



Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

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[73 Ches. Co. Rep. In the interest of: A.K., a minor

In the interest of: A.K., a minor

Juvenile proceeding – Delinquency – Appeal – Sufficiency of evidence – Evidentiary rules

1. The standard of review for sufficiency of evidence claims is well settled: whether, viewing the evidence in the light most favorable to the Commonwealth, and drawing all reasonable inferences favorable to the Commonwealth, there is sufficient evidence to find every element of the crime beyond a reasonable doubt.
2. The Commonwealth may sustain its burden of proving every element of the crime beyond a reasonable a reasonable doubt by means of wholly circumstantial evidence.
3. In applying the sufficiency of evidence test, the entire trial record must be evaluated and all evidence actually received must be considered.
4. The trier of fact, while passing upon the credibility of witnesses and the weight to be afforded the evidence produced, is free to believe all, part or none of the evidence.
5. Although a conviction must be based on more than mere suspicion or conjecture, the Commonwealth need not establish guilt to a mathematical certainty.
6. The facts and circumstances established by the Commonwealth need not be absolutely incompatible with the defendant's innocence, but the question of any doubt is for the trier of fact unless the evidence is so weak and inconclusive that, as a matter of law, no probability of fact can be drawn from the combined circumstances.
7. A long recognized evidentiary principle holds that the making of a false statement by the accused to the police may be inferred by the fact finder to demonstrate an intent to avert suspicion and an indication of guilt.
8. The Pennsylvania Rules of Evidence limit the extent to which evidentiary rulings may be treated as sources of reversible error.
9. Pennsylvania Rule of Evidence 103(a)(1) requires the objecting party to state the specific ground of objection, if the specific ground is not apparent from the context. If the specific ground of objection is not raised at trial, it cannot be argued on appeal and it is deemed waived.
10. In contrast to the procedures in criminal court, where a defendant may make a motion for judgment of acquittal at the close of the Commonwealth's case-in-chief, there is no parallel procedure in juvenile court. To the contrary, the adjudicatory hearing in juvenile court is held in an informal manner without many of the procedures available in adult criminal court.
11. Even if the juvenile court procedures did permit the equivalent of a motion for judgment of acquittal, the standard to evaluate the motion would have been the same standard used to determine whether the evidence was sufficient to sustain the court's conclusion that the offenses were proven beyond a reasonable doubt.

12. At the conclusion of the adjudicatory hearing, the juvenile court judge is obligated to rule on the alleged offenses to determine which, if any offenses, were proven by the Commonwealth beyond a reasonable doubt.
13. Following a hearing, the Court adjudicated the juvenile delinquent on felony and misdemeanor counts. The juvenile filed a notice of appeal, and pursuant to Pa.R.A.P. 1925(a), the Court issued its Opinion.

P.McK.

C.C.P. Chester County, Juvenile Court, No. CP-15-JV-189-2023; In the interest of:
A.K., a minor

Inessa Daniels for Commonwealth of Pennsylvania
William T. Whitenack, Jr. for A.K.
Hall, J., May 22, 2024:-

[Affirmed on appeal by Superior Court on January 28, 2025 at No. 1055 EDA 2024]

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IN THE INTEREST OF:
A.K., a minor

: IN THE COURT OF COMMON PLEAS
: CHESTER COUNTY, PENNSYLVANIA
: JUVENILE NO: CP-15-JV-189-2023
(1055 EDA 2024)

MEMORANDUM OPINION

Procedural History

On October 2, 2023, following an adjudicatory hearing held pursuant to Pa.R.J.C.P. 406, the juvenile, A.K., was found by the court to have committed institutional vandalism, 18 Pa.C.S. § 3307(a)(3), graded as a felony of the third degree, ethnic intimidation, 18 Pa.C.S. § 2710(a), graded as a misdemeanor of the second degree, criminal mischief, 18 Pa.C.S. § 3304(a)(4), graded as a misdemeanor of the third degree, and criminal mischief, 18 Pa.C.S. § 3304(a)(4), graded as a summary offense. On March 8, 2024, the court held an adjudication of delinquency hearing, pursuant to Pa.R.J.C.P. 409, at the conclusion of which the court adjudicated the juvenile delinquent on the above-referenced felony and misdemeanors, and placed him on probation with conditions tailored to the committed offenses. Following this hearing, but also on March 8, 2024, the court described the above in its written adjudicatory/dispositional order.¹

On March 28, 2024, the juvenile filed a notice of appeal from the court's March 8, 2024 order. On April 9, 2024, the court issued an order requiring the juvenile to file a concise statement of errors complained of on appeal ("Concise Statement") within twenty-one (21) days. On April 26, 2024, the juvenile filed a Concise Statement listing the following ten (10) appeal issues:

"1. The Court committed an error of law and/or abused its discretion when the Court found A.K.² guilty of 18 § 3307 § A3, Institutional Vandalism - Educational Facility (F3), where the Commonwealth failed to prove beyond a reasonable doubt that the act was committed by A.K.

