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TABLE OF CONTENTS

72 CHESTER COUNTY REPORTS

In re: Estate of Bruce Perry, deceased

*Orphans' Court – Register of Wills appeal – Lost will –
Weakened intellect* 31 (2024)

Classified Ads. 30

Meeting Space - West Chester
Venzie Construction Law, LLC

Legal Notices

See Table of Contents.1

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In re: Estate of Bruce Perry, deceased

Orphans' Court – Register of Wills appeal – Lost will – Weakened intellect

1. When a will that was in the possession of the testator cannot be found upon the testator's death, the law presumes that the will was revoked or destroyed by the testator. Unless this presumption is rebutted, a copy of the will cannot be probated.
2. To rebut this presumption, the proponent of a copy of the will must provide proof that is positive, clear and satisfactory that (a) the testator duly and properly executed the original will, (b) the copy of the will presented for probate is substantially the same as the original will, and (c) the testator did not destroy or revoke the original will prior to his death.
3. With respect to a conventionally signed will, 20 Pa.C.S. § 3132 requires the signature of the testator to be proved by the oaths or affirmations of two competent witnesses. They need not be subscribing witnesses, though the testimony of subscribing witnesses shall be preferred to the extent that they are readily available.
4. Statutory law in Pennsylvania requires the testimony of subscribing witnesses to authenticate two kinds of writings: (a) a will signed by mark and (b) a will signed by another person on behalf of the testator, except to the extent that the register of wills is satisfied that such proof cannot be adduced by the exercise of reasonable diligence.
5. Only the execution, but not the contents, of all wills, including lost wills, must be proven by the oaths or affirmations of two competent witnesses.
6. The relationship between a testator and any heirs or potential heirs is not dispositive to rebut the presumption that the will was revoked or destroyed by the testator.
7. A will need not address all assets of a decedent nor must it contain any particular formalities.
8. While a will does not have to be in any particular form or couched in technical language, a paper to be valid as a will must be testamentary in character, showing an obvious intention or purpose on the part of the maker to dispose of his property after his death.
9. If the instrument is in writing and signed by the decedent at the end thereof and is an otherwise legal declaration of his intention, which he wills to be performed after his death, it must be given effect as a will or codicil, as the case may be.
10. The question is whether the instrument shows testamentary intent with reasonable certainty.
11. The form and language of a writing are simply factors to be considered; an informal instrument may be a fully effective will if the language suffices to show testamentary intent.
12. The resolution of a question as to the existence of undue influence is inextricably linked to the assignment of the burden of proof.

13. Once the proponent of the will in question establishes the proper execution of the will, a presumption of lack of undue influence arises; thereafter, the risk of non-persuasion and the burden of coming forward with evidence of undue influence shift to the contestant.
14. The contestant must then establish, by clear and convincing evidence, a *prima facie* showing of undue influence by demonstrating that: (a) the testator suffered from a weakened intellect; (b) the testator was in a confidential relationship with the proponent of the will; and (c) the proponent receives a substantial benefit from the will in question.
15. Once the contestant has established each prong of this tripartite test, the burden shifts again to the proponent to produce clear and convincing evidence which affirmatively demonstrates the absence of undue influence.
16. Upon consideration of an Appeal from the Order of the Register of Wills, and after an evidentiary hearing and consideration of briefs, the Court *Held*, that the copy of the will shall be admitted to probate and the matter was remanded to the Register of Wills for further action in accordance with the Court's Order.

P.McK.

C.C.P. Chester County, Orphans' Court Division, No. 1521-1088; In re: Estate of Bruce Perry, deceased

James C. Dalton for Timothy & Violet Phiri
Garth Garrison Hoyt for Shirah Perry
Binder, J., September 8, 2023:-

[72 Ches. Co. Rep. **In re: Estate of Bruce Perry, deceased**

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

No. 1521-1088

In re: Estate of Bruce Perry, deceased

ORDER and MEMORANDUM

AND NOW, this 8th day of September, 2023, upon consideration of the Appeal from Order of Register of Wills dated November 5, 2021, filed November 15, 2021, after a full-day evidential hearing on April 13, 2023 and consideration of the briefs filed May 5, 2023 and May 12, 2023, it is hereby **ORDERED** for the reasons set forth in the accompanying Memorandum that the copy of the will, Exhibit 1, shall be admitted to probate and that this matter is remanded to the Register of Wills for further action in accordance with this Order.¹

BY THE COURT:

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

¹ The Petition for Reimbursement of Car Loan Payments filed January 17, 2023, was not ripe for decision at the time of the evidential hearing. On April 14, 2023, this court entered an order that directed the parties to complete discovery and to inform this court whether the Petition can be decided on the papers or whether an evidential hearing will be required. The parties have not yet so informed this court.

MEMORANDUM

This case arises out of an appeal from the Decision and Order of the Register of Wills (ROW) dated November 5, 2021 in which the ROW determined that because the original of a will by Bruce Perry (“Decedent” or “Mr. Perry”) dated February 18, 2021 (signed February 24, 2021) was not found it was deemed destroyed and revoked. Timothy and Violet Phiri (“Contestants” or “Phiris”) filed an appeal to which Shirah Perry (“Daughter” or “Respondent”) responded. For the reasons that follow, this court holds that the copy of the will, Exhibit 1, is legally enforceable, that the original was outside the control of Decedent, that the presumption of a lost will is not applicable, and that Daughter has failed to establish a weakened intellect to support a finding of undue influence.

I. BACKGROUND

Timothy Phiri was born in South Africa, served in the military there, joined the South African National Congress, and participated in an attempted coup d’etat for which he was incarcerated for high treason. Mr. Phiri was sentenced to 18 years and served in the same prison with Nelson Mandela for a period of time. Mr. Phiri was released shortly after Nelson Mandela and served in the government for approximately 1.5 years before becoming disappointed with its progress. In 1997, Mr. Phiri came to the United States. Violet Phiri was already in the United States in exile under FBI protection while Mr. Phiri was in prison.

Testimony established that Timothy Phiri met Decedent in 2009 while Mr. Phiri was working at a “Relax the Back” store. Decedent had authored a book – “Malcom: The Life of a Man Who Changed Black America” – which received critical acclaim and was praised as exhaustively researched. Mr. Perry took an interest in Mr. Phiri’s story for a book and they began to lunch in Haverford and then in Mr. Perry’s home. The project was abandoned but a friendship developed and they continued to dine together and socialize – particularly after the Phiris moved to West Chester. The Phiris conceded at trial that they never met any of Mr. Perry’s family but they knew he had a daughter living in Germany and an ex-wife.

