



# Chester County Law Reporter

(USPS 102-900)

*The Official Legal Publication for Chester County*

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# Chester County Law Reporter

(USPS 102-900)

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**DeLorenzo Petition for Private Detective License**

## Private Detective License

1. The Private Detective Act of 1953 regulates those engaged in various investigative activities of a broad range, including criminal activity, the credibility of witnesses, evidence to be used at judicial proceedings, and other endeavors which require a high level of moral responsibility and absolute reliability.
2. The Act itself confers authority on the court of quarter sessions or the district attorney to assure that applicants are of good character, competency, and integrity.
3. The act provides that an individual applying for a license must have been regularly employed as a detective, or shall have been a member of the United States Government investigative service, a sheriff, or member of a city police department of a rank or grade higher than that of patrolman, for a period of not less than three years.
4. The applicant represented that he had been employed as a private investigator in New Jersey since 2009. The private investigations involved, almost exclusively matrimonial matters. The Chester County District Attorney's Office declined to approve Mr. DeLorenzo for a Detective's License based on insufficient experience. The Petition includes Affidavits from 4 character witnesses rather than five as required by the Act. For the foregoing reasons, the Court Held the Petition was denied.

R.E.M.

C.C.P., Chester County, Pennsylvania, MD-4084-2024; Anthony DeLorenzo, Jr.

Michael A. Tomcho for the District Attorney's Office  
Anthony DeLorenzo, Jr.

Platt, S.J., December 12, 2024:-

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
ANTHONY DELORENZO, JR.  
MD-4084-2024

**ORDER**

AND NOW, this 12th day of December, 2024, upon consideration of the Petition for Grant of License as a Private Detective, and after a hearing on December 4, 2024, it is hereby ORDERED that the Petition is **DENIED**.<sup>1</sup>

BY THE COURT:

/s/ KATHERINE B. L. PLATT, SJ

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<sup>1</sup> The Private Detective Act of 1953 regulates those engaged in various investigative activities of a broad range, including criminal activity, the credibility of witnesses, evidence to be used at judicial proceedings, and other endeavors which require a high level of moral responsibility and absolute reliability. The Act itself confers authority on the court of quarter sessions or the district attorney to assure that applicants are of good character, competency, and integrity. *Petition of McMillan*, 465 A.2d 1052 (Pa. Super 1983); 22 P.S. §12, §16(a). The act provides in Section 14(a), 22 P.S. §14(a), that an individual applying for a license must have been:

“ . . . regularly employed as a detective, or shall have been a member of the United States Government investigative service, a sheriff, or member of a city police department of a rank or grade higher than that of patrolman, for a period of not less than three years.” *In re Sentry Security, Inc.*, 393 A.2d 880, 883 (Pa. Super. 1978). The qualifications required by Section 14 of the Act were designed to make sure that only people of good character, integrity, and competence could obtain a license.” *Id.*

In the Petition, applicant Anthony DeLorenzo Jr. states that he has been employed as a private investigator in New Jersey from 2009 to the present. The private investigations involved, almost exclusively matrimonial matters. The Chester County District Attorney’s Office declined to approve Mr. DeLorenzo for a Detective’s License based on insufficient experience (Letter dated November 14, 2024 from the Chester County Clerk of Courts to Mr. DeLorenzo).

*In re Kuma K-9 Sec., Inc.*, 506 A.2d 445 (Pa. Super. 1986), the Pennsylvania Superior Court affirmed the trial court’s finding that the applicant who worked thirty to forty hours per week for eleven years as an investigator met the qualifications for a detective license. “[H]e took part in hundreds of investigations involving nine of the eleven activities listed in 22 P.S. § 12(b).”

Those eleven enumerated activities are:

“ (1) Crime or wrongs done or threatened against the government of the United States of America or any state or territory of the United States of America.

(2) The identity, habits, conduct, movements, whereabouts, affiliations, associations, transactions, reputation, or character, of any person, group of persons, association, organization, society, other groups of persons, partnership, or corporation.

(3) The credibility of witnesses or other persons.

(4) The whereabouts of missing persons.

(5) The location or recovery of lost or stolen property.

(6) The causes and origin of, or responsibility for, fires, or libels, or losses, or accidents, or damage, or injuries, to real or personal property.

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**[73 Ches. Co. Rep. DeLorenzo Petition for Private Detective License**

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(7) The affiliation, connection, or relation, of any person, partnership, or corporation, with any union, organization, society, or association, or with any official member or representative thereof.

(8) With reference to any person or persons seeking employment in the place of any person or persons who have quit work by reason of any strike.

(9) With reference to the conduct, honesty, efficiency, loyalty, or activities, of employees, agents, contractors and subcontractors.

(10) The securing of evidence to be used before any authorized investigating committee, board of award, board of arbitration, or in the trial of civil or criminal cases.

(11) The furnishing, for hire or reward, of watchmen, or guards, or private patrolmen, or other persons, to protect persons or property, or to prevent the theft or the unlawful taking of goods, wares and merchandise, or to prevent the misappropriation or concealment of goods, wares or merchandise, money, bonds, stocks, choses in action, notes, or other valuable documents, papers, and articles of value, or to procure the return thereof, or the performing of the service of such guard or other person, or any of said purposes.” 22 P.S.12(b).

Based on the applicant’s experience in that case, the Court affirmed the lower court’s determination that the applicant qualified under the statute. *Id.* at 448.

In contrast to the above, in Petitioner’s case, Mr. DeLorenzo’s experience has been limited exclusively to surveillance in domestic/matrimonial matters. When asked at hearing whether he had performed any of the other enumerated functions, he candidly testified that he had not, although he had recently taken training in the collection of forensic evidence. That lack of experience was the basis of the District Attorney’s Office disapproval of his application. While I credit Mr. DeLorenzo’s lengthy, unblemished surveillance experience, and personally think that the service he provides is valuable, I reluctantly conclude that it does not satisfy the requirements of the Act.

In addition, the Petitioner’s application is technically deficient. Pursuant to 22 P.S. §14.(a),

Such application shall be approved as to each person or individual so signing the same by not less than five reputable citizens of the community in which such applicant resides or transacts business, or in which it is proposed to own, conduct, manage or maintain the bureau, agency, sub-agency, office or branch office for which the license is desired, each of whom shall certify that he has personally known the said person or individual for a period of at least five years prior to the filing of such application, that he has read such application and believes each of the statements made therein to be true, that such person is honest, of good character, and competent, and not related or connected to the person so certifying by blood or marriage. The certificate of approval shall be signed by such reputable citizens and duly verified and acknowledged by them before an officer authorized to take oaths and acknowledgment of deeds.

(emphasis added).