2. The Court committed an error of law and/or abused its discretion when the Court found A.K. guilty of 18 § 2710 § A, Ethnic Intimidation (M2), where the Commonwealth failed to prove beyond

¹ The court's March 8, 2024 order incorrectly describes Judge Royer as the judge who presided over the October 2, 2023 adjudicatory hearing. In fact, it was the undersigned who presided over that hearing.

² The Concise Statement uses the juvenile's first and last name. The court has inserted his initials here, and elsewhere in this Memorandum Opinion, in place of his actual name.

a reasonable doubt that the act was committed by A.K.

3. The Court committed an error of law and/or abused its discretion when the Court found A.K. guilty of 18 § 3304 § (a)(4), Criminal Mischief (M3), where the Commonwealth failed to prove beyond a reasonable doubt that the act was committed by A.K.

4. The Court committed an error of law and/or abused its discretion when the Court overruled Appellant's objection and allowed witness testimony where the witnesses had no personal knowledge. Both Chris Groppe, the School District's Director of Safety and Student Services, and Corp. Christopher Middleton, testified to a relationship of some sort between Appellant and the student named as a 'whore' on the interior of the school bathrooms, and neither parties had personal knowledge of said relationship. *See* Notes of Testimony, N.T. 10/2/2023 at 31-32; *See also* Exhibit C-13.

5. The Court committed an error of law and/or abused its discretion when the Court denied Appellant's oral motion for a dismissal after the Commonwealth presented its case, and Appellant's guilt was not proven beyond a reasonable doubt.

6. The Court committed an error of law and/or abused its discretion when the Court failed to consider the initial targeting of Appellant as a prime suspect by law enforcement with no basis. The Court disregarded the testimony presented that Appellant was almost immediately declared the prime suspect, while at the same time, law enforcement testified that they were unaware of the reasoning or basis for Appellant being declared a prime suspect.

7. The Court committed an error of law and/or abused its discretion when it disregarded witness [C.T.]'s testimony as to the whereabouts of Appellant during the time frames in which the acts were suspected to occur. The Court erred in precluding Appellant from offering alibi evidence where Appellant was not afforded notice of the dates and times of the acts alleged to have occurred, prior to the bench trial.

8. The Court committed an error of law and/or abused its discretion when it found irrelevant certain testimony and materials offered by [C.T.] where the evidence was material to the instant case, and the Commonwealth failed to disclose certain material items required to be disclosed, pursuant to Pa.R.Crim.P. 573; *Brady v. Maryland*, 373 U.S. 83 (1963). *ie.* Certain relevant incident reports and events, video footage, and relevant school records.

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9. The Court committed an error of law and/or abused its discretion when it failed to consider [C.T.]’s relevant testimony relating to the incidents that led up to the accusations against Appellant.

10. The Court committed an error of law and/or abused its discretion when it failed to consider the testimony presented establishing similar subsequent acts of purported vandalism were discovered, and Corp. Middleton’s testimony confirming there was no way Appellant could have committed the subsequent acts.”

The court now writes pursuant to the mandate of Pa.R.A.P. 1925(a) to further explain the reasons for its rulings.