In 2014-15, Victoria Phiri was diagnosed with cancer and had surgery in Chester County Hospital. At that time, the Phiris did not have insurance and sold their condominium to pay for medical expenses. Mr. Perry invited the Phiris to live with him at his home located at 270 Swedesford Road, Malvern, Pennsylvania (the “Property”). The Phiris moved in while Victoria Phiri was receiving hospice care. Ultimately, Victoria Phiri received a new treatment at Lankenau Hospital and saw improvement leading to remission in 2016. In 2017, the Phiris moved out and they testified at trial that they never intended to stay there permanently nor did they ask to live there permanently but they appreciated Mr. Perry having allowed them to stay.

After moving out, the Phiris saw Mr. Perry at least one time per week, including at the Property. At this time, Mr. Perry was capable except he could not carry heavy

[72 Ches. Co. Rep. **In re: Estate of Bruce Perry, deceased**

items. Mr. Perry was not working for others at this time but was always writing using two bedrooms in his home he had converted into offices. Around this time, Mr. Perry also executed a Durable Power of Attorney on April 9, 2018 (the “2018 POA”) naming his “friend, Tim Phiri” as his authorized agent to make medical decisions in the event of terminal illness, mental incompetency, or inability to communicate. Exhibit 3. However, it was specifically noted that the decisions must be guided by the “Advance Directive for Physical and Mental Health Care” previously executed by Mr. Perry. Id.; see also Exhibit 2 (Department of Health - Do Not Resuscitate Order dated July 19, 2011 and re-executed on April 9, 2018 confirming Tim Phiri as his “health care agent”). The POA was explicit in giving authority to Mr. Phiri over medical decisions and references his wife, Violet Phiri as well. It did not permit Mr. Phiri to place Mr. Perry in a nursing home but absolved him from any liability for costs or decisions. Exhibit 3, p. 2. Additionally, the POA authorized Mr. Phiri, in the event of incapacity of Mr. Perry, to pay bills and taxes, negotiate with publishers, maintain the Property, access Mr. Perry’s safety deposit box, and the like and to receive pay at \$30.00 per hour for any such work increasing at the same rate as inflation. Id., p. 3. Mr. Perry took both Timothy and Violet Phiri at different times to his bank, the National Bank of Malvern, to meet with the bank president and authorize Mr. Phiri to do certain banking activities. Mr. Phiri did certain banking errands for Mr. Perry thereafter.

In 2017, Mr. Perry had two knee surgeries and spent time at Bryn Mawr Rehabilitation Hospital but recovered quickly. Mr. Phiri testified he reached out to Daughter and Mr. Perry’s ex-wife at that time. Mr. Phiri testified that Mr. Perry in 2020 was having trouble with his washer and asked Mr. Phiri to do his laundry, which he would pick up after work. In December of 2020, Mr. Phiri found Mr. Perry in his chair at 8 a.m. with the lights on. Mr. Perry seemed weak and disoriented. The next day, Mr. Phiri found Mr. Perry lying on the bathroom floor in similar condition. Mr. Perry did not know what happened. Ultimately, an ambulance came and it was determined that Mr. Perry had a stroke. Mr. Perry went to Paoli Hospital for one week and then a rehabilitation facility. Given COVID-related restrictions, Mr. Phiri could not see him in person but dropped off the paper each day and took care of matters at the Property.

Mr. Perry wound up in a wheelchair at a rehabilitation facility in Exton. Mr. Perry did not like it there and stayed approximately one week. Thereafter, Mr. Perry went to Quadrangle Rehabilitation for two to three weeks. During this time, the Phiris helped prepare the first floor at the Property for Mr. Perry’s return home. Mr. Perry could not walk or use his left side and was mostly confined to bed although he could speak and communicate. A hospital bed was set up in the den of the Property on the first floor as Mr. Perry could not return to his second-floor bedroom. The Phiris cared for Mr. Perry as did a registered nurse who came daily for one-half hour. Mr. Phiri, who had a caregiver company at this time, arranged for one of his caregivers to come – mostly Annie Wah.

Around February of 2021, Mr. Perry asked the Phiris to move in with him at the Property. The Phiris declined at first but ultimately agreed. Thereafter, Mr. Perry expressed a desire for the Phiris to have the home and called his mortgage company. Mr. Perry told Mr. Phiri to get paper bearing his letterhead and dictated what he wished

the terms to be while in his first-floor bed. Mr. Phiri typed up the document on his laptop and printed it on the manila letterhead that Mr. Perry had with a header of Perry, Kandel & Associates.² This document was typed on February 18, 2021 and signed on February 24, 2021. Exhibit 1 (the “Disputed Will”).

Mr. Phiri testified that he called a notary who was able to come to the Property despite COVID restrictions. Dr. Goutham Kodali (a neighbor) and Ms. Wah were present and witnessed the signing. The Phiris were also there but did not sign or act as formal witnesses. Exhibit 1 (signed by Mr. Perry, Dr. Kodali, print signature of Annie Wah, and notarized by Jodie Rosenthal-Young).

The Disputed Will was entitled “DOCUMENT BEQUEATHING MY HOUSE TO TWO OF MY HEIRS TIMOTHY F. PHIRI AND VIOLET M. PHIRI” and stated that, “I Bruce Perry, am bequeathing my home . . . to Timothy F. Phiri and Violet M. Phiri. I have also appointed Timothy F. Phiri to speak on my behalf and also be my executor.” Exhibit 1. The Disputed Will further stated, “I, the undersigned [signature of Bruce Perry], do hereby declare that I execute this document as my true wish and intent, and I willingly sign it in the presence of the following witnesses, and that I execute it as a voluntary act for the purpose herein expressed[.]” Id.

Of note, Dr. Kodali, a scientist with a Ph.D, working in bio-chemistry and physics lives next door to the Property and was Mr. Perry’s neighbor since 2015. Dr. Kodali testified that he would interact with Mr. Perry one to two times per week and help with yard items. Mr. Phiri called Dr. Kodali and stated that Mr. Perry requested that Dr. Kodali come to the Property to witness because he wanted to leave the Property to the Phiris. Dr. Kodali was familiar with the Phiris from when he moved in as he saw the Phiris visiting Mr. Perry and was aware that the Phiris lived at the Property while Violet Phiri was ill.