Mr. DeLorenzo’s Petition includes Affidavits from four (4) character witnesses. In a statement dated October 18, 2024, Mr. DeLorenzo states that his fifth character reference, Emily Venezia, mailed the original copy to the Clerk of Courts on 10/12/24 but unfortunately did not take a picture/copy of the original. *See Commonwealth v. Johnson*, 941 A.2d 1286 (Pa. Super. 2008) (trial court properly denied application for a private detective license where applicant failed to comply with the Act’s formal requirement that she attach, to her application, the statements of at least five reputable citizens, each of who would “certify that he has personally known the [applicant] for a period of at least five years prior to the filing of such application, that he has read such application and believes each of the statements made therein to be true, that such person is honest, of good character, and competent, and not related or connected to the person so certifying by blood or marriage.” 22 P.S. §14(a). Applicant provided a one-page list of her five character witnesses, their professional positions, and their addresses).

While this technical flaw could potentially be remediated, it would not cure the substantive problems of lack of relevant experience.

Based on the foregoing, the Petition is denied.

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

**LAW NO. 2025-01710-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Minerva Lopez Zavala was filed in the above-named court and will be heard on Friday, June 6, 2025 at 2:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, March 5, 2025

Name to be changed from: Minerva Lopez Zavala  
to: Minerva Lopez

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

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Thursday, May 15, 2025, effective Thursday, May 15, 2025 for Chester County Bobcats Gold in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Provide a positive, inclusive, and fun educational environment for children to develop skills, character, and teamwork, while fostering a sense of community and fair play.

JACK D. WEINER, Esquire  
Askot Weiner & Cohen, LLP  
2000 Market Street, Suite 301  
Philadelphia, Pennsylvania 19103

**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**

**BAER**, Patricia A., late of Honey Brook Township. Pamela J. Baer-McGrath, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

**BARNES**, Thomas Matthew, a/k/a Thomas M. Barnes, late of Honey Brook Township. Daniel T. Barnes, 1954 Wetherhill Drive, Downingtown, PA 19335, 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.

**BAUMGARDNER**, Ellen Rita, a/k/a Ellen Baumgardner, late of Tredyffrin Township. Raychel Carey, 95 Lost Acres Rd., Granby, CT 06060, care of HEATHER L. TURNER, Esquire, 137 N. Narberth Ave., Narberth, PA 19072, Executrix. HEATHER L. TURNER, Esquire, Law Offices of Heather L. Turner, 137 N. Narberth Ave., Narberth, PA 19072, atty.

**BUCHANAN**, Joan L., a/k/a/ Joan Isabelle Leonard Buchanan, late of Tredyffrin Township. Joyce Buchanan McFall, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

**DiDONATO**, Stephen Burke, a/k/a Stephen B. DiDonato, late of Charlestown Township. Harry J. DiDonato, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, care of HARRY J. DiDONATO, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. HARRY J. DiDONATO, Esquire, MacElree Harvey, LTD., 17 W. Miner St.,

P.O. Box 660, West Chester, PA 19381-0660, atty.

**GRIEB-GINN**, Heidi Anne, late of Franklin Township. Mark L. Ginn, care of EMILY T. ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY T. ABELS, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**GROCKI**, Scott Allen, a/k/a Scott Alexander, late of Parkesburg. Jennifer Grocki, 714 W 1st Ave, Parkesburg, PA 19365, Administrator.

**HEDDERICK**, Brooke B., late of Malvern. Dale R. Hedderick, 528 Canterbury Road, West Norriton, PA 19403, care of DONALD F. KOHLER, JR., Esquire, 17 East Gay Street, Suite 100, PO Box 562, West Chester, PA 19381-0562, Administrator. DONALD F. KOHLER, JR., Esquire, Gawthrop Greenwood, PC, 17 East Gay Street, Suite 100, PO Box 562, West Chester, PA 19381-0562, atty.

**HOWLEY**, Eleanor M., a/k/a Eleanor Howley, late of Westtown Township. Lawrence Thomas Howley and Donna Marie Bednarcik, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executors. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**KIRLIN**, Julia K., a/k/a Julia M. Kirlin, late of North Coventry Township. Allison Manley, care of JAMIE V. OTTAVIANO, Esquire, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, Executrix. JAMIE V. OTTAVIANO, Esquire, Picardi Philips & Ottaviano, 1129 East High Street, P. O. Box 776, Pottstown, PA 19464-0776, atty.

**LEE, JR.**, Thomas E., late of East Caln Township. Robert Edgar Lee, 710 South Matlack Street, West Chester, PA 19382, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executrix. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**MATZ**, Elizabeth D., a/k/a Elizabeth Dohan Matz, late of West Vincent Township. Paul D. Matz, 2139 Beaver Hill Rd., Chester Springs, PA 19425, care of LINDSEY HOELZLE, Esquire, P.O. Box 98, Birchrunville, PA 19421, Executor. LINDSEY HOELZLE, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19421, atty.

**MOORE**, Betty L, late of West Goshen. Andrew Moore, 9652 East Diamond Rim Drive, Scottsdale, AZ 85255, Executor.

**NAYLOR**, Russell R., late of Malvern. Robert Tomilson, 2001 Market Street, Suite 2620, Philadel-

phia, PA 19103, care of DANIEL GIBBON, Esquire, 2001 Market Street, Suite 2620, Philadelphia, PA 19103, Executor. DANIEL GIBBON, Esquire, Clark Hill PLC, 2001 Market Street, Suite 2620, Philadelphia, PA 19103, atty.

**PARRY**, Vernon Taylor, a/k/a Vernon T. Parry and V. Taylor Parry, late of East Pikeland Township. Mark Ryan, 636 Egypt Road, P.O. Box 13, Oaks, PA 19456, care of MARK RYAN, Esquire, 636 Egypt Road, P.O. Box 13, Oaks, PA 19456, Administrator. MARK RYAN, Esquire, 636 Egypt Road, P.O. Box 13, Oaks, PA 19456, atty.

**REED**, Eleanore Emma, a/k/a Eleanore E. Reed and Eleanore Reed, late of West Bradford Township. Todd Michael Reed, 51 Corner Ketch Road, Downingtown, PA 19335, 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.

**SUPPLEE**, Leon A., a/k/a Leon August Supplee, late of East Pikeland Township. Adam August Supplee, care of DAVID B. PUDLIN, Esquire, One Logan Square, 27th Fl., Philadelphia, PA 19103-6933, Executor. DAVID B. PUDLIN, Esquire, Hangley Aronchick Segal Pudlin & Schiller, One Logan Square, 27th Fl., Philadelphia, PA 19103-6933, atty.

**SWYDESKI**, Shirley Ann, late of West Caln Township. Steven D. Swyerski, 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.

**WILSON**, Virginia L., a/k/a Virginia Louise Wilson, late of Tredyffrin Township. Jeanne Wilson Bundens, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executrix. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

**ZAZO**, Margaret E., late of Caln Township. Wendy Elizabeth Zazo-Phillips, 2376 Dixon Avenue, Croydon, PA 19021, 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.

## 2nd Publication

**AMEDEI**, Isabella Virginia, late of East Whiteland



Township. Diane Amedei, 76 Village Way, Malvern, PA 19355, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Ave., #100, Paoli, PA 19301, Executrix. WILLIAM R. HAGNER, Esquire, William R. Hagner & Associates, PLLC, 211 West Lancaster Ave., #100, Paoli, PA 19301, atty.