Findings of Fact ³

1. On Sunday morning, March 26, 2023, the Treddyfrin Township Police Department was contacted regarding a swastika which had been spray-painted on Valley Forge Middle School property. The Middle School is part of the Treddyfrin/Easttown School District located within Chester County.
2. At approximately 10:00 a.m. on March 26th, a Treddyfrin Township police officer arrived at the Middle School and observed that black spray paint had been used to paint a swastika, measuring approximately two (2) feet by three (3) feet, on a “dogs prohibited” sign attached to a fence located near the athletic track area. (Exhibit C-19). Knowing that the swastika was an offensive symbol, the reporting police officer removed the damaged sign. Before finishing removal of this first sign, the officer was notified of another nearby similarly spray-painted sign with a swastika located on a walkway that leads to the athletic field pavilion. The officer removed that second vandalized sign as well.
3. Later in the morning of March 26th, a Treddyfrin/Easttown school official notified the police department of significantly more graffiti found on and in the Middle School’s athletic pavilion, located in the vicinity of the removed, damaged signs. Found on the exterior of the pavilion, was a large swastika painted in black spray paint, approximately four (4) feet by four (4) feet in size, and visible from hundreds of yards away. (Exhibit C-5). Within the pavilion itself, both the men’s and women’s bathrooms had been spray-painted with black paint indicating other swastikas and racial slurs against African Americans, including variations of the “n-word” in the interior bathroom walls. (Exhibits C-7, C-8, C-9 and C-10). Black spray paint in large letters scrawled on the inside of one bathroom stall also made a disparaging remark about one of the school district’s female students. The first and last name of that student were both painted on the stall partition wall. (Exhibit C-13).

³ The facts described herein are those deemed material and credible by the court. Any facts described within the preceding Procedural History and the following Discussion sections, are incorporated herein by reference.

4. Due to the racist and antisemitic nature of the extensive graffiti, the Tredyffrin/Easttown school officials promptly began an investigation with the police to determine who spray-painted the graffiti. The school officials also developed a plan to quickly remove the graffiti and mitigate any further harm which might be caused to students or community members from the expressed hateful language. Cleaning the damage ultimately cost the School District approximately \$9,000.00.
5. Because the School District director of safety and student services believed that he would have been contacted by the Middle School principal or custodian on Saturday, March 25, 2023 if the graffiti had been spray-painted on Friday night, March 24th, the school officials reviewed the Saturday evening, March 25th video footage taken on the Middle School property.
6. The subject juvenile, A.K., was a Tredyffrin/Easttown School District student at the time of the graffiti incident, and was a neighbor of the female student whose name was spray-painted. In addition to being a fellow School District student with, and a neighbor of, A.K., the named female and A.K. had maintained an acrimonious relationship for a number of months prior to the graffiti incident. The Tredyffrin Township police had visited both of their homes and been contacted regarding allegations, complaints or suspicions related to one or the other. Tredyffrin Township police had last visited A.K. at his home about one week prior to the graffiti incident, in part regarding communications the female had made which related to A.K.
7. On Monday morning, March 27, 2023, at approximately 8:45 a.m., the loss prevention manager for the T.J. Maxx store located near A.K.'s house, and not far from the Valley Forge Middle School, observed a black swastika spray-painted in the men's bathroom of the store. The swastika sprayed on the store bathroom wall measured approximately two (2) feet by two (2) feet in size.
8. The subject T.J. Maxx store is among the stores comprising the Gateway Shopping Center. A.K.'s house is "just behind" the Gateway Shopping Center, located less than one mile away. The Valley Forge Middle School is approximately a fifteen (15) minute walk from the T.J. Maxx store.
9. The Tredyffrin Township police were contacted about the T.J. Maxx graffiti on Monday, March 27th and quickly began an investigation, which included reviewing the Saturday, March 25th T.J. Maxx store video footage from two (2) cameras.
10. The March 25, 2023 T.J. Maxx video footage showed A.K. arriving to the store by bicycle at approximately 5:30 p.m. A.K. was recorded entering the store wearing a dark sweatshirt, dark pants and dark shoes, and walking toward the store bathrooms. After only a few minutes in the store, A.K. is shown walking out of the store without making a purchase. As he exits the store, A.K. is shown no longer wearing the dark sweatshirt but wearing instead a black t-shirt with white "adidas" lettering. He also has on a black backpack with white lines, the same dark pants and dark shoes. (Exhibits C-1, C-2, C-3 and C-4). The store video footage depicting A.K. also shows a can of spray paint with a black lid, denoting black spray paint, in A.K.'s right pants pocket.