Dr. Kodali testified that he arrived at the Property and present were the Phiris, Mr. Perry, a notary, and another person as a second witness. Dr. Kodali originally had his daughters with him who knew Mr. Perry but sent them home. Dr. Kodali took it upon himself to ask Mr. Perry if this is what he wanted and read the document to him line-by-line. Mr. Perry said yes and confirmed he understood with each line. Dr. Kodali witnessed Mr. Perry sign and testified that Mr. Perry was in a hospital bed on the first floor but his words were clear that day. Dr. Kodali further testified that he did not receive a copy before leaving the Property but was given a copy later that day when Mr. Phiri gave it to him. Dr. Kodali confirmed the terms of the Disputed Will and stated that Daughter was not mentioned in the document but Mr. Perry did not discuss that decision with him. Mr. Perry did have photos of Daughter in the room. Dr. Kodali did not speak with Mr. Perry regarding the document after the signing but did visit him after that.

Jodie Rosenthal-Young also testified. She has been a notary since 1996 and acted as the Notary for the Disputed Will. She testified that she marked the work as an

² There was testimony that the letterhead was a “fake” letterhead created at some point by Mr. Perry that he liked to use. In addition, the Dispute Will is in the form of a letter to the mortgage company. Neither of these facts are germane to the three prongs at issue in rebutting the presumption of revocation.

[72 Ches. Co. Rep. **In re: Estate of Bruce Perry, deceased**]

affidavit in her log but believes it was a will. She affirmatively recognized the notary block and signature. She testified to remembering seeing Mr. Perry in bed and that he provided ID. She also remembered dealing with two witnesses (as well as another in the room she could not recall). She confirmed that Dr. Kodali insisted on reading the document to Mr. Perry and making sure he agreed to it as written and that he did so line-by-line while periodically checking to see if Mr. Perry understood. She further testified that it was unusual to have a document read in detail and that Mr. Perry did not require any physical assistance.

Annie Wah testified that she provided care services to Mr. Perry. She stated that she saw Mr. Perry sign the document and she witnessed him signing it. She confirmed that Dr. Kodali read the document to Mr. Perry and confirmed that Mr. Perry wanted to leave the Property to the Phiris. Ms. Wah admitted that she cannot read but she testified that she did sign the document. Mr. Phiri testified he gave a copy to Ms. Wah and to Dr. Kodali.

Ms. Juna Schlotzhauer testified that she was a homecare provider for Mr. Perry and provided housecleaning services. She testified that Mr. Perry had stated to her his desire to leave the Property to the Phiris. Ms. Schlotzhauer was given the dining room table of Mr. Perry by the Phiris and testified that Mr. Perry had said that the Phiris would get everything and if they didn't want it they could give it away. This was the only testimony that Mr. Perry intended to leave more than the home to the Phiris and is not reflective of the contents of the Disputed Will.

Mr. Phiri testified that he took the original of the Disputed Will and placed it in one of the two offices Mr. Perry kept on the second floor. He further testified that he placed it among other folders and that the offices were cluttered with papers, books, etc. which reflected Mr. Perry's passion for writing and research. Mr. Phiri looked for the original when receiving a call from Ms. Perry's attorney or representative and could not find it. He fears that he threw out the original when clearing out other papers from the offices.

Ms. Phiri testified regarding her relationship with Mr. Perry including that she met Mr. Perry around 2011 – approximately two years after Mr. Phiri had met him. Ms. Phiri noted that she was uncomfortable at first with Mr. Perry because Mr. Perry used colorful language and was short-tempered, particularly with strong women. However, they became friends when she and Mr. Phiri moved in with Mr. Perry because of her cancer, medical bills, and losing their home. Ms. Phiri testified credibly about Mr. Perry taking her to Lankenau Hospital. Exhibit 9 (photos including Mr. Perry and Ms. Phiri at Lankenau Hospital and at a dance recital for the Phiri's granddaughter).

Additionally, Ms. Phiri testified to her communications with Daughter regarding Mr. Perry. Exhibits 4, 5, 6, and 7. Those communications make clear that Daughter and Mr. Perry had a troubled relationship and that Ms. Phiri was acting as a go-between at times regarding Mr. Perry's health issues while encouraging reconciliation between the two.

Shirah Perry testified and noted that she had a troubled relationship with her father. She grew up in the Property with her mother and father and stayed in touch with her father over the years. Ms. Perry found out about the stroke in 2020 from Ms. Phiri and spoke to her mother about it. Ms. Perry testified that she was uncomfortable dealing

with strangers regarding her father's health. She further testified she was very upset about the Death Certificate, Exhibit 14, having incorrect information. Additionally, she testified that the Health Care Directive, Exhibit 2, included incorrect information such as Mr. Perry's grandfather being listed as Sig Heller instead of Keller. Ms. Perry testified that she recognizes the very specific and detailed Health Care Directive and POA, Exhibits 2, 3, as the type of documents her father would write. Ms. Perry noted that Mr. Perry went to one year of school at Harvard Law and had some familiarity with the law and its formalities. Ms. Perry testified that Exhibit 1, the Disputed Will, is not like her father in that it is short on details and he was familiar with legal documents and wills, including his own father's will. She further felt it was odd that he only addressed one asset in the Property and not his life's work and research on Malcom X.

Ms. Perry additionally testified about difficulties in dealing with the Phiris thereafter such as not being able to retrieve some of the papers and research her father had as well as furniture. She testified that when at the home to retrieve items Ms. Phiri became agitated as Ms. Perry searched through the offices and ultimately called the police. Ms. Phiri told Ms. Perry she would never get the research. Ms. Perry ultimately returned to the house approximately 1-2 months later with a constable and retrieved various boxes of research and other items and noticed that various other items were missing including an antique mahogany dining set, piano, and other items.

II. DISCUSSION

Before addressing any of the facts laid out above, this court must address the standards for a copy of a lost will being admitted. When a will that was in the possession of the testator cannot be found upon the testator's death, the law presumes that the will was revoked or destroyed by the testator. Unless this presumption is rebutted, a copy of the will cannot be probated – this is a long-standing principle of Pennsylvania law. See In re Bate's Estate, 134 A. 513 (Pa. 1926); In re Estate of Murray, 171 A.2d 171, 176 (Pa. 1961), overruled on other grounds by In re Hunter's Estate, 205 A.2d 97 (Pa. 1964); In re Estate of Wilner, 142 A.3d 796 (Pa. 2016); In re Estate of Keiser, 560 A.2d 148 (Pa.Super. 1989); In re Estate of Janosky, 827 A.2d 512 (Pa.Super. 2003).