**BROWN, SR.**, Raymond Stanley, a/k/a Raymond Brown, late of Phoenixville Borough. Theresa L. Miller, 2 Dogwood Ln., Stowe, PA 19464, care of JOSEPH K. KOURY, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. JOSEPH K. KOURY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**BURKE, JR.**, Bernard J., a/k/a Bernard Joseph Burke, late of Honey Brook. Ann M. McAlinney, 712 Red Maple Drive, West Chester, PA 19380, care of CHARLES W. PROCTOR, III, Esquire, 1450 E. Boot Rd., Building 400D, West Chester, PA 19380, Executrix. CHARLES W. PROCTOR, III, Esquire, PLA Associates PC, 1450 E. Boot Rd., Building 400D, West Chester, PA 19380, atty.

**CALABRESE**, Philip Daniel, a/k/a Philip Calabrese, late of Westtown Township. Adonna M. Calabrese, care of H. MICHAEL COHEN, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. H. MICHAEL COHEN, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**CANNARD**, Thomas Earle, a/k/a Tom E. Cannard and Butch Cannard, late of West Brandywine Township. Frances Cannard, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**COOPER**, Robert T, late of West Goshen Township. Tyson Cooper, 869 Baltimore Pike, Chadds Ford, PA 19317, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Ave., #100, Paoli, PA 19301, Administrator. WILLIAM R. HAGNER, Esquire, William R. Hagner & Associates, PLLC, 211 West Lancaster Ave., #100, Paoli, PA 19301, atty.

**EDGAR**, James Clifton, a/k/a James C. Edgar, late of East Marlborough Township. Katharine D.E. Mayes, 6991 Pine Valley Ln., Westerville, OH 43082, 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.

**ELLIOTT**, James Michael, a/k/a James Elliot, late of Willistown Township. Carolyn Elliott, 735

Providence Rd., Malvern, PA 19355 and Catherine Elliott, 514 Fishers Rd., Bryn Mawr, PA 19010, care of DAVID S. KOVSKY, Esquire, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, Executrices. DAVID S. KOVSKY, Esquire, Duane Morris LLP, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, atty.

**FORMICA**, Nancy Lee, late of East Brandywine Township. Aaron F. Rosario, 1616 Bondsville Road, Downingtown, PA 19335 and Rosario A. Formica, 1616 Bondsville Road, Downingtown, PA 19335, Administrators.

**GAPPA**, Joseph L., late of Phoenixville. Linda D. Wetzel, 377 Washington Ave., Phoenixville, PA 19460, care of H. CHARLES MARKOFSKI, Esquire, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, Executrix. H. CHARLES MARKOFSKI, Esquire, Markofski Law Offices, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, atty.

**GOODSON**, Leroy Richard, late of Coatesville City. Carol Forbes, care of MILTON S. SAVAGE, JR., Esquire, One Liberty Place, 1650 Market Street, 36th Fl., Philadelphia, PA 19103, Administratrix. MILTON S. SAVAGE, JR., Esquire, Milton S. Savage, Jr., LLC, One Liberty Place, 1650 Market Street, 36th Fl., Philadelphia, PA 19103, atty.

**GRAY**, Thomas Reynolds, late of East Caln Township. Robert Thomas Gray, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Administrator. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

**JOHNSON**, Clarissa Harford, a/k/a Clarissa Pomroy Harford and Clarissa H. Johnson, late of Kennett Square. Erica Loustau, 170 Lloyd Road, West Grove, PA 19390, Executrix.

**LUCCHESI**, Brian T., late of Phoenixville Borough. Colleen Lucchesi, care of ANDREW C. LAIRD, Esquire, 360 West Main Street, Trappe, PA 19426, Administratrix. ANDREW C. LAIRD, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

**McARDLE**, Paul Michael, late of Paoli. Andrea L. McArdle, 3455 Street Rd Apt 1 Morris, Bensalem, PA 19020, Executrix.

**McKINLAY**, Timothy P., late of Westtown Township. Adam McKinlay, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Administrator. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398

Wilmington Pike, Suite B, West Chester, PA 19382, atty.

**MOSES**, Mark Andrew, a/k/a Mark A. Moses and Mark Moses, late of West Caln Township. Therese L. Money, Esq., 1022 Old Wilmington Pike, West Chester, PA 19382, care of THERESE L. MONEY, Esquire, 1022 Old Wilmington Pike, West Chester, PA 19382, Administrator C.T.A.. THERESE L. MONEY, Esquire, Law Office Therese L. Money, LLC, 1022 Old Wilmington Pike, West Chester, PA 19382, atty.

**ORESKEI**, Elsie C., late of East Goshen Township. Michelle Caroline Oreski, 54 Swedesford Rd., Unit 227, Malvern, PA 19355, care of JAMES M. PIERCE, Esquire, 125 Strafford Ave., #110, Wayne, PA 19087, Executrix. JAMES M. PIERCE, Esquire, Pierce, Caniglia & Taylor, 125 Strafford Ave., #110, Wayne, PA 19087, atty.

**PHILLIPS**, Paula M., a/k/a Paula Maria Phillips, late of Coatesville City. Patrick M. Phillips, 1209 E. Lincoln Hwy., Coatesville, PA 19320, Executor.

**RENNINGER**, David E., a/k/a David Edwin Renninger, late of Penn Township. Scott David Renninger, care of SUZANNE M. HECHT, Esquire, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, Executor. SUZANNE M. HECHT, Esquire, Haney & Hecht, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, atty.

**SOUTAR**, Elaine, a/k/a Elaine M. Soutar, late of West Grove. James Soutar, 10 East Dale Road, Wilmington, DE 19810, care of PAUL O'BRIEN, Esquire, 3801 Kennett Pike, C204, Wilmington, DE 19807, Trustee. PAUL O'BRIEN, Esquire, Law Office of Kevin O'Brien, 3801 Kennett Pike, C204, Wilmington, DE 19807, atty.

**STEWART**, Charles Walter, late of Pocopson Township. Margaret S. Perla, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**STUART**, Bernice L., a/k/a Bernice Lois Stuart, late of East Goshen Township. Stephen James Cahill, care of KENNETH L. NORTON, Esquire, Rodney Square, 1000 N. King St., Wilmington, DE 19801, Executor. KENNETH L. NORTON, Esquire, Young Conaway Stargatt & Taylor, LLP, Rodney Square, 1000 N. King St., Wilmington, DE 19801, atty.

**THOMAS**, Virginia M., a/k/a Virginia Mae

Thomas, late of Oxford. Sharon T. Hawkins, care of SAMUEL A. GOODLEY, Esquire, 434 W. 4th Street, Quarryville, PA 17566, Executor. SAMUEL A. GOODLEY, Esquire, Glick, Goodley, Deibler & Fanning, LLP, 434 W. 4th Street, Quarryville, PA 17566, atty.

**VanSLANDER**, John C., late of Spring City. Stephanie Bonanno, 304 S. Haverfield Drive, Spring City, PA 19475, care of PETER J. DOLAN, Esquire, 2500 E. High Street, Building 700, Pottstown, PA 19464, Administrator. PETER J. DOLAN, Esquire, 2500 E. High Street, Building 700, Pottstown, PA 19464, atty.

