERTA IN LOT OR PI ECE OF GROUND, SITUATE IN THE TOWN- SHIP OF TREDYFFRIN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION PLAN OF TREYBURN SECTION 1, MADE BY NEPO ASSOCI- ATES, INC., CONSUL TING CIVIL ENG INEERS, 127 WILLOW BROOK LANE, WEST CHESTER, PA 19382 DATED 11- 23-1992 AND RECORDED IN CHES- TER COUNTY RECORDER OF DEEDS OFFICE AS PLAN FILE NO. 12100 AND BEING FURTHER REVISED ON 11-4-1993 BE ING MORE FULLY DE- SCRIBED AS FOLLOWS, TO WIT:

BEING THE SAME PREMISES which Ronald J. Zlatoper and Barry O. Zlatoper, by Deed dated 3/23/1999 and recorded in the Office of the Recorder of Deeds of Chester County on 4/8/1999 in Deed Book Volume 4538, Page 1968, granted and conveyed unto Mark J. Bartosh and Julia C. Bartosh.

PARCEL# 43-6L-61

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Associa- tion

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF CALDWELL ROAD CUL-DE-SAC, A CORNER OF LOT #30 ON SAID PLAN, THENCE EX- TENDING ALONG SAID SIDE OF LOT #30 NORTH 14 DEGREES 17 MINUTES 19 SECONDS WEST 1 57.92 FEET TO A POINT AND CORNE R OF LANDS OF OPEN SPACE, THENCE EXTEND- ING ALONG SAID SI DE OF LANDS OF OPEN SPACE THE NEXT (3) FOL- LOWING COURSES AND DISTANC- ES (1) NORTH 72 DEGREES 19 MIN- UTES 30 SECONDS EAST 125.36 FEET TO POINT (2) SOUTH 20 DEGREES 00 MINUTES 56 SECONDS EAST 136.82 FEET TO A POINT (3) SOUTH 46 DE- GREES 00 MINUTES 15 SECONDS WEST 109.79 FEET TO A POINT OF CURVE ON THE_ NORTHERLY SI DE

VS

DEFENDANT: **Mark J. Bartosh & Julia C. Bartosh**

SALE ADDRESS: 824 Caldwell Road a/k/a 824 Caldwell, Wayne, PA 19087

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

SALE NO. 24-2-26

Writ of Execution No. 2023-01074

DEBT \$174,645.70

ALL THAT CERTAIN lot or piece of ground with the buildings and improve- ments thereon erected. SITUATE in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, bound- ed and described according to a Plan of

“Millview” Subdivision Plan of Property of Coatesville Communities Corporation made by G.D. Houtman & Sons, Inc., Civil Engineers and Land Surveyors, Media, Pa., dated 11/2/1998, last revised 10/17/2000 and recorded as Plan No. 15673 (Sheets 1 to 5 inclusive) as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Country Run Drive (50 feet wide), said point also marking a corner of Lot No. 150 on said Plan; thence from said beginning point and extending along the Southwesterly side of County Run Drive, on the arc of a circle curving to the left, having a radius of 175 feet, the arc distance of 36.98 feet to a point; thence leaving said side of Country Run Drive, South 62 degrees, 15 minutes, 0 seconds West, 110.62 feet to a point on the dividing line of Coatesville City and Valley Township; thence extending along said dividing line, North 27 degrees, 40 minutes, 41 seconds West, 76.59 feet to a point; a corner of Lot No. 150; thence extending along said Lot No. 150, North 81 degrees, 08 minutes, 0 seconds East, 125.48 feet to the first mentioned point and place of beginning.

BEING Lot No. 151 on said Plan.

BEING THE SAME PREMISES which Kathleen E. Cancelliere by Deed dated 7/22/2016 and recorded in the Office of the Recorder of Deeds of Chester County on 7/27/2016 in Deed Book Volume 9357, Page 1428, Instrument 11487185, granted and conveyed unto Victoria L. Stonewall.

PARCEL# 16-04-0242

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Victoria L. Stonewall**

SALE ADDRESS: 107 Country Run

Drive, Coatesville, PA 19320

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

SALE NO. 24-2-27

Writ of Execution No. 2022-06044

DEBT \$185,500.05

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

Parcel Number: 43-4-257

PLAINTIFF: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **PATRICIA BOHNER & RICHARD BOHNER**

SALE ADDRESS: 1201 Brentford Lane, Malvern, PA 19355

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

SALE NO. 24-2-28

Writ of Execution No. 2022-01723

DEBT \$498,993.32

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

BEING PARCEL NUMBER: 61-5-331

IMPROVEMENTS thereon: a residential property

PLAINTIFF: BANK OF NEW YORK MELLON TRUST COMPANY, N. A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST

VS

DEFENDANT: **MARY JANICE JEFFRIES**

SALE ADDRESS: 458 Mimosa Circle, Kennett Square, PA 19348

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

County on January 14, 2009.

Tax Parcel # 66-3-1.1B

PLAINTIFF: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually but as Trustee for Pretium Acquisition Trust

VS

DEFENDANT: **Llewellyn Oblitey**

SALE ADDRESS: 874 West Street Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **PINCUS LAW GROUP, PLLC 484-575-2201**

SALE NO. 24-2-29

Writ of Execution No. 2020-06675

DEBT \$4,746.37

ALL THAT CERTAIN lot or land situated in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-9-277

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 52 W. Fifth Avenue, Coatesville, PA 19320

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

SALE NO. 24-2-32

Writ of Execution No. 2019-03622

DEBT \$566,656.89

ALL THAT CERTAIN TRACT OF LAND SITUATED IN EAST FALLOWFIELD TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, DESIGNATED AS LOT NO. 2 ON A PLAN OF LOTS MADE FOR CLARA S. WAGNERSS BY EDGAR LAUB, R.S. ON SEPTEMBER 17, 1956, MORE PARTICULARLY BOUNDED AND DESCRIBED ACCORDING TO THE SAID PLAN.