To rebut this presumption, the proponent of a copy of the will must prove that (1) the testator duly and properly executed the original will, (2) the copy of the will presented for probate is substantially the same as the original will, and (3) the testator did not destroy or revoke the original will prior to his death. Moreover, this proof must be "positive, clear and satisfactory." See Murray, 171 A.2d at 175–76; Keiser, 560 A.2d at 150; Burns v. Kabboul, 595 A.2d 1153, 1167–68 (Pa.Super. 1991); Janosky, 827 A.2d at 519–20; In re Estate of Brumbaugh, 170 A.3d 541 (Pa.Super. 2017).

First, in addressing the first two prongs (testator duly executed and the copy is substantially the same) as to whether the Disputed Will as a copy can be properly admitted we turn to the governing statute. With respect to a conventionally signed will, 20 Pa.C.S. § 3132 requires the signature of the testator to be proved by the oaths

[72 Ches. Co. Rep. In re: Estate of Bruce Perry, deceased

or affirmations of two competent witnesses. They need not be subscribing witnesses, though the testimony of subscribing witnesses “shall be preferred to the extent that they are readily available.” See 20 Pa.C.S. § 3132(1).³ In In re Estate of Wilner, 142 A.3d 796, 801–05 (Pa. 2016), the Supreme Court held that the statute requires that only the execution, but not the contents, of all wills, including lost wills, be proved by the oaths or affirmations of two competent witnesses. The court disapproved contrary language in Hodgson’s Estate, 112 A. 778 (Pa. 1921) (requiring two witnesses to establish the contents of the will). Chief Justice Saylor explained:

[A]t the time of execution, subscribing witnesses need not read a will . . . and more, they need not even know that the document is a will. See In re Lillibridge’s Estate, 221 Pa. 5, 6, 69 A. 1121, 1121 (1908).

Wilner, 142 A.3d at 803.

Here, there is no doubt that two competent witnesses have testified as to the execution of the Disputed Will. The inability of Ms. Wah to read is irrelevant as she merely had to testify regarding the execution of the document, not its contents. However, she (and Dr. Kodali) were able to testify regarding the contents and intent due to Dr. Kodali reading and confirming the intent. Accordingly, under Wilner, or even under the overruled Hodgson’s Estate,⁴ two witnesses (in this case four witnesses in Dr. Kodali, Ms. Wah, Mr. Phiri, and Ms. Rosenthal-Young) testified as to the contents of the will and its execution. See also In re Estate of Gitterman, 268 A.3d 421 (Pa.Super. 2021) (allowing testimony from an ex-wife regarding the execution and contents of a previously executed will as sufficient to prove that the copy of the will was in fact signed and executed by the decedent although finding that the presumption wasn’t rebutted when the original will of the decedent attorney who practiced estate law wasn’t found).

Given the facts that the testator signed in the presence of two witnesses and a notary and the contents of the document signed are confirmed to be the same as the copy submitted to this court, the first two prongs required to rebut the presumption have been satisfactorily met by the Phiris.

The third prong remains as to whether or not positive, satisfactory, and clear proof that Mr. Perry did not destroy or revoke the original will exists. Although the parties spent much of the hearing focused on the relationships of the various parties, the relationship between a testator and any heirs or potential heirs is not dispositive

³ Statutory law in Pennsylvania requires the testimony of subscribing witnesses to authenticate two kinds of writings: (1) a will signed by mark and (2) a will signed by another person on behalf of the testator, “except to the extent that the register [of wills] is satisfied that such proof cannot be adduced by the exercise of reasonable diligence.” 20 Pa.C.S. § 3132(2). Here, the testimony of two subscribing witnesses (Dr. Kodali and Ms. Wah), although not necessary, was given in accordance with the statutory preference.

⁴ In Wilner, now Chief Justice Todd concurred and expressed concerns that eliminating the two-witness rule as to the contents of a will risked the possibility of fraud. Wilner, 142 A.2d at 294-300. That concern is not present here given multiple witnesses testified to the execution and contents matching the copy provided to the court.

to rebut the presumption. For example, the mere fact that hostile heirs had access to the will, and a motive to destroy it, before its disappearance is not sufficient to rebut the presumption that it was the testator who destroyed it. Keiser, 560 A.2d at 150. Moreover, evidence of the testator's close relationship with the sole beneficiary of his lost will, and his estrangement from those who would inherit if a copy of the lost will was not accepted for probate, was not sufficient to rebut the presumption that the testator revoked or destroyed his will. Janosky, 827 A.2d at 521–22; see also In re Estate of Gitterman, 268 A.3d 421, *6 (Pa.Super. 2021) (providing that family relationships “were, by themselves, insufficient to rebut the presumption.” (citing Janosky with approval)).

As such, the evidence of the relationships of the parties to the Testator is not dispositive of the initial issue of whether or not the presumption should apply (but may be relevant to the other claims of Ms. Perry). It is instructive to look at prior cases where a copy was entitled to probate or not. In Wilner, 142 A.3d 796, the Pennsylvania Supreme Court upheld a finding by an orphans' court that a copy of the lost will of a noted author was entitled to probate. Chief Justice Saylor said there are varying ways in which the presumption that a lost will was revoked or destroyed by the testator can be rebutted, as long as the rebuttal is by clear and convincing evidence. *Id.* at 805–06.

Wilner involved an attorney drafting a will for Ms. Wilner and keeping two conformed copies of the will, one of which he kept and the other which he gave to Ms. Wilner along with the original. The decedent, as here, had physical limitations that kept her on the first floor of her home so a live-in caregiver placed the original will in an unlocked metal box near Ms. Wilner's first-floor bedroom and the conformed copy in a locked safe upstairs. Three years later, the attorney prepared a codicil referencing the original will and again kept a conformed copy and gave the original and a copy to Ms. Wilner. Again, the copy was kept in a locked safe and the original in the first-floor metal box. Ultimately, Ms. Wilner's niece visited and suggested Ms. Wilner move to a nursing home upsetting Ms. Wilner and causing all direct contact to be cut off. Thereafter, and one week prior to the death of Ms. Wilner, the attorney again visited her home and she did not mention any desire to revoke the will. After her death, the original codicil and envelope containing the will was found in the metal box but not the original will. All documents were missing from the upstairs safe.