### 3rd Publication

**BENNETT**, Barbara R, a/k/a Barbara R Bassett and Barbara R. Rittenhouse, late of Malvern. Cindee Leigh Dove, 25 Landmark Drive, Malvern Pa 19355, care of CARRIE WOODY, Esquire, 110 West Front Street, Media, Pa 19063, Executrix. CARRIE WOODY, Esquire, Woody Law Offices, PC, 110 West Front Street, Media, Pa 19063, atty.

**BLAKE**, John P., late of Tredyffrin Township. Tracy Blake DeVlieger, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, care of TRACY BLAKE DeVLIEGER, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, Executrix. TRACY BLAKE DeVLIEGER, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, atty.

**BOMBERGER, JR.**, John D., a/k/a John David Bomberger, Jr., late of Birmingham Township. Wendy L. Bomberger, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**BOYER**, Thomas Roland, a/k/a Thomas R. Boyer, Jr. and Thomas R. Boyer, late of West Whiteland Township. William C. Boyer, Sr., care of MARK S. DANER, Esquire, 100 Four Falls Corporate Center, Ste. 1-210, West Conshohocken, PA 19428, Administrator CTA. MARK S. DANER, Esquire, Obermayer Rebmann Maxwell & Hippel LLP, 100 Four Falls Corporate Center, Ste. 1-210, West Conshohocken, PA 19428, atty.

**BROWN**, Maxine Jeannine, late of West Whiteland. William B. Phillips, Sr., 301 Kent Circle, Downingtown, PA 19335 and Amy A. Phillips, 301 Kent Circle, Downingtown, PA 19335, care of

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

**CHANNELL**, Peggy Elaine, a/k/a Peggy E. Channell, late of London Grove Township. Amy L. Hunter, 332 Mourning Dove Dr., Newark, DE 19711, 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.

**CONNOR-GARAND**, Kathleen F., late of East Bradford Township. Sean P. Wajert, care of RONALD J. GORDON, Esquire, Noble Plaza, 801 Old York Rd., Ste. 313, Jenkintown, PA 19046, Executor. RONALD J. GORDON, Esquire, Ronald J. Gordon, P.C., Noble Plaza, 801 Old York Rd., Ste. 313, Jenkintown, PA 19046, atty.

**CROFTS**, Michael O, a/k/a Michael Crofts, late of Uwchlan Township. Maureen Crofts, 105 South Village Avenue, Exton, PA 19341, care of DEIRDRE A. AGNEW, Esquire, 1450 East Boot Road, Building 400A, West Chester, PA 19380, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

**D'AMBROSIO**, Anthony L., late of East Goshen Township. Denise Legenstein, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

**DALY**, Maartje Johanna, late of West Whiteland Township. Paul R. Daly, 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.

**DUNLEVY**, Bernard Matthew, a/k/a Bernard M. Dunlevy and B. Matthew Dunlevy, late of East Marlboro Township. Nicholas B. Dunlevy, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Administrator CTA. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

**ESPOSITO**, Shirley A., a/k/a Shirley Ann Esposito, late of East Pikeland Township. Daniel Franz, 832 Chase Lane, Chester Springs, PA 19425, care of SUZANNE BENDER, Esquire, 216 Bridge Street,

Phoenixville, PA 19460, Administrator. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

**GALLAGHER**, Patricia C., late of Westtown Township. Nickolas Lodato, care of PHILIP G. CURTIN, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312, Executor. PHILIP G. CURTIN, Esquire, Philips, Curtin & DiGiacomo, 1231 Lancaster Ave., Berwyn, PA 19312, atty.

**KOBLE**, Dorothea B., a/k/a Dorothea B. Sykes, late of Downingtown. Hope R. Moldenhauer, 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.

**MADDEN**, Thomas S., a/k/a Thomas Madden, late of Willistown Township. Anthony D. Madden, care of IAN W. PELTZMAN, Esquire, 716 N. Bethlehem Pike, Ste. 303, Lower Gwynedd, PA 19002, Administrator DBN-CTA. IAN W. PELTZMAN, Esquire, Law Office of Andrew B. Peltzman, 716 N. Bethlehem Pike, Ste. 303, Lower Gwynedd, PA 19002, atty.

**MALLALIEU**, Kathryn D., late of New Garden Township. Donna Stack, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**MOLL**, Dorene E, late of Downingtown. Maureen A. Moll, care of KEVIN S. FRANKEL, Esquire, 150 N. Radnor Chester Rd., Suite F200, Radnor, PA 19087, Executrix. KEVIN S. FRANKEL, Esquire, Fiffik Law Group, 150 N. Radnor Chester Rd., Suite F200, Radnor, PA 19087, atty.

**REITER**, Elaine, late of Honey Brook. Kathleen Hardy, 107 Sunrise Drive, Pottstown, PA 19465, care of JAMES S. TUPITZA, Esquire, 212 W Gay Street, West Chester, PA 19380, Executrix. JAMES S. TUPITZA, Esquire, Tupitza & Associates, 212 W Gay Street, West Chester, PA 19380, atty.

**RIEG**, Florence, late of Schuylkill Township. John B. Rieg, 1333 Nathan Hae Drive, Phoenixville PA 19460, care of SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville PA 19460, Executor. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville PA 19460, atty.

**SALATINO**, Judy, a/k/a Judy A. Salatino, late of Londonderry Township. Camille Schaller, care of

DANIEL R. COLEMAN, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**STUCHELL**, Robert Wade, a/k/a Robert W. Stuchell and Robert Stuchell, late of Tredyffrin Township. Lisa Kahan, 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.

**TOMKINS**, Maria, a/k/a Maria B Tomkins, late of Chesterbrook. David Newman, 111 Dillons Lane, Mullica Hill, NJ 08062, and Roseann Newman, 111 Dillons Lane, Mullica Hill, NJ 08062, Executor.

**VILCHECK**, Anna, a/k/a Anna A. Vilcheck, late of West Chester. Karen A. Vilcheck, 629 Copeland School Rd, West Chester, PA 19380, Executrix.

**WAGNER**, Stephen K, late of West Chester. Jennifer H Wagner, 395 S Vine St, Denver, CO 80209, Executor.

**WHITE**, Richard G., late of Willistown Township. Mary Anne DiMarco, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

**YOCOM**, Carol Elizabeth Clay, a/k/a Lisa Yocom and Carol C. Yocom, late of North Coventry Township. Kimberly Ann Yocom, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

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#### NONPROFIT CORPORATION NOTICE

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

MICHAEL CURRY, Esq.  
Curry Law  
9 Flintlock Lane  
Chesterbrook, PA 19087

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#### NOTICE

IN THE COURT OF COMMON PLEAS OF  
CHESTER COUNTY PENNSYLVANIA

S&T BANK,  
Plaintiff,

vs.