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11. When questioned by police on Tuesday evening, March 28, 2023, A.K. conceded that he had been to the Gateway Shopping Center on the evening of March 25th, but denied entering the T.J. Maxx store. His mother confirmed that he had ridden his bike that day to the shopping center in the afternoon or early evening. Because the T.J. Maxx store video footage clearly shows A.K. being in the store that evening, A.K.'s denial was untruthful.⁴
12. A review of the motion-activated video footage⁵ depicting the Valley Forge Middle School property on Saturday, March 25, 2023, at approximately 9:00 p.m., shows two males walking together through the Middle School parking lot and headed in the direction of the swastika painted signs and the Middle School pavilion. One of the males is wearing all dark clothing, consisting of a dark sweatshirt, dark grey sweatpants and black sneakers with white markings. He is also wearing a black backpack with white reflective lines which exactly matches the backpack A.K. is shown wearing a few hours before at the Gateway Shopping Center T. J. Maxx store. The clothes and sneakers of this male are also consistent with those worn by A.K. at the T.J. Maxx store.
13. The second male recorded on the Middle School video footage is wearing white shoes, light colored pants and a dark sweatshirt. (Exhibits C-14, C-15 and C-16). Both individuals have their sweatshirt hoods raised over their heads, and both are wearing "shiesty" masks covering their faces.
14. The two males crossing the Middle School parking lot are first recorded walking toward the signs which were found the next day, spray-painted with swastikas. The signs are shown on the school video as unmarred, and then appear painted with swastikas immediately after the two males passed them. Following the swastikas being painted on the signs, the two males are recorded walking toward the Middle School athletic pavilion.
15. On Monday, March 27th, A.K. reported to the Tredyffrin/Easttown School District administrative offices, at the request of school officials, to answer questions regarding the graffiti discovered the day before at the Middle School. When A.K. arrived at the school, a photograph was taken of the sneakers he was wearing. The photograph depicts A.K. wearing black sneakers with white markings which match the sneakers of the male shown on the Middle School video wearing the all-dark clothes. (Exhibit C-17). When the Tredyffrin Township police officers questioned A.K. and his mother at A.K.'s home on Tuesday evening March 28th, the same black sneakers with white markings, a Brooks sneaker model, were on the floor by the front door in A.K.'s home and identified by A.K.'s mother as A.K.'s sneakers.
16. When Tredyffrin Township police officers visited with A.K. and A.K.'s mother on the evening of March 28, 2023, A.K.'s mother informed the police that A.K. and A.K.'s cousin had been out together the evening of Saturday, March 25th. The

⁴ During his closing at the conclusion of the October 2, 2023 adjudicatory hearing, A.K.'s attorney acknowledged that the evidence established A.K. was in the T. J. Maxx store that evening.

⁵ The video footage was not continual but displayed in segments when the camera detected motion.

description she gave of the clothing A.K. and his cousin had worn that evening matched the clothing worn by the two males depicted on the Valley Forge Middle School property walking toward the graffiti damaged signs and athletic pavilion. She specifically informed the police that A.K. was wearing grey sweatpants and a dark sweatshirt, while his cousin was wearing light sweatpants and a dark sweatshirt. A.K.'s mother also told the police that A.K. had been at the Gateway Shopping Center earlier on Saturday, March 25th, came home and then went out again that evening with his cousin.

17. A review of A.K.'s school computer activity by the Tredyffrin/Easttown School District director of educational programs, who oversees the school technology department, revealed that prior to the March 25th graffiti incident, A.K. had been conducting computer searches on the school district's network for the "shiesty" mask worn by the two males depicted on the Middle School property the evening of March 25th. The analysis of A.K.'s computer searches also showed racially charged searches, including searches using the "n-word," conducted on March 21, 2023, just days before the subject crimes.
18. The director of educational programs confirmed that these searches were conducted on A.K.'s school-provided computer, and that the computer name assigned to A.K.'s computer was a unique name tied only to A.K.

Discussion ⁶

Alleged Error Nos. 1, 2 and 3

"1. The Court committed an error of law and/or abused its discretion when the Court found A.K. guilty of 18 § 3307 § A3, Institutional Vandalism - Educational Facility (F3), where the Commonwealth failed to prove beyond a reasonable doubt that the act was committed by A.K.

2. The Court committed an error of law and/or abused its discretion when the Court found A.K. guilty of 18 § 2710 § A, Ethnic Intimidation (M2), where the Commonwealth failed to prove beyond a reasonable doubt that the act was committed by A.K.

3. The Court committed an error of law and/or abused its discretion when the Court found A.K. guilty of 18 § 3304 § (a)(4), Criminal Mischief (M3), where the Commonwealth failed to prove beyond a reasonable doubt that the act was committed by A.K."