Ultimately, the Wilner court focused on the proof of execution and contents of the will in dispute and not on the revocation; however, it upheld the trial court's findings that the copy of the lost will should be admitted to probate. These circumstances are similar to those here; namely, here, the Decedent had an original within the same house and a copy within the same house. In the instant matter, the original was less accessible to the Decedent as it was on the second floor where Decedent could not go himself and its exact location unknown to him. As in Wilner, the Decedent never expressed to anybody a desire to revoke the Dispute Will. The Wilner court accepted the evidence on those facts as clear and convincing that there was no intent to revoke the will.

In In re Estate of McCaffrey, 309 A.2d 539 (Pa. 1973), the Pennsylvania Supreme Court held that proof that the original will was stolen when the testator's home was

[72 Ches. Co. Rep. **In re: Estate of Bruce Perry, deceased**

burglarized was sufficient to rebut the presumption that he revoked or destroyed it. It did not matter that the testator lived for more than seven years after the burglary and did not make another will, despite his attorney's suggestion that he do so. The Supreme Court ordered that a carbon copy of the stolen will be probated. Here, the likely explanation is that, instead of a burglar, Mr. Phiri threw out the documents when cleaning up the cluttered offices of Mr. Perry.

In In re Estate of Maddi, 167 A.3d 818 (Pa.Super. 2017), the Pennsylvania Superior Court affirmed an orphans' court's admission of a duplicate copy of a will to probate when the original could not be found. The Superior Court found sufficient evidence was presented to rebut the presumption where the decedent had included his sister when drafting the disputed will and although he had discussed changing his will never followed up with his sister or the attorney recommended. Additionally, the Maddi court cited as persuasive that the decedent took other steps to transfer properties and assets in accordance with the disputed will's terms. Lastly, the decedent had a convoluted filing system suggestive of the will existing but not being located because nobody knew where to look or it "was inadvertently misplaced while the Decedent's home was being cleaned and emptied." Maddi, 167 A.3d at 824. Here, as in Maddi, there is no evidence Mr. Perry discussed replacing or revoking his will or consulted with any of the parties helping with the creation and execution of the original. Tellingly, Mr. Perry's office was messy with documents similar to the convoluted filing system in Maddi and the most likely explanation of the original being lost is that it was inadvertently thrown out when cleaning out the offices.

Ms. Perry points to Janosky, supra, in which the decedent executed a will in his attorney's office and took the original home along with a photocopy in an envelope. Upon passing, the original could not be found and the family tried to probate the photocopy. The Superior Court affirmed the decision that the presumption was not overcome when the decedent retained custody and possession of the original and the mere theory that it had been misplaced was not clear and convincing evidence to rebut the presumption.

Janosky is readily differentiated. Mr. Perry did not retain the original, nor did he know exactly where it was placed other than upstairs. Moreover, the evidence here is the document was stored among piles of other documents and credible testimony was given that it was lost due to throwing out papers and clearing space when Mr. Phiri cleaned out the offices. No evidence existed in Janosky providing a likely explanation for the missing original. It is possible, as Ms. Perry argues, that Mr. Perry instructed a third party in the home to find and destroy the will. However, the court finds that it is far more likely that Mr. Perry never revoked the Disputed Will and the original was lost by the mistaken actions of Mr. Phiri than it is that Mr. Perry asked an unknown third party to go to the second floor, hunt for the document, and throw it out or destroy it without ever mentioning anything to any other individual.

Ms. Perry additionally points to In re Estate of Keiser, 560 A.2d 148 (Pa.Super. 1948), in which the Superior Court did not admit a will when a decedent executed a will, placed it in a tan metal box in her home, mentioned its locations and existence before moving with the box to an apartment, and the original was missing. However,

there, the decedent had exclusive access and control to the will during her lifetime and no evidence was presented regarding the contents of the will nor providing a sufficient explanation for the missing will. The Keiser court further rejected the argument that a potential heir had access to the will after the death and motive to destroy it as insufficient; however, here, the Phiris had access to the Disputed Will but no motive to destroy it as they benefit from the original being found.

This court finds that the instant fact set more closely aligns with Wilner, Maddi, and McCaffrey, than Janosky or Keiser. As such, this court finds that: (1) Mr. Perry duly and properly executed the original will; (2) the copy of the will presented for probate is substantially the same as the original will; and (3) by positive, clear, and satisfactory proof, the testator did not destroy or revoke the original will prior to his death when it was outside of his direct control and a much more likely explanation for the lost will has been presented.

The Disputed Will is a Testamentary Instrument

Ms. Perry additionally argues that the Disputed Will is not a testamentary instrument because it is addressed to a mortgage company and on “made-up letterhead.” This argument is specious. A will need not address all assets of a decedent nor must it contain any particular formalities. As discussed above, the Disputed Will comports with the statutory requirements and also has two witnesses and a notary. The document is entitled “Document Bequeathing My House to Two of My Heirs Timothy F. Phiri and Violet M. Phiri.” The document notes that Mr. and Ms. Phiri are two of his heirs (the remaining heir being Ms. Perry). The document only addresses two items – (i) the house as an asset being bequeathed to the Phiris; and (ii) Mr. Phiri being his executor. This is consistent with his prior Power of Attorney and Health Care Directive appointing Mr. Phiri.

As cited by Ms. Perry, the standard for a will is simple and laid out clearly in In re Lewis' Estate, 11 A.2d 667 (Pa.Super. 1940). “While a will does not have to be in any particular form or couched in technical language (Gibson's Estate, 193 A. 302 (Pa. Super. 1937)), a paper to be valid as a will must be testamentary in character, showing an obvious intention or purpose on the part of the maker to dispose of his property after his death.” Id. at 668 (citations modified). “If the instrument is in writing and signed by the decedent at the end thereof and is an otherwise legal declaration of his intention[,] which he wills to be performed after his death, it must be given effect as a will or codicil, as the case may be.” In re Kauffman's Estate, 76 A.2d 414, 416 (Pa. 1950). The question is if the instrument “shows testamentary intent with reasonable certainty.” Id. “The form and language of a writing are simply factors to be considered; an ‘informal instrument may be a fully effective will if the language suffices to show testamentary intent.’” In re Oerman, 279 A.3d 1287, *2 (Pa.Super. 2022) (unpublished decision) (citing In re Ritchie's Estate, 389 A.2d 83, 87 (Pa. 1978)).

To the extent the Disputed Will is in the form of a letter to the mortgage company, this has been addressed by the Pennsylvania Supreme Court.