TARA LARKIN and MAUREEN LARKIN, Known  
Heirs of the Estate of KEVIN J. LARKIN and THE  
UNKNOWN HEIRS, EXECUTORS AND/OR  
ADMINISTRATORS OF THE ESTATE OF KEVIN  
J. LARKIN,  
Defendants.

CIVIL DIVISION  
NO.: 2025-01130-RC

#### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service  
Chester County Bar Association  
15 W. Gay Street  
West Chester, PA 19380  
(610) 429-1500

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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL [www.bid4assets.com/chestercopasherriffsales](http://www.bid4assets.com/chestercopasherriffsales), on **Wednesday, June 18th, 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, July 21st, 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. 25-6-150**

**Writ of Execution No. 2024-09975**

**DEBT \$250,078.44**

ALL THAT CERTAIN Messuage and tract of land Situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, being bounded and described according to a Plan made by Morris W. Holman, Jr., dated November 16, 1977 as follows, to wit:

BEGINNING at a point on the Northerly line of Building Group No. 8 said point being measured the following two cours-

es and distances from the intersection of the center line of Clothier Street and the Western leg of Essex Street; (1) North 87 degrees 15 seconds East 104.39 feet more or less; (2) South 02 degrees 07 minutes 45 seconds East 54.00 feet; thence partially by the party wall separating Building "C" from Building "D" both of Building Group No. 8, South 02 degrees 07 minutes 45 seconds East 65.00 feet; thence by the Southerly line of Building Group No. 8, North 87 degrees 52 minutes 15 seconds East 20.00 feet; thence partially by the party wall separating Building "D" from Building "E" both of Building Group No. 8, North 02 degrees 07 minutes 45 seconds West, 65.00 feet; thence by the Northerly line of Building Group No. 8, South 87 degrees 52 minutes 15 seconds West 20.00 feet to the place of beginning.

BEING Lot No. 8-D Barley Sheaf Farm

BEING PART OF the same premises which Kingsmead Asset Holding Trust, by its Agent, Larry A. Chambers, Esq. by the Power of Attorney, by Deed dated May 17, 2023, and recorded May 23, 2023 in Chester County in Record Book 11055, Page 352, Document No. 11977784 conveyed unto Angel S. Williams, in fee.

UPI# 39-4E-256

PLAINTIFF: Planet Home Lending, LLC

VS

DEFENDANT: **Angel S. Williams**

SALE ADDRESS: 2532 Clothier Street, Coatesville, PA 19320

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

**SALE NO. 25-6-152****Writ of Execution No. 2024-01844****DEBT \$361,559.57**

Property situate in the UPPER UWCH-LAN TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 3205 0005 500 00

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **MELODY GO-DAR-MCDAID**

SALE ADDRESS: 112 Kaiser Drive, Downingtown, PA 19335

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

**SALE NO. 25-6-153****Writ of Execution No. 2024-09673****DEBT \$207,815.74**

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

BLR # 15-5-251

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **ZECHARIAH KOECHIG; KELLY KOECHIG**

SALE ADDRESS: 328 Emmett Street, Phoenixville, PA 19460

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

**SALE NO. 25-6-154****Writ of Execution No. 2024-02618****DEBT \$35,520.67**

ALL THAT CERTAIN lot of land on which is erected a brick dwelling house, designated at No. 9 West 6th Avenue, Situate In the 1st Ward of the City of Coatesville, Chester County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the East curb line of West 6th Avenue 49 feet 11 inches South of the South curb line of Charles Street a corner of land of Nicholas Duca and Mary Duca, his wife; thence measuring along the East curb line of West 6th Avenue, South 14 feet 2 inches and extending back Eastwardly between parallel lines of that width at right angles to West 6th Avenue 110 feet to the West line of Spruce Street, the North line of the lot herein conveyed passes through the center of the middle dividing partition of the house erected on the lot herein conveyed and that immediately adjoining it on the North and the South line passes through the center of the middle dividing partition of the house erected on the lot herein conveyed and that immediately adjoining it on the South. Bounded on the North by land of Nicholas Duca and Mary Duca, his wife, on the East by the West line of Spruce Street and on the South by land now or late of Frank Filizzi, on the West by East curb line of West 6th Avenue.

BEING the same premises which Sylvia D. Auman by Deed dated July 22, 2004 and recorded in the Office of Recorder of Deeds of Chester County on September 13, 2004 at Book 6279, Page 451 Instrument# 10458908 granted and conveyed unto Stephanie A Tracey.

Tax Parcel # 16-9-109

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association



fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2004-KS10

VS

**DEFENDANT: Stephanie A Tracey**

**SALE ADDRESS: 9 West 6th Avenue,  
Coatesville, PA 19320**

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

**SALE NO. 25-6-155**

**Writ of Execution No. 2022-09480**

**DEBT \$34,521.61**

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

BLR # 38-020-0099

IMPROVEMENTS thereon: a residential dwelling

**PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST**

VS

**DEFENDANT: JOEL A. LAMBERT, JR., ADMINISTRATOR OF THE ESTATE OF JOEL A. LAMBERT, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL A. LAMBERT, SR.**

**SALE ADDRESS: 937 High Street,  
Coatesville, PA 19230**

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

**SALE NO. 25-6-156**

**Writ of Execution No. 2024-05933**

**DEBT \$242,689.33**

ALL THAT CERTAIN lot or piece of ground SITUATE in Franklin Township, Chester County, Pennsylvania, bounded and described according to a Final subdivision Plan of Kimbelot Section I, IA and II made by George E. Regester, Jr., and Sons, Inc., Registered Land Surveyors dated February 18, 1976 and recorded in Chester County as Plan No. 299 as follows, to wit:

BEGINNING at a point on the Southeastly side of Kimbelot Drive (50 feet wide) on the said plan a corner of Lot 11 on the said plan; thence along the said Southeastly side of the said Kimbelot Drive the two following courses and distances: (1) North 11 degrees 43 minutes 48 seconds East 125.52 feet to a point of curve; and (2) along the arc of a circle curving to the right having a radius of 370.00 feet the arc distance of 39.90 feet to a point a corner of Lot 10 on the said plan; thence along the said Lot 10, South 73 degrees 38 minutes 58 seconds East 289.79 feet to a point a corner of Lot 13 on the said plan; thence along the said Lot 13, South 11 degrees 43 minutes 48 seconds West 142.00 feet to a point a corner of the said Lot 12; thence along the said Lot 12, North 78 degrees 16 minutes 12 seconds West 291.00 feet to the first mentioned point and place of beginning.

Containing 1.027 acres of land more or less. BEING Lot 11 on the said plan.

BEING the same premises which Frank J. Bellan and Helen F. Bellan, by deed dated August 16, 1985 and recorded August 21, 1985 at Book 50, Page 111 in the Office of the Recorder of Deeds of Chester County, PA, granted and conveyed unto John V. Sullivan and Diane R. Sullivan, as tenants by the entirety, in fee.