Tax Parcel # 47-3-42

PLAINTIFF: U.S. Trust National Association not in its Individual Capacity but Solely as Owner Trustee for RCF 2 Acquisition Trust

VS

DEFENDANT: **Kristin N. Gorgo and Richard Charles Gorgo, Jr. A/K/A Richard Gorgo A/K/A Richard C. Gorgo**

SALE ADDRESS: 49 Wagners Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PINCUS LAW GROUP, PLLC 484-575-2201**

SALE NO. 24-2-31

Writ of Execution No. 2020-07181

DEBT \$721,706.59

ALL THAT CERTAIN parcel of land situate in the Township of Thornbury, County of Chester, Commonwealth of Pennsylvania, as shown on Plan entitled "Preliminary / Final Land Development Plan, 3 Lot Subdivision", dated January 4, 2008, last revised December 8, 2008, prepared by D. L. Howell and Associates, Inc., Civil Engineers and Land Planners, West Chester, Pennsylvania, approved by the board of Supervisors of Thornbury Township, Chester County, Pennsylvania, and recorded in Book 18611 Page 1 in the Office of the Recorder of Deeds in and for Chester

SALE NO. 24-2-33

Writ of Execution No. 2023-04636

DEBT \$248,386.95

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENT THEREON ERECTED, SITUATE IN THE TOWNSHIP OF EAST WHITELAND, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA

Parcel Number: 42-4Q-120

PLAINTIFF: DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSEST-BACKED PASSTHROUGH CERTIFICATES, SERIES 2006-QS18

VS

DEFENDANT: **JOAN V. WRIGHT**

SALE ADDRESS: 114 Spring Road, Malvern, PA 19355

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

SALE NO. 24-2-34

Writ of Execution No. 2022-03553

DEBT \$719,853.50

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

All that certain lot or piece of ground with the building and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, and designated and shown on an As-Built Building Location Plan of "Devon Shire" made by Howard W. Doran, P. E. Newton Square, Pennsylvania

dated 6/4/1984 and recorded in Plan File No. 4213 and designated as Lot No. 30 and Garage No. 30 as follows to wit:

Under and subject to a Declaration of Restrictions, Covenants and Easements of Devon Shire, as set forth in Deed recorded 10/04/1982 in Miscellaneous Deed Book 569, Page 180 and Amended Declaration of Restrictions, Covenants and Easements of Devon Shire, recorded 07/01/1983 in Miscellaneous Deed Book 596, Page 497. Together with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas, recreational facilities and streets or avenues as shown on plat of "Devon Shire" dated and recorded in Plan File No. 4213 as a means of ingress, egress and regress from the property herein described to the said recreational facilities, parking areas, street or avenues in common with the other owners, tenants and occupiers of the other lots or tracts of ground in the said Plan of "Devon Shire".

BEING THE SAME PROPERTY CONVEYED TO DOROTHY G. ROLPH WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM BEATRICE B. DEACON, DATED AUGUST 1, 2005, RECORDED

AUGUST 31, 2005, AT DOCUMENT ID 10569939, AND RECORDED IN BOOK 6603, PAGE 659, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 55-3-229 PARCEL NO.: 55-3-229

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

VS

DEFENDANT: **Kimberly Lynn Rolph, AKA Kimberly L. Rolph, as Executrix of the Estate of Dorothy G. Rolph, AKA Dorothy Rolph**

SALE ADDRESS: 30 Wingstone Lane,

Devon, Pa 19333

PLAINTIFF ATTORNEY: MANLEY DEAS KOCHALSKILLC 614-220-5611

SALE NO. 24-2-35

Writ of Execution No. 2016-01001

DEBT \$703,732.99

PROPERTY SITUATE IN TOWNSHIP OF TREDYFFRIN

TAX PARCEL #43-11B-37

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DIPLOMAT PROPERTY MANAGER, LLC

VS

DEFENDANT: **JOSEPH GLEASON & SARAH GLEASON**

SALE ADDRESS: 425 Woodcrest Road, Wayne, PA 19087

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

SALE NO. 24-2-36

Writ of Execution No. 2023-04000

DEBT \$604,370.33

ALL THAT CERTAIN LOT OR TRACT OF GROUND, SITUATE IN THE TOWNSHIP OF PENNSBURY, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF PROPERTY OF "CHADDWYCK" MADE BY GEORGE E. REGESTER, JR., AND SONS, REGISTERED LAND SURVEYOR, KENNETT SQUARE, PENNSYLVANIA DATED 2/21/1977 AND RECORDED 5/17/1977 IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY IN PLAN #1035, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE TI-

TLE LINE OF BRINTONS BRIDGE ROAD. (L.R.15199), SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHERLY SIDE OF CHADDWYCK LANE (50 FEET WIDE) WITH THE SAID TITLE LINE OF BRINTONS BRIDGE ROAD; THENCE LEAVING SAID BEGINNING POINT AND EXTENDING ALONG SAID TITLE LINE OF BRINTONS BRIDGE ROAD THE FOUR FOLLOWING COURSES AND DISTANCES: (1) SOUTH 35° 05' 20" EAST, 434.33 FEET TO A POINT MARKED BY A P.K. NAIL; THENCE (2) SOUTH 4°43' 40" WEST 137.45 FEET TO A POINT MARKED BY A P.K. NAIL; THENCE (3) SOUTH 57° 33' 40" WEST 368.53 FEET TO A POINT MARKED BY A P.K. NAIL; THENCE (4) SOUTH 86° 32' 40" WEST 168.78 FEET TO A POINT, A CORNER OF LOT #4 ON SAID PLAN THENCE LEAVING SAID TITLE LINE OF BRINTONS BRIDGE ROAD AND EXTENDING ALONG SAID LOT #4, NORTH 3° 57' 32" EAST 688.15 FEET TO A POINT ON THE SOUTHERLY SIDE OF CHADDWYCK LANE THE TWO FOLLOWING COURSES AND DISTANCES; (1) SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 450.0 FEET THE ARC DISTANCE OF 78.92 FEET TO A POINT OF TANGENT; THENCE (2) NORTH 83° 54' 40" EAST 115.50 FEET TO A POINT IN THE SAID TITLE LINE OF BRINTONS BRIDGE ROAD, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. CONTAINING 5.571 ACRES OF LAND, MORE OR LESS BEING KNOWN AND DESIGNATED AS LOT# 3 ON SAID PLAN.

BEING the same premises which Robert J. Maiersperger and Renell R. Maiersperger by Deed dated November 4, 1996, 2003 and recorded in the Office of Recorder of Deeds of Chester County on November 21, 1996 at Book 4110, Page 212 granted

and conveyed unto Renell Maiersperger.