[72 Ches. Co. Rep. **In re: Estate of Bruce Perry, deceased**

If a testator intends to make a testamentary gift, it can be done in many ways and in many forms, and the intent, as we have often said, is the polestar. Papers—holographic and otherwise—have been sustained as wills where a testamentary disposition of property was clearly contained in a letter or a deed or a certificate of deposit or a power of attorney or an agreement or a check or a note or an assignment, and even in a letter of instructions to an attorney where it was later proved that the writer intended such letter to be a will [.]

In re Estate of Fick, 211 A.2d 425, 427 (Pa. 1965) (citations omitted). As noted by the Fick Court, a letter to a third party (here, the mortgage company) can suffice as a will if that was the intent of the letter.

Here, the title of the document, its plain terms “bequeathing” the home to “two of [his] heirs,” the signature block noting it is a “**Testamentary Affidavit**” (emphasis added), and the procedure used with two witnesses and a notary make it beyond any doubt that this is a testamentary document disposing of a singular asset of Mr. Perry.⁵ Moreover, unlike Oerman, supra, in which the Superior Court affirmed that a failure to list any assets in a document rendered it non-testamentary in nature, Mr. Perry specifically listed one asset, used the form and language often found in wills including “bequeathing” the property, and named an executor. Accordingly, all of the hallmarks of a will have been met and its testamentary nature is clear on its face. All remaining assets such as Mr. Perry’s personal property, book royalties, bank accounts, and the like are subject to distribution to heirs by intestacy as not being mentioned within the testamentary document and shall pass to Ms. Perry. See In re Sando’s Estate, 66 A.2d 312, 314 (Pa. 1949) (holding that a will may be found with no disposition of assets when naming an executor and determining that because “there was no disposition of the residue an intestacy results by implication.”); Estate of Bruner, 691 A.2d 530, 534 (Pa.Super. 1997) (partial intestacy was the result where residuary clause was ineffective); Bowman v. Brown, 149 A.2d 56, 60 (Pa. 1959) (partial intestacy favoring testator’s children applied where testator did not make any express gift over of the property upon his wife’s death).

Undue Influence

Lastly, Ms. Perry argues undue influence renders the Disputed Will invalid. As laid out by the Superior Court:

“The resolution of a question as to the existence of undue influence is inextricably linked to the assignment of the burden of proof.” In re Estate of Clark, 334 A.2d 628, 632 (Pa. 1975).

⁵ Ms. Perry argues in her post-trial submissions that the Disputed Will does not contain the level of detail of Mr. Perry’s 2018 POA or Health Care Directive and thus should be doubted. That argument is unavailing – those documents dealt with multiple unknown situations that may arise in the future, the Disputed Will deals with two issues, his executor and the disposition of his home.

Once the proponent of the will in question establishes the proper execution of the will, a presumption of lack of undue influence arises; thereafter, the risk of non-persuasion and the burden of coming forward with evidence of undue influence shift to the contestant. Id. The contestant must then establish, by clear and convincing evidence, a *prima facie* showing of undue influence by demonstrating that: (1) the testator suffered from a weakened intellect; (2) the testator was in a confidential relationship with the proponent of the will; and (3) the proponent receives a substantial benefit from the will in question. Id. Once the contestant has established each prong of this tripartite test, the burden shifts again to the proponent to produce clear and convincing evidence which affirmatively demonstrates the absence of undue influence. Id.

In re Estate of Smaling, 80 A.3d 485 (Pa.Super. 2013). As such, Ms. Perry has the burden of showing Mr. Perry had a weakened intellect, the Phiris were in a confidential relationship, and that they received a substantial benefit from the will.

No testimony was presented to this court that Mr. Perry had a weakened intellect – rather all testimony indicated that Mr. Perry was clear and lucid on the day in question. In fact, Ms. Perry notes in her May 4, 2023 Post-Trial Memorandum at page 5 - “Given that Decedent retained his capacity[.]” Ms. Perry presented no evidence that Mr. Perry suffered from a weakened intellect and in fact, argues otherwise. The stroke he suffered rendered him physically diminished but no testimony by any party was presented regarding any mental incompetency. Moreover, the evidence clearly establishes a close and loving relationship between Mr. Perry and the Phiris for years including Mr. Perry inviting the Phiris to live in the Property on two occasions: once to help with Ms. Phiri’s cancer recovery and once to help with Mr. Perry’s physical rehabilitation. Mr. Perry had previously appointed Mr. Phiri to be his power of attorney and his health care agent and described him as a good friend in those documents in 2018. There is simply no evidence of a weakened intellect or undue influence.

III. CONCLUSION

Accordingly, for the reasons set forth above this court will enter an order directing the Register of Wills to admit the copy of the will, Exhibit 1, to probate.

TABLE OF CONTENTS
LEGAL NOTICES

Change of Name Notice 2
Corporation Notice 2
Notice of Incorporation. 2
Dissolution Notice 3
Estate Notice **1st Publication.** 3
Estate Notice **2nd Publication** 5
Estate Notice **3rd Publication.** 7
Fictitious Name Notice 8
Fictitious Name Notice 9
Sheriff Sale of Real Estate (**3rd Publication of 3**) 10

NOTICES

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

LAW NO. 2023-09149-NC

NOTICE IS HEREBY GIVEN that the name change petition of Derek Michael Tinnes was filed in the above-named court and will be heard on Monday, February 26, 2024 at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, November 17, 2023
Name to be changed from: Derek Michael Tinnes to: Derek Michael Meade
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. 2024-00673-NC

NOTICE IS HEREBY GIVEN that the name change petition of Avery Nikolas Perez was filed in the above-named court and will be heard on Monday, April 22, 2024 at 2:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, January 26, 2024
Name to be changed from: Avery Nikolas Perez to: Avery Nikolas Ferreira
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. 2024-00524-NC

NOTICE IS HEREBY GIVEN that the name change petition of Nikki Correa on behalf of minor child Evelina Noelle Lumbert was filed in the above-named court and will be heard on Monday, March 4, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, January 24, 2024
Name to be changed from: Evelina Noelle Lumbert to: Evelina Noelle Correa-Lumbert
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

All Gone, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Kreiser & Associates PC
128 Sutton Road
Ardmore, PA 19003

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on January 22, 2024 pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988.