⁶ The juvenile's ten (10) appeal issues will be addressed in groups, or singularly, in an effort to promote clarity and reduce redundancy.

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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

CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNT

REBECCA A. HOBBS

RANDAL J.OFENSEND,TRUSTEE

NOTICES

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

LAW NO. 2025-00783-NC

NOTICE IS HEREBY GIVEN that the name change petition of Aja Nebree Thompson was filed in the above-named court and will be heard on Friday, May 9, 2025 at 2:00:00 PM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Tuesday, February 4, 2025
Name to be changed from: Aja Nebree Thompson to: Aja Nebree Evers
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. 2025-00784-NC

NOTICE IS HEREBY GIVEN that the name change petition of Ryan Lee Elwood James Phipps was filed in the above-named court and will be heard on Friday, May 9, 2025 at 2:00:00 PM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Tuesday, February 4, 2025

Name to be changed from: Ryan Lee Elwood James Phipps to: Ryan Lee Elwood James Evers
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. 2025-01045-NC

NOTICE IS HEREBY GIVEN that the name change petition of Ashley Marie Ramos was filed in the above-named court and will be heard on Friday, May 16, 2025 at 2:00:00 PM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Monday, February 10, 2025
Name to be changed from: Ashley Marie Ramos to: Avian Joel Ramos
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. 2024-08123-NC

NOTICE IS HEREBY GIVEN that the name change petition of Isabella Lavelle on behalf of minor child Georgia Rose Lavelle was filed in the above-named court and will be heard on Friday, May 16, 2025 at 2:00:00 PM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, September 11, 2024
Name to be changed from: Georgia Rose Lavelle to: Georgia Rose DiLauro
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
JESSICA O. MESSINA, Attorney for the Petitioner
Fink and Buchanan Law Offices, LLC
158 W. Gay Street, Suite 204
West Chester, Pennsylvania 19380

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION

LAW NO. 2024-08124-NC

NOTICE IS HEREBY GIVEN that the name change petition of Isabella Lavelle on behalf of minor child Harrison James Lavelle was filed in the above-named court and will be heard on Friday, May 16, 2025 at 2:00:00 PM, in Courtroom 6 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, September 11, 2024

Name to be changed from: Harrison James Lavelle to: Harrison James DiLauro

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

JESSICA O. MESSINA, Attorney for the Petitioner
Fink and Buchanan Law Offices, LLC
158 W. Gay Street, Suite 204
West Chester, Pennsylvania 19380

DISSOLUTION NOTICE

Notice is hereby given by Hi Scientific Services, Inc, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

1st Publication of 2

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of Radiology Group of Abington, P.C., a Pennsylvania corporation, with a registered address at 110 Chesley Drive, Media, PA 19063, 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.

Sansweet, Dearden and Burke, Ltd., Solicitors

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

BIRDSALL, Donn Kevin, late of Oxford Borough. Kristi Ann Eisenberg, 1163 Kensington Ln., Apt. 2112, Oxford, PA 19363, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

BULMAN, JR., Leo Francis, a/k/a Lee Bulman, late of Coatesville. Brian Bulman, 2617 Briana Dr., Pottstown, PA 19464, Executor.

CHUNG, Coeey Y., late of East Marlborough Township. Paul Chung, 1319 Yellow Springs Rd., Chester Springs, PA 19425, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19425, Executor. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19425, atty.

CONSALVI, Margaret A., late of Uwchlan Township. Amy Brodar, 538 Heckel Ave., Spring City, PA 19475, care of JAMES C. KOVALESKI, Esquire, 41 E. High St., Pottstown, PA 19425, Executrix. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19425, atty.

DONALD, James Andrew, a/k/a Jamie, late of West Grove. Kari Donald, 7035 NW Forest Lakes Dr, Parkville, MO, 64152, Executor.

FORD, Helen H., late of Kennett Township. Joseph S. Ford and Benjamin F. Ford, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wyne, PA 19087-3115, Executors. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wyne, PA 19087-3115, atty.

GARCIA, Victor Quiroz, late of Kennett Square. Laura Gonzalez, 660 Linden Circle, Kennett Square, PA 19348, care of KAREN E. EICHMAN, Esquire, 8 Federal Road, Suite 3, West Grove, PA 19390, Executrix. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

GONTKOF, Mary Jo, late of Schuylkill Township. Karl J. Gontkof, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, Executor. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, atty.