PARCEL NO.: 64-04-0002.010

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Renell Maiersperger**

SALE ADDRESS: 2 Chaddwyck Lane, Chadds Ford, PA 19317

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

SALE NO. 24-2-37

Writ of Execution No. 2023-03044

DEBT \$459,919.15

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester, Commonwealth of Pennsylvania, described in accordance with a Plan of property made for William M. Parks, by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, Pennsylvania, dated 01/31/1968 and last revised 07/09/1968 as follows to wit:

BEGINNING at a point in the center line of Westtown Road, at the distance of 98.30 feet measured North 56 degrees, 46 minutes West, from its point of intersection with the center line of Shiloh Road, extended; thence along the center line of Westtown Road, the three following courses and distances;(1) North 56 degrees, 46 minutes, West, 115 feet to an angle point on said road; (2) North 87 degrees, 39 minutes West, 212.50 feet to another angle point in said road; (3) North 63 degrees, 44 minutes West, 118 feet to a point; thence leaving said road and extending along other land of 130 West Lancaster Corp., of which this was part, the five following courses and distances; (1) North 04 degrees, 25 minutes West, 730 feet to a point; (2) North 88 degrees, 38 minutes, 33 seconds East, 488.30 feet to a point; (3) South

29 degrees, 10 minutes East, 130 feet to a point; (4) South 09 degrees, 30 minutes West, 290 feet to a point; (5) South 04 degrees, 05 minutes West, 465 feet to the first mentioned point and place of beginning.

BEING the same premises which Leo Colton Freeman and Elaine H. Freeman, husband and wife by Deed dated June 13, 2003 and recorded in the Office of Recorder of Deeds of Chester County on June 23, 2003 at Book 5750, Page 1043 granted and conveyed unto Joseph Kravitz.

PARCEL NO.: 52-6-16.2

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-6, Asset-Backed Certificates, Series 2007-6

VS

DEFENDANT: **Joseph Kravitz**

SALE ADDRESS: 905 Westtown Road, West Chester, PA 19382-5559

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

SALE NO. 24-2-38

Writ of Execution No. 2021-05518

DEBT \$407,299.28

ALL THAT CERTAIN lot or parcel of land with the hereditaments and appurtenances, Situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania, being Lot Number 17 on a Plan of Lots in accordance with a Plan thereof made the 29th day of May, A.D. 1957 by Howard H. Ranck, Registered Surveyor, together with the improvements thereon erected as follows to wit:

BEGINNING at a point on the title line in the bed of a public road leading from Lyndell to Reeseville a distance of 965 feet measured on a bearing of North 89 degrees West along said title line in the bed of the aforementioned public road from its point of intersection with the Horseshoe

Pike (Route #322) thence extending from the point and place of beginning along Lot Number 18 now or late of Frank B. Thraikill North 1 degree 0 minutes East the distance of 500 feet to a point being a corner of Lot Number 18 in line of land of Arthur J. Summers; thence along lands of the said Arthur J. Summers North 89 degrees West the distance 100 feet; thence along Lot Number 16 South 1 degree West the distance of 300 feet to a point on the title line in the bed of the said public road; thence along the title line in the bed of the said public road South 89 degrees East the distance of 100 feet to the point and place of beginning.

CONTAINING 30,000 square feet of land be the same more or less.

BEING THE SAME PREMISES which Robert E. Lee and Julie A. Lee by Deed dated August 20, 1984 and recorded August 24, 1984 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book B64, Page 306 granted and conveyed unto Stanley R. Pitner and Gizella H. Pitner in fee.

PARCEL #29-04-0178.010

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

VS

DEFENDANT: **Gizella H. Pitner and Stanley R. Pitner**

SALE ADDRESS: 127 Culbertson Run Road, Downingtown, PA 19335

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

SALE NO. 24-2-39

Writ of Execution No. 2023-06394

DEBT \$652,859.84

ALL THAT CERTAIN parcel of ground

located at the Northeasterly corner of Bradford Avenue (LR 134) and Rosedale Avenue (T371) situate partially in the Township of East Bradford and partially in the Township of West Goshen, also being known as Lot #3 as shown on subdivision plan #52-390 of the M.E. Darlington Estate dated 2/23/1981 revised to 3/13/1981 made by Yerkes Associates, Inc., West Chester, PA,

UPI No. 51-7-114

PLAINTIFF: National Bank of Malvern
VS

DEFENDANT: **Faubrook Estate of West Chester, LLC**

SALE ADDRESS: 699 West Rosedale Avenue, West Chester, PA 19382

PLAINTIFF ATTORNEY: **GAWTHROP GREENWOOD, PC 610-889-0700**

SALE NO. 24-2-40

Writ of Execution No. 2022-06961

DEBT \$142,851.66

Property situate in the BOROUGH OF ATGLEN, CHESTER County, Pennsylvania, being

BLR# 07-03-0039

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **WILLIAM R. SEMPLE, JR. & KIMBERLY M. SEMPLE**

SALE ADDRESS: 419 Valley Avenue, Atglen, PA 19310

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

SALE NO. 24-2-41

Writ of Execution No. 2021-06980

DEBT \$22,405.57

ALL THAT CERTAIN lot, piece or parcel of land with buildings and improvements thereon erected, Situate in the Borough of South Coatesville, County of Chester, and Commonwealth of Pennsylvania, which is part of the planned community known as Southview, a Planned Community, bounded and described according to the Plan of Land Development for Southview, dated October 22, 2004, last revised May 12, 2007 and recorded October 26, 2007 in Plan File No. 18291 and by an As-Built Plan for Southview, dated, both made by Edward B. Walsh & Associates, Inc., Civil Engineers and Surveyors, Exton, PA. being bounded and described as follows:

BEING Unit No. 127 on said Plan.

TOGETHER WITH the beneficial, non-exclusive easements and rights as contained in the Declaration of Southview, a Planned Community, pursuant to the provisions of the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S.A. 5101 et seq., as amended, dated February 26, 2008 and recorded March 5, 2008 in Record Book 7378, Page 1061, as amended by the First Amendment to the Declaration of Southview, a Planned Community, recorded April 25, 2008, in Record Book 7419, Page 470, as amended by the Second Amendment to the Declaration of Southview, a Planned Community, recorded July 24, 2008, in Record Book 7484, Page 2108, as amended by a Third Amendment to the Declaration of Southview, a Planned Community, recorded October 2, 2008, in Record Book 7524, Page 511, as amended by the Fourth Amendment to the Declaration of Southview, a Planned Community, recorded March 18, 2009, in Record Book 7617, Page 397, as amended by the Fifth Amendment to the Declaration of Southview, a Planned Community, recorded July 23, 2009, in Record Book 7731,

Page 193; as amended by a Sixth Amendment to the Declaration of Southview, a Planned Community, recorded October 26, 2009 in Record Book 7797 page 406, and which Unit is more specifically described in the As-Built Plan for Southview attached as Exhibit "A" thereto. BEING the same premises which Southview Place L.P., a Pennsylvania Limited Partnership, by Deed dated February 25,2010 and recorded in the Office for the Recording of Deeds in and for Chester County in Deed Book 7872 at Page 667 et seq., granted and conveyed unto Akinniyi Akingbola and Olayemi Akingbola.