Tax Parcel # 72-05-0036.01K

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **John V. Sullivan and Diane R. Sullivan**

SALE ADDRESS: 9 Kimbelot Lane a/k/a 91 Box Kimbelot Lane, Landenberg, PA 19350

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

**SALE NO. 25-6-157**

**Writ of Execution No. 2018-11548**

**DEBT \$367,144.70**

PROPERTY SITUATE IN NEW GARDEN TOWNSHIP

Tax Parcel # 60-040-171

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **BOUBACAR TOURE**

SALE ADDRESS: 106 Birkdale Circle, Avondale, PA 19311

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

**SALE NO. 25-6-158**

**Writ of Execution No. 2022-02416**

**DEBT \$283,677.71**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN WILLISTOWN TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO AN AS-BUILT PLAN FOR THE HANKIN GROUP MADE BY HENRY S. CONREY, INC. DIVISION

OF CHESTER VALLEY ENGINEERS, INC., PAOLI, PENNSYLVANIA, DATED 12/21/1984 AND RECORDED AS PLAN NO. 5404. BEGINNING AT AN INTERIOR POINT OF UNIT 402 ON SAID PLAN; THENCE EXTENDING SOUTH 83 DEGREES, 08 MINUTES, 17 SECONDS WEST 24.43 FEET TO A POINT; THENCE EXTENDING NORTH 06 DEGREES, 51 MINUTES, 43 SECONDS WEST 40.86 FEET TO A POINT; THENCE EXTENDING NORTH 83 DEGREES, 08 MINUTES, 17 SECONDS EAST 24.43 FEET TO A POINT A CORNER OF UNIT 402; THENCE EXTENDING ALONG SAME SOUTH 06 DEGREES, 51 MINUTES, 43 SECONDS EAST 40.86 FEET TO THE FIRST MENTIONED POINT AND PLACE OF, BEGINNING.

BEING THE SAME PREMISES which Matthew B. Ferguson, by Deed dated 9/25/2015 and recorded in the Office of the Recorder of Deeds of Chester County on 9/28/2015 in Deed Book Volume 9188, Page 2237, Document No. 11433812 granted and conveyed unto James Lobiondo, Jr..

UPI# 54-3B-256

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **James Lobiondo Jr.**

SALE ADDRESS: 401 Rustmont Drive, Malvern, PA 19355

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



**SALE NO. 25-6-159****Writ of Execution No. 2022-08200****DEBT \$1,617.46**

All that certain lot or piece of ground situate in Caln Township, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel # 39-4C-163

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Robert Esposito, III**

SALE ADDRESS: 30 Williams Way, Caln Township, PA 19335

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

appurtenances, situate in the Caln Township, County of Chester and State of Pennsylvania.

Tax Parcel # 39-5E-165

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Dinita Toney**

SALE ADDRESS: 7 Brighton Court, Caln Township, PA 19335

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

**SALE NO. 25-6-164****Writ of Execution No. 2023-06747****DEBT \$5,625.63**

**SALE NO. 25-6-161**  
**Writ of Execution No. 2022-10170**  
**DEBT \$4,141.64**

ALL THAT CERTAIN tract of land, Situate in East Goshen Township, Chester County, Pennsylvania.

Tax Parcel # 53-6-39

PLAINTIFF: Township of East Goshen

VS

DEFENDANT: **Robert C. Plummer & Dorothyann Plummer**

SALE ADDRESS: 1339 Park Avenue, East Goshen, PA 19380

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

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, SITUATE in the Township of Sadsbury, County of Chester, and State of Pennsylvania.

Tax Parcel # 37-2-29.13

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Beneton K. Dedo & Jah M. Wilson**

SALE ADDRESS: 70 Frederick Road, Sadsbury Township, PA 19320

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

**SALE NO. 25-6-162****Writ of Execution No. 2018-01198****DEBT \$1,579.44**

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

**SALE NO. 25-6-165**  
**Writ of Execution No. 2022-07599**  
**DEBT \$1,655.45**

All That Certain unit in the property known, named and identified as "Westtown Reserve Condominium" located in Westtown Township in the County of

Chester of the Commonwealth of Pennsylvania.

Tax Parcel # 67-4-171

PLAINTIFF: Westtown Township

VS

DEFENDANT: **Debra A. Labe**

SALE ADDRESS: 213 Gilpin Drive,  
Westtown Township, PA 19382

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

**SALE NO. 25-6-171**

**Writ of Execution No. 2023-00909**

**DEBT \$262,748.41**

ALL THAT certain messuage and lot of land, with the hereditaments and appurtenances, situate in the township of West Nantmeal, County of Chester, and Commonwealth of Pennsylvania, bounded and described as follow:

BEGINNING at a stone in the middle of a public road leading from the Horseshoe Pike to ; THENCE by land now or formerly of C. Heber Buch, West 380 Feet to a stake; thence by land now or formerly of John E. March in a Northeasterly direction 168 feet to a stake; thence by the same in an Easterly direction 389 feet to a stone in the aforesaid road; thence along the middle of said road 168 feet to the place of beginning.

BEING the same premises which Candant Mobility Services Corporation, a Delaware Corporation, by indenture bearing date 11/26/2001 and recorded 3/11/2002 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book 5224 page 46 etc., granted and conveyed unto Charles N. Pierce, Jr., in fee.

Tax Parcel # 23-5-82

PLAINTIFF: Federal Home Loan Mortgage Corporation, as Trustee for the Ben-

efit of the Freddie Mac Seasoned Loan Structured Transaction Trust, Series 2019-2

VS

DEFENDANT: **Unknown Heirs of  
Charles N. Pierce, Jr., Deceased,**

SALE ADDRESS: 843 N. Manor Road,  
Honeybrook, PA 19344

PLAINTIFF ATTORNEY: **ECKERT  
SEAMANS CHERIN & MELLOTT,  
LLC 215-851-8429**

**SALE NO. 25-6-172**

**Writ of Execution No. 2024-04968**

**DEBT \$359,589.10**

MUNICIPALITY: LONDON GROVE  
TOWNSHIP, CHESTER COUNTY

UPI # 59-4-25.3

IMPROVEMENTS thereon: a residential dwelling; FARM CONTAINING 16.6 ACRES

PLAINTIFF: NewRez LLC d/b/a Shell-point Mortgage Servicing

VS

DEFENDANT: **STEPHANIE K. D'AM-  
ICO SALE**

ADDRESS: 130 Lloyd Road, West Grove,  
PA 19390

PLAINTIFF ATTORNEY: **ROBERT P.  
WENDT, ESQ. 914-219-5787 EXT 490**

**SALE NO. 25-6-173**

**Writ of Execution No. 2024-01645**

**DEBT \$400,255.86**

PROPERTY SITUATE IN TOWNSHIP  
OF PENN

Tax Parcel # 58-4-105.2R

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: loanDepot.com. LLC

VS

DEFENDANT: **LOUIS W. KULACK  
AKA LOUIS KULACK**

SALE ADDRESS: 261 Sunnyside Road,  
West Grove, PA 19390

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

**SALE NO. 25-6-174**

**Writ of Execution No. 2022-06790**

**DEBT \$380,836.72**

PROPERTY SITUATE IN WEST VIN-  
CENT TOWNSHIP

Tax Parcel # 25-05-0034.040

IMPROVEMENTS thereon: a residential  
dwelling

PLAINTIFF: FEDERAL HOME LOAN  
MORTGAGE CORPORATION, AS  
TRUSTEE FOR THE BENEFIT OF THE  
FREDDIE MAC SEASONED LOANS  
STRUCTURED TRANSACTION  
TRUST, SERIES 2020-1