The name of the corporation is: Dymond Dental, PC

Matthew M. Mayer, Esquire
Barley Snyder, P.C.
2755 Century Boulevard
Wyomissing, PA 19610

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholders and directors of CROSS COUNTRY DEVELOPMENT CO., INC., a PA corp., with an address at 321 S. Valley Forge Rd., Devon, PA 19333-1388, has approved a proposal that the corp. voluntarily dissolve, and that the sole director is now engaged in winding up and settling the affairs of the corp. under the provisions of Sec. 1975 of the PA Business Corp. Law of 1988, as amended.
 KAPLIN STEWART, Solicitors
 910 Harvest Dr., Ste. 200
 Blue Bell, PA 19422

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

DAILY, Virginia Marie, late of Exton. Roxie Kator, 152 Larose Drive Coatesville, PA 19320, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D West Chester, PA 19380, Administratrix. FRANCIS C. MILLER, Esquire, Miller Law, 21 W Washington St, Suite D West Chester, PA 19380, atty.

DALTON, William O., a/k/a William Owen Dalton, late of Kennett Township. John Peter Dalton, 70 Washington St., Apt. 51, Brooklyn, NY 11201, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19381-0562, atty.

DAVIS, Ruth M., late of Downingtown. Janet R. Smith and James C. Jackson, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

DRIVER, JEAN M., late of Charlestown. Christopher B. Driver, 1966 Meeting Place, Orlando, FL 32814, care of JENNIFER WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executor. JENNIFER WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, atty.

FORNEY, Marilyn Glenn, late of Newlin Township. Barbara Dale Forney, care of JANICE M. MATIER, Esquire, P.O. Box 551, Wilmington, DE 19899, Executrix. JANICE M. MATIER, Esquire, Richards, Layton & Finger, P.O. Box 551, Wilmington, DE 19899, atty.

GASPER, Mary Ann M., late of Downingtown Borough. Cheryl Oswald, 14 Reeceville Road, Coatesville, PA 19320, care of KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HAGGERTY, Peter John, late of New London Township. Joseph Anthony Rossi, 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.

HARPER, Robin F, a/k/a Robin Harper and Robin Francis Harper, late of Pennsbury Township. Holly Harper, 29 Ringfield Road, Chadds Ford, PA 19317 and Heide Harper, 120 Maloney Terrace, Avondale, PA 19311, care of TIMOTHY B. BARNARD, Esquire, 218 West Front Street, Media PA 19063, Executrices. TIMOTHY B. BARNARD, Esquire, 218 West Front Street, Media PA 19063, atty.

HELLMANN, Robert Charles, late of Coatesville. John Joseph Hellmann III, 419 Penn Lane West Chester, PA 19382, Executor.

IANNOTTA, Jeanne Vachon, late of West Chester Borough. Ruth Sunzeri, 1456 Burmont Rd., Haverstown, PA 19083, 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.

IFFRIG, Robert J., late of West Goshen Township. Dawn M. Marchini, 307 Jennifer Dr., Coatesville, PA 19320 and Paul G. Iffrig, 533 Valley View Rd., Springfield, PA 19064, care of JAMES R. FREEMAN, Esquire, 41 E. High St., Pottstown, PA 19464, Administrators. JAMES R. FREEMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

JORDAN, Robert Brian, late of London Grove Township. Allan Wheatcraft, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Ancillary Administrator. STEPHEN D. POTTS, Esquire, Herr,

Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

KRAFT, Shirley Hannah, late of Kennett Square. Tina Stein, 1031 1st St. S. Jacksonville Beach, FL 32250, Lois Beserra, 1155 Newbridge Tree NE Atlanta, GA 30319, Executrices.

KREHNBRINK, Thomas P., late of West Brandywine Township. Joan K. Krehnbrink, 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.

KRONENBERG, Dorothy J., late of Uwchlan Township. William Kronenberg, III, care of ANDREW J. HAAS, Esquire, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, Executor. ANDREW J. HAAS, Esquire, Blank Rome LLP, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, atty.

KRUPANSKY, Paul J., late of Valley Township. Vincent J. Krupansky, 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.

LAMMEY, James T., late of Uwchlan Township. Karen L. Lammey, 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.

LEPPLA, Barbara G., late of West Caln Township. Cynthia K. Buttke, 13707 22nd Ct E, Parrish, FL 34219, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

LONDON, Marian E., late of City of Coatesville. Antoinette Reeves, 530 Wendel Court, Apt F, Philadelphia, PA 19123, 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.

MALVESTUTO, Frank Raymond, late of Sadsbury Twp. Gina Barron, 315 Flagstone Circle, Coatesville, PA 19320, care of JONATHAN WIN-

TON, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executor. JONATHAN WINTON, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

O'NEILL, Edward J., late of Easttown Township. Carla C. O'Neill, P.O. Box 307, Oaks, PA 19456, Administratrix.

PUNK, John W., late of West Brandywine. Margaret C. Hennessy, 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.

RICE, Catherine S., late of West Brandywine Township. Pamela M. Rice, 217 Providence Hill Road, Coatesville, PA 19320, care of KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

RIEBEN, Carrie S., a/k/a Carrie Sophia Rieben, late of East Goshen Township. James Carl Rieben, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste 210, West Chester, PA 19382, Executor. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste 210, West Chester, PA 19382, atty.

RISSELL, Maureen K., late of West Bradford Township. Kathleen P. Trupe, 251 Horseshoe Ln., Narvon, PA 17555, 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.

RUHL, William J., late of West Goshen Township. Ann T. Ruhl, care of KARYN L. SEACE, CELA, Esquire, 105 E. Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 E. Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

SCHULZ, Karen M., a/k/a Karen Marie Schulz, late of Malvern Borough. Brian G. Schulz and Gregory R. Schulz, care of STEPHEN T. ELINSKI, Esquire, 510 E. Township Line Rd., Ste. 150, Blue Bell, PA 19422, Executors. STEPHEN T. ELINSKI, Esquire, Salvo Rogers Elinski & Scullin, 510 E. Township Line Rd., Ste. 150, Blue Bell, PA 19422, atty.

SCOTT, Joann M., late of West Goshen Township. Wendy S. Webster, 815 Highspire Road, Glen-

moore, PA 19343, 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.

SIMMONS, Wayne D., late of West Goshen Township. Sharon A. Simmons, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

SNISCAK, Audrey J., late of Uwchlan Township. Gregory M. Stevens, 21508 East Ln., Lewes, DE 19958, care of CARRIE L. SCATTERGOOD, Esquire, Seven Neshaminy Interplex, Ste. 403, Trevoise, PA 19053, Executor. CARRIE L. SCATTERGOOD, Esquire, Rothkoff Law Group, Seven Neshaminy Interplex, Ste. 403, Trevoise, PA 19053, atty.