BEING Chester County Tax Parcel No. 9-3-126.

PLAINTIFF: Southview Community Association

VS

DEFENDANT: **Akinniyi Akingbola and Olayemi Akingbola**

SALE ADDRESS: 36 Lukens Mill Drive, Coatesville, PA 19320

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

SALE NO. 24-2-42

Writ of Execution No. 2023-00777

DEBT \$205,496.43

ALL THAT CERTAIN LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, CHESTER COUNTY, PA., BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION MADE FOR BARTON DAVIS BY HENRY S. CONREY, INC. PAOLI, PA DATED OCT. 27, 1976 AND LAST REVISED DEC. 17, 1976 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON A CERTAIN CUL DE SAC TERMINATING

THE BED OF WELLINGTON DRIVE WHICH POINT IS MEASURED THE FIVE FOLLOWING COURSES AND DISTANCES FROM A POINT OF CURVE ON THE SOUTHWESTERLY SIDE OF MT. CARMEL ROAD (50 FEET WIDE); (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 25 FEET THE ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENT ON THE SOUTHEASTERLY SIDE OF WELLINGTON DRIVE (50 FEET WIDE); (2) SOUTH 41 DEGREES 25 MINUTES 35 SECONDS WEST 158.00 FEET TO A POINT OF CURVE THEREIN; (3) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 350 FEET THE ARC DISTANCE OF 207.97 FEET TO A POINT OF REVERSE CURVE; (4) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 50 FEET THE ARC DISTANCE OF 31.78 FEET TO A POINT OF REVERSE CURVE; (5) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 50 FEET THE ARC DISTANCE OF 26.16 FEET TO THE POINT OF BEGINNING; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT 5 ON SAID PLAN, SOUTH 20 DEGREES 57 MINUTES 52 SECONDS EAST 279.36 FEET TO A POINT IN LINE OF LANDS OF CHRISTIAN C. ROMIG, NORTH 59 DEGREES 33 MINUTES 30 SECONDS WEST 476.03 FEET TO A CORNER OF LOT 3 ON SAID PLAN; THENCE ALONG THE SAME, NORTH 77 DEGREES 13 MINUTES 07 SECONDS EAST 250 FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF THE AFORESAID CUL DE SAC; THENCE EXTENDING ALONG THE SOUTHWESTERLY AND SOUTHEASTERLY SIDE OF CUL DE SAC ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 50 FEET THE ARC DISTANCE OF 85.68 FEET TO THE FIRST MENTIONED

POINT AND PLACE OF BEGINNING. BEING LOT 4 ON SAID PLAN. TITLE TO SAID PREMISES IS VESTED IN MATTHEW TOCYDLOWSKI AND AMBER HARP BY DEED FROM MARK P. COMBS AND SUZANNE A. COMBS DATED AUGUST 23, 2006 AND RECORDED SEPTEMBER 21, 2006 IN DEED BOOK 6960, PAGE 1277.

TAX I.D. #: 47-4-173.7

PLAINTIFF: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-31CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-31CB

VS

DEFENDANT: **Matthew Tocydowski and Amber Harp**

SALE ADDRESS: 204 Wellington Drive, Coatesville, PA 19320

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

**SALE NO. 24-2-43
Writ of Execution No. 2019-04713
DEBT \$143,155.51**

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Phoenixville County of Chester and State of Pennsylvania, bounded and described according to a subdivision plan of Woodlawn Made by Consolidated Engineers and Consultants, Inc. dated April 22, 1987 last revised June 24, 1996 and recorded in Chester County Recorder of Deeds on July 3, 1996 as Plan#13456.

Tax Parcel # 15-11-282

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, As

Trustee for the Certificateholders of the CWMBBS, Inc., CHL Mortgage Pass-Through Trust 2006-HYB2, Mortgage Pass-Through Certificates, Series 2006-HYB2 c/o Newrez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Trinh Chau and Van Chau**

SALE ADDRESS: 943 Woodlawn Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **PINCUS LAW GROUP, PLLC 484-575-2201**

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for BRAVO Residential Funding Trust 2021-NQM1

VS

DEFENDANT: **Walter M. Kielinski & Ann W. Kielinski**

SALE ADDRESS: 52 Mountain Laurel Lane, Malvern, PA 19355

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

SALE NO. 24-2-44

Writ of Execution No. 2019-07685

DEBT \$601,660.09

PROPERTY SITUATE IN TOWNSHIP OF CALN

TAX PARCEL # 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. 24-2-45

Writ of Execution No. 2022-05108

DEBT \$2,166,074.04

PROPERTY SITUATE IN TOWNSHIP OF CHARLESTOWN

TAX PARCEL #35-4-74.3

SALE NO. 24-2-46

Writ of Execution No. 2023-03312

DEBT \$101,580.76

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE IN THE TOWNSHIP OF HONEY BROOK, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF "GRANDSTAFF" MADE BY LESTER R. ANDES, P. E. OF THORNDALE, PA. DATED 5/25/1988, LAST REVISED 4/30/1991 AND RECORDED AT CHESTER COUNTY PLAN #11490, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEAST SIDE OF GRANDVIEW CIRCLE, 50 FEET WIDE, SAID POINT BEING THE SOUTHWEST CORNER OF LOT #14 OF SAID PLAN AND THE NORTHWEST CORNER OF THIS ABOUT TO BE DESCRIBED LOT; THENCE FROM SAID BEGINNING POINT AND ALONG SAID LOT #14, NORTH 65 DEGREES 24 MINUTES 20 SECONDS EAST 234.70 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF CAROLYN QUARTUCCI;

THENCE ALONG THE SAME SOUTH 15 DEGREES 41 MINUTES 53 SECONDS WEST 249.74 FEET TO A POINT A CORNER OF LOT #12 OF SAID PLAN; THENCE ALONG THE SAME NORTH 77 DEGREES 38 MINUTES 23 SECONDS WEST 136.85 FEET TO A POINT OF CURVE ON THE SOUTH-EAST SIDE OF SAID GRANDVIEW CIRCLE; THENCE ALONG THE SAME ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 180.00 FEET THE ARC DISTANCE OF 116.10 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 29,048 SQUARE FEET BE THE SAME MORE OR LESS. BEING LOT #13 OF THE ABOVE MENTIONED PLAN.