VS

DEFENDANT: **CHRISTINE RITTEN-  
BAUGH & EDWIN RITTENBAUGH**

SALE ADDRESS: 1891 Kimberton Road,  
Phoenixville, PA 19460

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

**SALE NO. 25-6-175**

**Writ of Execution No. 2024-08460**

**DEBT \$155,139.55**

ALL THAT CERTAIN lot or piece of  
ground, Situate in the Township of Lon-  
donderry, Chester County, Pennsylvania,  
bounded and described according to a Plan  
of property of Gordon S. Waters, made by  
George E. Register, Jr. and Sons, Inc., dat-

ed February 24, 1977, as follows to wit:

BEGINNING at a point set in the title line  
in the bed of Public Road T-356, known as  
White Horse School Road, said road lead-  
ing in a Northernly direction to Gum Tree  
and in Southernly direction to Pennsylvan-  
ia Route 926 said point marking a corner  
of this about to be described tract and a  
corner of Lot #6-B, on said Plan, owned  
by Gordon S. Waters, et ux, thence leaving  
said point of beginning, leaving said title  
line in said road and by lands of Lot #6-B,  
on said Plan, North 69 degrees 35 minutes  
48 seconds West, 524.96 feet to a point  
marking a corner of Lot #5, on said Plan,  
owned by Gordon S. Waters, et ux; thence  
by Lot #5, North 77 degrees; 35 minutes,  
47 seconds East, 546.43 feet to a point set  
in the title line in the bed of first mentioned  
Public Record T-356; thence by said line  
in said road, the following four courses  
and distance to wit: 1) South 26 degrees,  
10 minutes, 00 seconds East 54.70 feet to  
a point; 2) South 10 degrees, 58 minutes,  
00 seconds East, 101.42 feet to a point;  
3) South 22 degrees, 09 minutes, 00 sec-  
onds West, 99.90 feet to a point; 4) South  
35 degrees, 55 minutes, 00 seconds West,  
215.70 feet to the first mentioned point  
and place of beginning. Being Lot 6-A as  
shown on the above-mentioned plan.

Tax Parcel # 46-3-43

PLAINTIFF: Sun East Federal Credit  
Union

VS

DEFENDANT: **Brooke L. Henderson &  
Glen R. Henderson**

SALE ADDRESS: 337 White Horse Road,  
Cochranville, PA 19330

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

**SALE NO. 25-6-176****Writ of Execution No. 2024-08259****DEBT \$172,237.15**

All that certain piece or parcel or Tract of land situate in the Township of Valley, Chester County, Pennsylvania, and being known as 40 West Birch Street, Coatesville, Pennsylvania 19320.

Tax Parcel # 38-5F-190

PLAINTIFF: Click N' Close, Inc.

VS

DEFENDANT: **Lynnea Martin**

SALE ADDRESS: 40 West Birch Street, Coatesville, PA 19320

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

**SALE NO. 25-6-177****Writ of Execution No. 2023-01352****DEBT \$267,293.14**

ALL THAT CERTAIN Unit in the property known, named and identified as Roundhill a Condominium, located in Township of Valley, County of Chester and Commonwealth of PA, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq by the recording in the Recorder of Deeds in and for the County of Chester a Declaration recorded on March 23, 2007 in Record Book 7113 page 1016, et seq. First Amendment to Declaration recorded in Book 7229, Page 314, Second Amendment recorded in Book 7345, Page 2155 and Third Amendment recorded in Book 7397 at Page 2310 and any and all amendments hereto. BEING designated as Unit No. 146 as described in said Declaration and Declaration Plan, as follows:

ALL THAT CERTAIN area, located approximately 472 feet west of the intersec-

tion of Buckthorn Drive and Larose Drive situate on the southerly side of Larose Drive, located within the Round Hill Development and development being situate on the northerly side of Lincoln Highway (S.R. 3070) on the Northwest side of the intersection of Buckthorn Drive and Lincoln Highway (S.R. 3070) and shown as Unit 146 on a plan titled "ROUND HILL DEVELOPMENT", prepared by McCarthy Engineering Associates, P.C. recorded January 4, 2007, in the Township of Valley, County of Chester, Commonwealth of Pennsylvania, Said Unit as described in the Declaration of Condominium being contained within the building as follows:

COMMENCING at a point in the bed of Lincoln Highway (S.R. 3070) at the intersection of Lincoln Highway (S.R. 3070) and Buckthorn Drive, said point being the south easterly most property corner of the said Round Hill Development; THENCE crossing the northerly right of way line of Lincoln Highway (S.R. 3070) and into lands of the Round Hill Development herein, North 68 Degrees 31 minutes 25 seconds West, a distance of 529.02 feet to a point; thence from said point the following six (6) courses: 1. South 71 degrees 24 minutes 05 seconds West, a distance of 22.07 feet to a point; 2. South 18 degrees 35 minutes 55 seconds East, a distance of 1.46 feet to a point; 3. South 71 degrees 24 minutes 05 seconds West, a distance of 22.00 feet to a point; 4. North 18 degrees 35 minutes 55 seconds West, a distance of 8.20 feet to a point; 5. South 71 degrees 00 minutes 52 seconds West a distance of 22.00 feet to a point; 6. South 18 degrees 35 minutes 55 seconds East, a distance of 8.99 feet to the POINT OF BEGINNING.

THENCE from said place of beginning the following eight (8) courses and distances: 1. South 70 degrees 59 minutes 02 seconds West, a distance of 8.82 feet to a point; 2. South 21 degrees 26 minutes 00 seconds East, a distance of 2.00 feet to a point; 3. South 72 degrees 22 minutes 08 seconds

West, a distance of 4.90 feet to a point; 4. North 19 degrees 00 minutes 58 seconds West, a distance of 1.88 feet to a point; 5. South 72 degrees 55 minutes 31 seconds West, a distance of 8.37 feet to a point; 6. North 18 degrees 35 minutes 55 seconds West, a distance of 42.32 feet to a point; 7. North 71 degrees 35 minutes 23 seconds East, a distance of 22.00 feet to a point; 8. South 18 degrees 35 minutes 55 seconds East, a distance of 42.37 feet to the POINT OF BEGINNING.

TOGETHER with a proportionate undivided interest in the Common Elements (as set forth in said Declaration of Condominium) of 2.18%.

BEING THE SAME PREMISES which NVR, Inc., by Deed dated February 22, 2008 and recorded April 28, 2008 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 7420 Page 632 Instrument No. 10840022 granted and conveyed unto Rebecca Bones and Gregory M. DiRocco in fee,

ALSO BEING THE SAME PREMISES which Rebecca Bones and Gregory M. DiRocco, by deed dated February 24, 2018 and recorded April 13, 2018 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania, in Book 9725, Page 1843, Instrument No. 11601611 granted and conveyed unto Rebecca Bones, in fee.