GRABOWSKI, Eleanor Marie, a/k/a Eleanor M. Grabowski, late of Uwchlan Township. Edward M. Grabowski, 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.

GUDMUNDSON, Bradford R, late of New London Twp. Susan M Gudmundson, 213 E State St, Kennett Square, PA 19348, care of NEIL E. LAND, Esquire, 213 E State St, Kennett Square, PA 19348, Administratrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

HWANG, Daekyoo, late of E. Goshen Twp.. Philip Hwang, 2208 Bromley Court, Woodstock, MD 21163, care of SAM Y. HWANG, Esquire, 650 Senty Parkway, Blue Bell, PA 19422, Executor. SAM Y. HWANG, Esquire, Hwang & Haas, PC, 650 Senty Parkway, Blue Bell, PA 19422, atty.

JONIK, Robert J., a/k/a Robert Joseph Jonik, late of East Pikeland Township. Joseph Roman Jonik, 2475 Chestnut Hill Rd., Pottstown, PA 19465, Robert A. Jonik, 31 Brookview Dr., Glenmoore, PA 19343 and Janine J. Birmingham, 239 Washington St., #25, Norwell, MA 02061, care of DOUGLAS A. FENDRICK, Esquire, 1950 Route 70 E., Ste. 200, Cherry Hill, NJ 08003, Executors. DOUGLAS A. FENDRICK, Esquire, Fendrick Morgan LLC, 1950 Route 70 E., Ste. 200, Cherry Hill, NJ 08003, atty.

LEE, Monserrate Q., late of West Whiteland Township. Kenneth L. Jones, 504 E. Miner St., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

LEONARD, Albert E., late of Westtown Township. Christine A. Leonard, 1008 Russell Ln., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

McNAMARA, Peter J., late of East Pikeland Township. Carole A. McNamara, 1097 Balfour Circle, Phoenixville, PA 19464, care of REBECCA A.

HOBBS, Esquire, 41 E. High St., Pottstown, PA 19425, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19425, atty.

MEALEY, Jerome Dennis, late of Honeybrook. Cheryl Ranieri, 171 Fairview Rd, Glenmoore, PA 19343 and Sandra Fulmer, 2357 Cedar Lane, Secane, PA, 19018, Executors.

MICHAEL, Carol J., late of East Pikeland Township. Donna Bartha, 1057 Balfour Circle, Phoenixville, PA 19460, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19425, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19425, atty.

MONEY, Mary C., late of Nottingham. Linda McGee, 702 Summit Avenue, Newtown Square, PA 19073, care of JANICE FALINI, Esquire, 392 N. Church Street, West Chester, PA 19380, Executrix. JANICE FALINI, Esquire, Falini Law Office, LLC, 392 N. Church Street, West Chester, PA 19380, atty.

MORRISON, David D., late of Phoenixville Borough. Larry T. Drake and Andrea Conover, 150 Black Rock Rd., Phoenixville, PA 19460, Executors.

O'NEILL, Harry A., a/k/a Harry Andrew O'Neill, Sr., late of Penn Township. Harry A. O'Neill, Jr., 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.

POWELL, Jacklen E., late of East Marlborough Township. L. Peter Temple and Michelle A. Hart, 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.

SHANE, Patricia Catherine, a/k/a Patricia C. Shane, late of East Goshen Township. Carmen R. Battavio, 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.

SMEDLEY, Ann H., a/k/a Ann Smedley, late of Westtown Township. G. Jay Dougherty, 225 Baywood Rd., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administrator CTA. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

SPACKMAN, Charles T., late of Uwchlan Township. Charles D. Spackman, care of JUSTIN C. ESPOSITO, Esquire, 1735 Market St., 51st Fl., Philadelphia, PA 19103, Executor. JUSTIN C. ESPOSITO, Esquire, Ballard Spahr LLP, 1735 Market St., 51st Fl., Philadelphia, PA 19103, atty.

THORNBURY, Priscilla C, a/k/a Priscilla Cridle Thornbury, late of Cochranville. Jennifer L. Wooten, care of MICHAEL T. IMMS, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. MICHAEL T. IMMS, Esquire, Ryan Morton & Imms, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

TODD, Tyrone V., late of Valley Township. Komunyakia Todd, 426 Palm Ave N, Saint Petersburg, FL 33703, care of DANIEL F. MONAHAN, Esquire, 535 N Church Street, Suite 170, West Chester, Pennsylvania 19380, Administrator. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church Street, Suite 170, West Chester, Pennsylvania 19380, atty.