BEING THE SAME PREMISES which AMS Enterprises, Inc., by Deed dated November 13, 1992 and recorded November 16, 1992 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 3333, Page 482 granted and conveyed unto Susan Watkins in fee.

TAX ID# 22-08-0001.170

PLAINTIFF: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: Susan Watkins

SALE ADDRESS: 325 Grandview Circle, Honey Brook, PA 19344

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

SALE NO. 24-2-47

Writ of Execution No. 2023-02433

DEBT \$110,397.50

ALL THAT CERTAIN LOT OF PIECE OF GROUND, SITUATE IN THE

TOWNSHIP OF CALN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A MAP MADE FOR WEDGEWOOD ESTATES MADE BY YERKES ASSOCIATES, INC. DATED 12/11/1975 LAST REVISED 7/21/1977, AS FOLLOWS TO WIT:

BEGINNING AT A POINT IN LINE OF OTHER LANDS OF WEDGWOOD ESTATES A CORNER OF UNIT 82, THENCE FROM THE BEGINNING AND EXTENDING ALONG SAID LANDS OF WEDGWOOD ESTATES NORTH 88 DEGREES 0 MINUTES 49 SECONDS EAST 20 FEET TO A POINT A CORNER OF UNIT 84, THENCE EXTENDING ALONG THE SAME SOUTH 1 DEGREE 59 MINUTES 11 SECONDS EAST 100 FEET TO A POINT IN LINE OF OTHER LANDS OF WEDGWOOD ESTATES, THENCE EXTENDING ALONG THE SAME SOUTH 88 DEGREES 0 MINUTES 49 SECONDS WEST 20 FEET TO A POINT A CORNER OF UNIT 82, THENCE EXTENDING ALONG THE SAME NORTH 1 DEGREE 59 MINUTES 11 SECONDS WEST 100 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING

BEING UNIT 83 BUILDING B 4 ON SAID PLAN.

BEING THE SAME PREMISES which Thomas S. Sheplock and Kathleen Ginno, by Deed dated October 27, 1993 and recorded November 1, 1993 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 3649, Page 1042, Instrument No. 85644 granted and conveyed unto John M. Scrafford and Tina Scrafford in fee.

BEING THE SAME PREMISES which John M. Scrafford and Tina M. Scrafford, by Deed dated June 10, 2005 and recorded June 20, 2005 in the Office of the Recorder of Deeds in and for the County of Chester,

Pennsylvania in Book 6524, Page 287, Instrument No. 10544188 granted and conveyed unto John M. Scrafford in fee.

TAX PARCEL # 39-5E-85

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

VS

DEFENDANT: **Jessica Scrafford, known Heir of John M. Scrafford, deceased; and Mary Scrafford, known Heir of John M. Scrafford, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John M. Scrafford, deceased**

SALE ADDRESS: 215 Westbury Court, Downingtown, PA 19335

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

SALE NO. 24-2-48

**Writ of Execution No. 2022-04095
DEBT \$269,303.41**

ALL THAT CERTAIN lot or piece of land designated as Lot 15 on the Plan of the lots of The Oxford Land and Improvement recorded in the Office of The Recorder of Deeds, in and for Chester County, in Deed Book X-10 Volume 245, at page 269, situate in the Borough of Oxford, County of Chester and State of Pennsylvania, on the West side of Fifth Street, between South Street and Garfield Street, bounded and described as follow, to wit:

BOUNDED on the North by Lot 14 now owned by John S. Benson, on the East by the West line of Fifth Street, on the South by Lot 16 now owned by Norman M. Stewart and on the West by the East line of a 14 feet wide alley, having a front of 50.3 feet on the West line of Fifth Street and extending back to the East line of the alley aforesaid and having a width of 50 feet on said alley, the south line beginning in the

West line of Fifth Street, 100.6 feet Northwardly from the intersection of the North line of Garfield Street and being 170.5 feet in length.

BEING THE SAME PREMISES which Robert M. Stewart Jr., Executor of the Estate of Robert M. Stewart Sr., deceased, by Deed dated October 31, 2016 and recorded November 17, 2016 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 9436, Page 1335,

Document ID# 11510416 granted and conveyed unto Kevin James Bell in fee.

TAX PARCEL # 6-9-134

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Kevin James Bell**

SALE ADDRESS: 322 South 5th Street, Oxford, PA 19363

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

SALE NO. 24-2-50

**Writ of Execution No. 2022-06029
DEBT \$405,818.56**

ALL THAT CERTAIN tract of land, situate in the Township of East Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made August 25, 1965, by DeArmit & Hayes, Consulting Engineers and Surveyors as follows;

BEGINNING at an iron pin the centerline of Buller Drive (50 feet wide) a corner of land remaining of the Grantor herein, said Point also being located the following four (4) courses and distances from the center line of Jefferis Road as measured along the said centerline of Buller Drive: (1) North 02 degrees 00 minutes West 402.78 feet; thence (2) North 05 degrees 15 minutes 30

seconds East 194.67 feet to a Point; thence (3) by a curve in the right having a radius of 45 feet, and arc of 69.30 feet, the chord thereof being 64.60 feet on a course of North 49 degrees 22 minutes 50 seconds East to a point; thence (4) South 86 degrees 30 minutes East 154.40 feet to the place of beginning; thence leaving said centerline of Buller Drive and along the land remaining of the Grantor herein North 18 degrees 27 minutes 40 seconds East 311.83 feet to a point, in line of land belonging to Clifford Diller thence along the same, South 59 degrees 51 minutes 45 seconds East 177.50 feet to an iron pin, a corner of land remaining of the Grantor herein; thence along same South 25 degrees 24 minutes 45 seconds West 238.93 feet to an iron pin in the centerline of the aforesaid centerline of Buller Drive; thence along the same North 86 degrees 30 minutes West 150.00 feet to the first mentioned point and place of beginning.