Tax Parcel # 38-1-76

PLAINTIFF: GS Mortgage-Backed Securities Trust 2020- RPL2

VS

DEFENDANT: **Rebecca Bones a/k/a Rebecca C. Bones**

SALE ADDRESS: 146 Larose Drive, Coatesville, PA 19320

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

**SALE NO. 25-6-178**

**Writ of Execution No. 2023-10228**

**DEBT \$272,002.69**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Map of property of Wm. H. Flanigen, made by Milton R. Yerkes, C.E. Bryn Mawr, Pennsylvania, November 17th, 1941, as follows, to wit:

BEGINNING at a point in the middle line of the Old Philadelphia and Lancaster Turnpike (fifty feet wide) a corner of Lot No. 8 on said Plan, and at the distance of Three Hundred fifty-eight feet and two hundred thousandths of a foot measured Southwestwardly along the middle line of said Old Philadelphia and Lancaster Turnpike from a corner of land of Doll, formerly Elizabeth Derrickson; thence leaving the Old Philadelphia and Lancaster Turnpike and extending along Lot NO. 8, South eight degrees, fortythree minutes East Two Hundred fifty-two feet and fifty-four Hundredths of a foot to a point in line of land of the Pennsylvania Railroad Company; thence extending along said land of the Pennsylvania Railroad Company South seventy-two degrees, two minutes West Forty-five feet and thirtyseven Hundredths of a foot to a point a corner of Lot No. 1 0; thence extending along said Lot No. 10 North eight degrees, forty-three minutes West Two Hundred fifty-nine feet and eighty-three Hundredths of a foot to a point in the middle line of the Old Philadelphia and Lancaster Turnpike; thence extending along the middle line of the said Old Philadelphia and Lancaster Turnpike North eighty-one degrees, seventeen minutes East forty-four feet and seven Hundred seventy-five Thousandths of a foot to the first mentioned point and place of beginning.

BEING Lot No. 9 on the above mentioned plan.

BEING the same premises which MARIE Margaret Lewis, Widow by Deed dated January 9, 1992 and recorded in the Office of Recorder of Deeds of Chester County on January 22, 1992 at Book 2757, Page 242 Instrument #73249 granted and conveyed unto Marie L Dry and Warren T Dry.

Tax Parcel # 43-10L-19

PLAINTIFF: PHH Mortgage Corporation  
VS

DEFENDANT: **Marie L Dry and Warren T Dry**

SALE ADDRESS: 889 Old Lancaster Road, A/K/A Lot 9 Philadelphia and Lancaster Turnpike, Berwyn, PA 19312

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

**SALE NO. 25-6-179**

**Writ of Execution No. 2022-03808**

**DEBT \$141,029.55**

ALL THAT CERTAIN lot or piece of ground with the East side of a block of two brick dwelling houses thereon erected known as Stirling Street, situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the north curb line of Stirling Street, 253 feet west of the intersection of the west curb line of Twelfth Avenue with the said curb line of Stirling Street; thence north 04 degrees 57 minutes west and passing through the center of the middle partition wall dividing the premises herein conveyed from the premises immediately adjoining on the west 168 feet to the south side of Juniper Street; thence by same north 85 degrees 03 minutes east 25 feet to a corner of land now or late of Albert M. Suckle and Dora,

his wife; thence south 4 degrees 57 minutes east 168 feet to the north curb line of Stirling Avenue; thence by same south 85 degrees 03 minutes west 25 feet to the place of beginning.

CONTAINING 4,200 square feet of land be the same more or less.

BEING THE SAME PREMISES which Robert Di Pierro, by Indenture dated 01-29-04 and recorded 02-11-04 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 6064 Page 746, granted and conveyed unto Michael A. Brunson, as Sole Owner.

Tax Parcel # 16-7-98

PLAINTIFF: Citigroup Mortgage Loan Trust, Inc. 2006- NC2, Asset Backed Pass Through Certificates Series 2006-NC2,

U.S. Bank National Association, as Trustee

VS

DEFENDANT: **Michael A. Brunson**

SALE ADDRESS: 1135 Stirling Street, Coatesville, PA 19320

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

**SALE NO. 25-6-180**

**Writ of Execution No. 2017-11590**

**DEBT \$1,087,262.95**

LEGAL DESCRIPTION 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 with the buildings and improvements thereon erected, situate in Kennett Township, Chester County, Pennsylvania, bounded and described according to a Subdivi-



sion Plan prepared for Thirgen LLC, prepared by River Basin Engineering, dated 3/30/2004, last revised 10/28/2004 and recorded on 2/8/2005, as Plan #17329, as follows, to wit:

Beginning at a point in the bed of East Hillendale Road (T-343), being a corner of lands now or late of Betty J. Crosson and Karen Elaine Buckingham; thence leaving said point of beginning, leaving East Hillendale Road, along the lands now or late of Betty J. Crosson and Karen Elaine Buckingham and partly along lands now or late of Gerald F., Jr. and Sybil S. Curtin, South 22 degrees 41 minutes 16 seconds East, 342.23 feet to a point, marking a corner of Lot #2; thence along Lot #2, South 67 degrees 18 minutes 49 seconds West, 303.97 feet to a point in the line of Lot #3; thence along Lot #3 North 22 degrees 41 minutes 16 seconds West, 45.22 feet to a point in the line of lands now or late of Peter F. Petroll thence along the said lands now or late of Peter F. Petroll, the 2 following courses and distances; (1) North 67 degrees 49 minutes 19 seconds East, 30.51 feet to a point; (2) North 22 degrees 41 minutes 16 seconds West, 330.57 feet to a point in the bed of the first mentioned East Hillendale Road; thence along the bed of East Hillendale Road, North 68 degrees 17 minutes 00 seconds East, 273.50 feet to the first mentioned point and place of beginning.

Being Lot #1 as shown on said Plan.

Containing 2.3745 acres of land, be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO BABATUNDE EBODA AND MONICA EBODA, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM C. ANASTASIADIS CO., INC., A DELAWARE CORPORATION, DATED AUGUST 15, 2007, RECORDED AUGUST 17, 2007, AT DOCUMENT ID 10781078, AND

RECORDED IN BOOK 7242, PAGE 2118, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI # 62-02-0068

PLAINTIFF: HBSC Bank USA, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-AR5

VS

DEFENDANT: **Babatunde Eboda; Monica Eboda**

SALE ADDRESS: 100 Black Cherry Lane, Chadds Ford, PA 19317

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

**SALE NO. 25-6-181**

**Writ of Execution No. 2024-06387**

**DEBT \$225,557.88**

MUNICIPALITY: EAST FALLOW-FIELD TOWNSHIP, CHESTER COUNTY

UPI # 47-2-20.77

IMPROVEMENTS thereon: a residential dwelling; CONTAINING .2848 ACRES

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **MATTHEW S. GOMBA AND MELANIE D. GOMBA**

SALE ADDRESS: 307 Trestle Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT P. WENDT, ESQ. 914-219-5787 EXT 490**