TOSCANI, Francesca, a/k/a Mary Francis Toscani, late of East Goshen Township. Thomas F. Toscani, 1522 Green Hill Circle, Berwyn, PA 19312, care of STEPHEN V. BOTTIGLIERI, Esquire, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Executrix. STEPHEN V. BOTTIGLIERI, Esquire, Toscani, Stathes & Zoeller LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

WILSON, Richard W, a/k/a Richard Wilson, late of West Chester. Jeffrey R Wilson, care of MICHAEL T. IMMS, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executor. MICHAEL T. IMMS, Esquire, Ryan Morton & Imms, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

2nd 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.

3rd 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 Chester. 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 Scarlett 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 AB-

RACHT, 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 Carington, 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.

Prime3DCrafts, with its principal place of business at 1100 W Chester Pike, Apt M-28, West Chester, Pennsylvania 19382. The application has been (or will be) filed on: Wednesday, April 16, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Svetlana Draganova, Prime3DCrafts, 1100 W Chester Pike, Apt M-28, West Chester, Pennsylvania 19382.

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation for a Domestic Non-Profit Corporation were filed in the Department of State of the Commonwealth of Pennsylvania for Hands In, Inc. in Chester county. This Corporation is Incorporated under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is The Howell Family Foundation.

Articles of Incorporation were filed on Tuesday, March 18, 2025.

Articles of Incorporation were effective on Tuesday, March 18, 2025.

The purpose or purposes for which it was organized are: The purpose of the corporation is charitable, religious, educational and scientific purposes under Section 501(c)(3) of the Internal Revenue Code, and to conduct all lawful business and exercise all lawful powers, rights and privileges which a non-profit corporation may now or hereafter have.

THEODORE F. CLAYPOOLE, Solicitor
Unruh Turner Burke & Frees
17 W. Gay Street, Suite 200, PO Box 515
West Chester, Pennsylvania 19380

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit

FICTITIOUS NAME

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

Corporation Law of 1988.

The name of the corporation is TRAINALL BASEBALL, INC..

Articles of Incorporation were filed on Monday, April 7, 2025.

Articles of Incorporation were effective on Monday, April 7, 2025.

VINCENT CAROSELLA, JR., Solicitor

CAROSELLA & ASSOCIATES, P.C.

882 S. Matlack Street, Suite 101

West Chester, Pennsylvania 19382

1st Publication of 3

TRUST NOTICE

THE JOHN C. SCHOTT REVOCABLE LIVING TRUST DTD FEBRUARY 11, 2020 AS AMENDED AUGUST 11, 2021, AUGUST 17, 2021 and DECEMBER 26, 2022

JOHN C. SCHOTT, Deceased

Late of Willistown 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 TERRY ANN BRUNO, TRUSTEE, c/o James J. Ruggiero, Jr., Esq., 16 Industrial Blvd., Ste. 211, Paoli, PA 19301,

Or to her Attorney:

JAMES J. RUGGIERO, JR.

RUGGIERO LAW OFFICES LLC

16 Industrial Blvd., Ste. 211

Paoli, PA 19301

1st Publication of 3

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: C.A.M.

Case Number: AD-24-0059

TO: Nicole Mary Baer and John MacDonald

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you have to a male minor child, C.A.M. (d.o.b. 5/27/12), and

to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Tuesday, June 10, 2025, at 9:30 o'clock A.M., Honorable Nicole Forzato in Court Room No. 11, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Thomas Maxwell O'Keefe, Esq.

Attorney for Chester County

Department of Children, Youth and Families

2nd 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

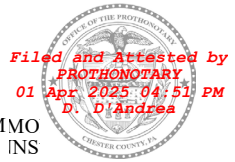
3rd Publication of 3

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.

3rd Publication of 3

NOTICE



IN RE: PRIVATE SALE OF UNNECESSARY : IN THE COURT OF COMMO
LANDS AND BUILDINGS OF THE : CHESTER COUNTY, PE INS
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 1st 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:

A handwritten signature in cursive script, appearing to read "Bret M. Binder".

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

Guy A. Donatelli, Solicitor Downingtown Area School District

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, 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

2nd 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 Northeast-erly 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**