CONTAINING 1.004 acres of land, be the same more or less.

BEING THE SAME PREMISES AS Mark C. Dague and Michaelle A. Dague by Deed dated September 13, 2019, and recorded on September 26, 2019 by the Chester County Recorder of Deeds as Instrument No. 11690455, granted and conveyed unto Roland B. Simmons, an Individual, now deceased.

TAX PARCEL NO. 30-2-30.12

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **Jodi Simmons a/k/a Jodi Mariani Simmons, Heir of Roland B. Simmons, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations claiming Right, Title, or Interest from or under Roland B. Simmons, Deceased**

SALE ADDRESS: 108 Grandview Drive, Downingtown, PA 19335

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

SALE NO. 24-2-51

Writ of Execution No. 2023-02497

DEBT \$271,624.67

ALL THAT CERTAIN lot of land, situate in the Township of Lower Oxford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision made for Charles N. & Sharon L. Griffith by Herbert E. MacCombe, Jr., P.E., dated March 20, 1989, last revised June 15, 1989, and recorded in Chester County Recorder of Deeds Office as Plan #9496 as follows, to wit;

BEGINNING at a point in the bed of Hayesville Road (T-342), a corner of Lot 4 on said Plan; thence extending from the beginning point through the bed of said road North 59 degrees 37 minutes 06 seconds West 165.78 feet to a corner of Lot 2 on said Plan; thence leaving the bed of said road and extending along Lot 2 North 30 degrees 22 minutes 54 seconds East 300.00 feet to a point in line of aforementioned Lot 4; thence extending along Lot 4 South 59 degrees 37 minutes 06 seconds East 165.78 feet; thence extending along same South 30 degrees 22 minutes 54 seconds West 300.00 feet to the first mentioned point of beginning.

BEING Lot 3 on said Plan.

BEING THE SAME PREMISES AS Kathleen M. Lockhart, by Deed dated January 8, 2009, and recorded on January 21, 2009, by the Chester County Recorder of Deeds as Document No. 10896418, granted and conveyed unto Anthony Michael Moulton, an Individual.

TAX PARCEL NO. 56-4-16.3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I

VS

DEFENDANT: **Anthony Michael Moulton**

SALE ADDRESS: 257 Township Road, Lincoln University, PA 19352

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

SALE NO. 24-2-52

Writ of Execution No. 2023-01736

DEBT \$174,130.19

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West-town, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan of proposed lots in "Grand View Acres" made by Roder, Magarity, and Bryant, Professional Engineers, Upper Darby, Pennsylvania, dated April 3, 1953, as follows, to-wit;

BEGINNING at a point in the center line of Overhill Road (fifty feet wide) at the distance of ten hundred fifty feet measured South sixty four degrees, fifty two minutes West along the said center line of Overhill Road from its intersection with the center line of Chester Road as shown on said Plan; THENCE extending from said beginning point, South twenty five degrees, eight minutes East, crossing the southeasterly side of Overhill Road, three hundred sixty nine feet and fifteen one-hundredths feet to a point; THENCE extending South sixty three degrees seven minutes West, one hundred feet and four onehundredths feet to a point; THENCE extending North twenty five degrees, eight minutes West, recrossing the southeasterly side of Overhill Road, three hundred seventy two feet

and twenty one one-hundredths feet to a point in the center line of Overhill Road aforesaid; THENCE extending along the same North sixty four degrees, fifty two minutes East, one hundred feet to the first mentioned point and place of beginning.

BEING Lot No. 192 as shown on said Plan.

BEING THE SAME PREMISES AS John A. Tussie and Barbara A. Tussie, by Deed dated February 25, 2011 and recorded on April 8, 2011, by the Chester County Recorder of Deeds as Instrument No. 11091843, granted and conveyed unto Michael R. Stark, an Individual.

TAX PARCEL NO. 67-3-114

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Michael R. Stark**

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

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

SALE NO. 24-2-53

Writ of Execution No. 2023-02317

DEBT \$268,645.12

Property to be sold is situated in the borough/township of Borough of Malvern, County of Chester and State of Pennsylvania.

Parcel Number: 0204-03500000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of BKPL-EG Basket Trust

VS

DEFENDANT: **Linda B. Valentine**
SALE ADDRESS: 340 East First Avenue,
Malvern, PA 19355
PLAINTIFF ATTORNEY: **DANA
MARKS, ESQ. 212-471-5100**

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

SALE NO. 24-2-56
Writ of Execution No. 2023-00199
DEBT \$108,510.63

SALE NO. 24-2-54
Writ of Execution No. 2022-09373
DEBT \$150,605.90

All that certain piece or parcel or Tract of
land situate in the Borough of Parkesburg,
Chester County, Pennsylvania

All that certain piece or parcel or Tract of
land situate in the Borough of Parkesburg,
Chester County, Pennsylvania

TAX PARCEL NUMBER:8-3-203

TAX PARCEL NUMBER:8-3-84 and 8-3-
85

PLAINTIFF: Citizens Bank, N.A.

IMPROVEMENTS thereon: a residential
dwelling

VS

PLAINTIFF: Truist Bank formerly known
as Branch Banking & Trust Company

DEFENDANT: **Sue Anne Smith**

VS

SALE ADDRESS: 414 Main Street, Park-
esburg, PA 19365

DEFENDANT: **Trisha A. Simmons a/k/a
Trisha Simmons and Jason A. Simmons**

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

SALE ADDRESS: 559 Rosemont Avenue,
Parkesburg, PA 19365-1032

SALE NO. 24-2-55
Writ of Execution No. 2023-02867
DEBT \$78,735.73

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

All that certain piece or parcel or Tract
of land situate in New Garden Township,
Chester County, Pennsylvania

SALE NO. 24-2-57
Writ of Execution No. 2022-03691
DEBT \$115,253.04

TAX PARCEL NUMBER:60-6-14

All that certain piece or parcel or Tract of
land situate in the Township of East Gosh-
en, Chester County, Pennsylvania

PLAINTIFF: Longbridge Financial, LLC

VS

TAX PARCEL # 53-6F-134

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

PLAINTIFF: U.S. Bank Trust National
Association, not in its individual capacity
but solely as owner trustee for RCF2 Ac-
quisition Trust

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

VS

DEFENDANT: **Judith A. Lumpkin**

SALE ADDRESS: 702 Westtown Circle,

West Chester, PA 19382

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

SALE ADDRESS: 124 Magpie Lane, East Fallowfield Twp, PA 19320

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

SALE NO. 24-2-58

Writ of Execution No. 2023-01117

DEBT \$24,952.26

SALE NO. 24-2-59

Writ of Execution No. 2022-09657

DEBT \$61,073.37

All that certain lot or piece of ground situate in East Fallowfield Township, Chester County, Pennsylvania, bounded and described according to a Plan of Brook Crossing, made by Lake Roeder Hillard and associates dated 5/6/20110 last revised 8/2812002 as follows to wit:

BEGINNING at a point on the Southwesterly side of Magpie Lane, a corner of Lot 30; thence extending along the line of Magpie Lane South 30 degrees 41 minutes 35 Seconds East 26.25 feet to a point of curve; thence extending along the line of same, along the arc of a circle curving to the left with a radius of 175 feet, the arc distance of 50.19 feet to a point in the line of Open Space; thence extending along the line of same, South 42 degrees 52 minutes 26 seconds West 15.00 feet to a point; thence extending along the line of same, South 59 Degrees 18 minutes 25 seconds West 92.76 feet to a point; thence extending still along the line of same, North 30 degrees 41 minutes 35 seconds West 80.00 feet to a point in the line of lot 29; thence extending along the line of same, and Lot 30, North 59 degrees 18 minutes 25 seconds East 100.00 feet to the point beginning.

BEING Lot 38 on said plan.

Tax Parcel # 47-4-566

PLAINTIFF: BANK OF AMERICA, N.A.

VS

DEFENDANT: **Kristina M. Platt and Raymond C. Tainan IV**

ALL THOSE TWO CERTAIN LOTS OF LAND DESIGNATED AS LOTS NO. 78 & 79 ON A TRACT OF LAND CALLED "MEADOWBROOK ADDITION NO. 1" OF CHESTER COUNTY, PENNSYLVANIA, IN PLAN BOOK NO. 2, PAGE 73, SITUATED IN VALLEY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF CHESTNUT STREET, SAID POINT BEING DISTANT ONE HUNDRED FIFTY FOUR AND FOUR TENTHS (154.4) FEET EASTWARDLY ALONG THE SAID NORTH LINE OF CHESTNUT STREET FROM ITS POINT OF INTERSECTION WITH THE EAST LINE OF FIRST AVENUE, SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF LOT #77; THENCE ALONG THE SOUTH CURB LINE OF CHESTNUT STREET NORTH EIGHTY-EIGHT DEGREES FIFTY TWO MINUTES EAST FIFTY FEET; THENCE ALONG THE WEST LINE OF LOT #80 SOUTH ONE DEGREE EIGHT MINUTES EAST ONE HUNDRED FIFTY FEET TO THE NORTH LINE OF STAR ALLEY; THENCE ALONG THE SAME SOUTH EIGHTY EIGHT DEGREES FIFTY TWO MINUTES WEST FIFTY FEET; THENCE ALONG LOT #77 NORTH ONE DEGREE EIGHT MINUTES WEST ONE HUNDRED FEET TO THE POINT AND PLACE OF BEGIN-

NING.

CONTAINING SEVENTY FIVE HUNDRED SQUARE FEET OF LAND, BE THE SAME MORE OR LESS.

AND AS TO PREMISES "B" ALL THAT CERTAIN LOT OF LAND DESIGNATED AS LOT#80 ON A TRACT OF LAND CALLED "MEADOWBROOK ADDITION NUMBER 1", PLAN OF WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY, PENNSYLVANIA, IN PLAN BOOK NO 2, PAGE 73 SITUATED IN VALLEY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUND-ED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF CHESTNUT STREET SAID POINT BEING DISTANT 204.4 FEET EASTWARDLY FROM THE INTERSECTION OF THE SOUTH LINE OF CHESTNUT STREET WITH THE EAST LINE OF FIRST AVENUE; THENCE ALONG THE SOUTH LINE OF CHESTNUT STREET 88 DEGREES, 52 MINUTES EAST 25 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT NO. 81; THENCE ALONG THE WEST LINE OF LOT NO. 81 SOUTH 1 DEGREES 8 MINUTES EAST 150 FEET TO A POINT IN THE NORTH LINE OF STAR ALLEY; THENCE ALONG THE SAME SOUTH 88 DEGREES 52 MINUTES WEST 150 FEET TO THE PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN SHAUN L. RUTHERFORD A/K/A SHAUN RUTHERFORD BY DEED FROM JAMES C. RUTHERFORD AND SHAUN L. RUTHERFORD, HUSBAND AND WIFE, DATED SEPTEMBER 28, 2010 AND RECORDED FEBRUARY 4, 2013 IN DEED BOOK 8633, PAGE 1828 INSTRUMENT NUMBER 11246645.

Tax Parcel #: 38-2Q-27 AND 38-2Q-28
PLAINTIFF: Truist Bank formerly known

as Branch Banking & Trust Company

VS

DEFENDANT: **Shaun L. Rutherford a/k/a Shaun Rutherford**

SALE ADDRESS: 974 West Chestnut Street, Coatesville, PA 19320-1853

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

**SALE NO. 24-2-60
Writ of Execution No. 2023-04480
DEBT \$140,640.04**

ALL THAT CERTAIN tract or parcel of land situate in London Grove Township, Chester County, PA, described according to a plan prepared by Register Associates, Inc., dated July 18, 1994 and last revised August 6, 1998, being Drawing Number F-447 and being Lot No. 2 on the said plan, to wit:

BEGINNING at a point in the title line of Public Road T-300 known as East Avondale Road, marking a corner of the herein described tract and a corner of lands of James & Kathryn Jennings; thence leaving the said point of beginning and along the title line of East Avondale Road the following three courses and distances to wit: (1) South 65° 56' 16" East, 218.12 feet to a point; (2) 68° 2' 46" East, 72.59 feet to a point; (3) South 67° 52' East, 34.16 feet to a point marking a corner of Lot No. 1 on the said plan; thence along the same and leaving East Avondale Road the following two courses and distances to wit:

(1) South 22° 13' West, 250.31 feet to a point; (2) South 57° 21' 3" West, 274.03 feet to a point in line of lands of James R. & Theresa K. Devlin; thence partly along the same, partly along lands of Thomas A., Jr. & Jennifer Albertson and partly along lands of James & Kathryn Jennings, aforementioned, North 3° 4' East, 509.24 feet

to the first mentioned point and place of BEGINNING.

CONTAINING 2.224 acres of land be the same more or less. BEING Lot No. 2 on said plan.

BEING THE SAME PREMISES which Richard E. and Carol M. Yourgalite, by Deed dated 10/1/1998 and recorded 10/1/1998 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 4429, Page 634, granted and conveyed unto Thomas and Terri L. Ferkler.

PARCEL NO.: 59-11-122

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Citizens Bank, N.A. F/K/A RBS Citizens, N.A.

VS

DEFENDANT: **Thomas Ferkler a/k/a Thomas P. Ferkler & Terri L. Ferkler**

SALE ADDRESS: 122 East Avondale Road, West Grove, PA 19390

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

SALE NO. 24-2-61

Writ of Execution No. 2023-03099

DEBT \$22,980.65

ALL THAT CERTAIN lot of land with the buildings and improvements thereon erected, hereditaments and appurtenances situate in Honey Brook Township, County of Chester and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the northern right of way line of the Pennsylvania Railroad (New Holland Branch) opposite a point in the center thereof 318.1 feet east of the intersection with the Wilmington and Northern Branch of the Reading Railroad; thence along said right of way

line, parallel with and 23 feet northward from the center line, North 68 degrees East 69 feet to an iron pin; thence by said right of way North 22 degrees West 7 feet to an iron pin; thence along said right of way, parallel with said center line 30 feet distant northward therefrom, North 68 degrees East 24.5 feet to an iron pin; thence by land of Leonard Stump and Frances Stump, his wife, North 24 degrees 43 minutes West 85.5 feet to a point in the center of the highway from Suplee to Cupola; thence along in the same by land retained by the grantors, South 54 degrees 27 minutes West 100.5 feet to a point in said Highway; thence by land of Horace W. Bannon and Jane Bannon, his wife, South 29 degrees 33 minutes East (passing through the center of a wall) 70 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carol F. Fessenbecker and Susan G. Fessenbecker, by Deed from Peter M. Draper, dated 10/9/1990 and recorded on 10/12/1990, by the Chester County Recorder of Deeds Office in Book 2182, Page 543 Instrument# 191945.

Tax Parcel # 22-04-0108

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

VS

DEFENDANT: **Carl F. Fessenbecker and Susan G. Fessenbecker**

SALE ADDRESS: 962 Suplee Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **PARKER McCAY PA 856-596-8900**

SALE NO. 24-2-62

Writ of Execution No. 2016-01903

DEBT \$182,459.12

PROPERTY SITUATE IN TOWNSHIP OF CALN

TAX PARCEL #3904E02280000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

VS

DEFENDANT: **ELIZABETH C. SMALTZ**

SALE ADDRESS: 2558 Dupont Street, Coatesville, PA 19320

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

SALE NO. 24-2-63

Writ of Execution No. 2023-00381

DEBT \$559,814.32

PROPERTY SITUATE IN TOWNSHIP OF EAST GOSHEN

TAX PARCEL #53-06C-0063

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE TRUST 2007-S3 MORTGAGE PASS-THROUGH CERTIFICATES

VS

DEFENDANT: **ANDREW BONNER & JANE E. BONNER**

SALE ADDRESS: 206 Marie Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **KML LAW**

GROUP, P.C. 215-627-1322

SALE NO. 24-2-64

Writ of Execution No. 2020-00634

DEBT \$350,429.44

PROPERTY SITUATE IN TOWNSHIP OF WEST WHITELAND

TAX PARCEL # 41-6N-149

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **KRISTY M. CASTAGNA & JUAN RIVERA JR. AKA JUAN RIVERA**

SALE ADDRESS: 1390 Kirkland Avenue, West Chester, PA 19380

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

SALE NO. 24-2-65

Writ of Execution No. 2022-00491

DEBT \$178,757.76

PROPERTY SITUATE IN WEST WHITELAND TOWNSHIP

TAX PARCEL #4105Q01780000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: HB2 Alternative Holdings, LLC

VS

DEFENDANT: **CAROL DOBRA STEVENS**

SALE ADDRESS: 328 Bala Terrace West, West Chester, PA 19380

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

SALE NO. 24-2-66

Writ of Execution No. 2018-13001

DEBT \$190,962.66

PROPERTY SITUATE IN TOWNSHIP OF VALLEY

TAX PARCEL #38-05C-0006.0000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE10, Asset- Backed Certificates Series 2006_HE10

VS

DEFENDANT: **Crystal G. Brown**

SALE ADDRESS: 967 West Main Street, Coatesville, PA 19320

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

SALE NO. 24-2-67

Writ of Execution No. 2023-04385

DEBT \$480,694.21

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

All that certain lot or piece of ground, situate in the Township of Kennett, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan of Hartefeld, Section One made by Totem Tech Richardson, dated 5/22/1987 and last recorded in Chester County as Plan No. 7440, as follows, to wit:

Beginning at a point on the South side of Gregg Lane cul-de-sac, said point being a corner of Lot No. 15 as shown on said

plan; thence extending from said point of beginning along Gregg Lane cul-desac on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 79.26 feet to a point, a corner of Lot No. 13; thence extending along the same North 80 degrees 16 minutes 55 seconds East 87.23 feet to a point, a corner now or formerly of Transcontinental Gas Pipe Line Corp.; thence extending along the same South 31 degrees 58 minutes 40 seconds East 339.20 feet to a point in line of land of other lands now or formerly of Hartefeld, L.P.; thence extending along the same South 69 degrees 42 minutes 45 seconds West 190 feet to a point, a corner of Lot No. 15 aforesaid; thence extending along the same North 24 degrees 01 minute 38 seconds West 299.92 feet to the first mentioned point and place of beginning.

Being Lot No. 14 as shown on said plan.

BEING THE SAME PROPERTY CONVEYED TO EDWARD C. WUCHTER WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM SANDRA W. TERRELL AND CAREY J. TERRELL, DATED SEPTEMBER 17, 2018, RECORDED NOVEMBER 20, 2018, AT DOCUMENT ID 11640239, AND RECORDED IN BOOK 9846, PAGE 1372, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 62-06-0040.150

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Edward C. Wuchter**

SALE ADDRESS: 208 Gregg Lane, Avondale, PA 19311

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