WALKER, Brian Joseph, late of Coatesville. Dennis Walker, 385 Doe Run Rd. East Fallowfield Pa. 19320, Administrator.

WEAVER, Margaret J., late of West Brandywine Township. Patricia Maureen Weaver, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacEree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WHITE, Marie M., late of Borough of Phoenixville. James H. White, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay Street, Phoenixville, PA 19460, Executor. ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay Street, Phoenixville, PA 19460, atty.

ZERKLE, Margaret M., late of Caln Township. Cathleen M. Zerkle, Sharon A. Zerkle and John P. Zerkle, Jr., care of JOHN B. WHALEN, JR., Esquire, 8 Longwood Dr., Wayne, PA 19087, Administrators. JOHN B. WHALEN, JR., Esquire, 8 Longwood Dr., Wayne, PA 19087, atty.

Linda L. **WHISLER**, late of New Garden Township, Chester County, Pennsylvania died December 9, 2023. The Executrix of the Estate is Okie R. Taylor of West Grove, Pennsylvania. All persons having claims or demands against the Estate of said decedent are requested to make known the same, and all persons indebted to the decedent to make payment without delay to Okie R. Taylor c/o George S. Donze, Esquire, Donze & Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348.

2nd Publication

BECKER, John Michael, late of Pocopson Township. Halle Lynn Becker, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Administrator. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

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

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

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

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

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

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

FLETCHER, Glenn Carl, late of West Whiteland Township. Barbara J. Doyle, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Administrator. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

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

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

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

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

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

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

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

PASQUINI, Elmeria D., late of Uwchlan Township. Christa Pasquini Saltzman, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

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

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

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

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

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

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

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

3rd Publication

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

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

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

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

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

COX, Lore E., late of West Goshen Township. Barbara A. Larmer, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

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

DRISCOLL, Margaret M., a/k/a Margaret Mary Driscoll, late of East Nottingham. Joseph D. Phillips, 1918 Bluff Drive, Myrtle Beach, SC 29577, care of CHRISTINA ROBERTS, Esquire, 3305 Edgmont

Avenue, Brookhaven, PA 19015, Administrator. CHRISTINA ROBERTS, Esquire, Breslin, Murphy & Roberts, PC, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

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

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

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

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

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

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

HOGAN, Susanne W., late of Elverson Borough. Mike Hogan (a/k/a Michael Hogan), 220 Hill Rd., Elverson, PA 19520, care of CARRIE L. SCATTER-

GOOD, Esquire, 7 Neshaminy Interplex, Ste. 403, Trevose, PA 19053, Executor. CARRIE L. SCATTERGOOD, Esquire, Rothkoff Law Group, 7 Neshaminy Interplex, Ste. 403, Trevose, PA 19053, atty.

JOHNSON, Teresa Lee, a/k/a Terry Johnson, late of West Whiteland Township. Daniel Lee Johnson, 1417 Hunter Ln., West Chester, PA 19380, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. REBECCA A. HOBBS, Esquire, Firm, 41 E. High St., Pottstown, PA 19464, atty.

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

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

McCORKLE, JR., Wayne M., a/k/a Wayne M. McCorkle, late of East Fallowfield. John D. McCorkle, Jr., 105 Everett Court, Parkesburg, PA 19365, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

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

TURNER, Nancy H., late of East Goshen Township. Brian D. Turner, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

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

3115, atty.

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

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

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

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

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for **Schooley Mitchell** with a principal place of business located at 301 Fox Hollow Lane, West Chester, PA 19382 in Chester County. The individual interested in this business is Laura L. Fitts also located at this same address. The entity interested in this business is DJBF Enterprises LLC. also at 301 Fox Hollow Lane, West Chester, PA 19382. This is filed in compliance with 54 Pa.C.S. 311.

FICTITIOUS NAME

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective 3/16/1983, in the office of the Dept. of State, of the Commonwealth of PA, at Harrisburg, PA, on 9/20/23, for an Application for the conduct of business in Chester County, PA, under the assumed or fictitious name, style or designation of TUTTLE MARKETING SERVICES, INC., with the principal place of business at c/o Lea Engle, 106 Fawn Dr., Glenmore, PA 19343. The name and address of the entity interested in said business is Engle Marketing, Inc., 106 Fawn Dr., Glenmore, PA 19343.

LAW OFFICES WENDY F. BLECZINSKI, Solicitors

661 Moore Rd., #105
King of Prussia, PA 19406

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, February 15th, 2024 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, March 18th, 2024.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

2nd Publication of 3

SALE NO. 24-2-24

Writ of Execution No. 2023-01542

DEBT \$184,538.90

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

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

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

PARCEL # 29-4-165.17

IMPROVEMENTS thereon: a residential property

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

VS

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

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

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

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

SALE NO. 24-2-25
Writ of Execution No. 2023-04539
DEBT \$447,437.82

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

BEING LOT #29 ON SAID PLAN. CONTAINING 0.49 ACRES MORE OR LESS.

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

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

PARCEL# 43-6L-61
IMPROVEMENTS thereon: a residential property

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

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

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

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

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

SALE NO. 24-2-26
Writ of Execution No. 2023-01074
DEBT \$174,645.70

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

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

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

BEING Lot No. 151 on said Plan.

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

PARCEL# 16-04-0242

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Victoria L. Stonewall**

SALE ADDRESS: 107 Country Run

Drive, Coatesville, PA 19320

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

SALE NO. 24-2-27

Writ of Execution No. 2022-06044

DEBT \$185,500.05

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

Parcel Number: 43-4-257

PLAINTIFF: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **PATRICIA BOHNER & RICHARD BOHNER**

SALE ADDRESS: 1201 Brentford Lane, Malvern, PA 19355

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

SALE NO. 24-2-28

Writ of Execution No. 2022-01723

DEBT \$498,993.32

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

BEING PARCEL NUMBER: 61-5-331

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: **MARY JANICE JEFFRIES**

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

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

County on January 14, 2009.

Tax Parcel # 66-3-1.1B

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

VS

DEFENDANT: **Llewellyn Oblitey**

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

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

SALE NO. 24-2-29

Writ of Execution No. 2020-06675

DEBT \$4,746.37

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

TAX PARCEL NO. 16-9-277

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Hugh L. Simmons**

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

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

SALE NO. 24-2-32

Writ of Execution No. 2019-03622

DEBT \$566,656.89

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

Tax Parcel # 47-3-42

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

VS

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

SALE ADDRESS: 49 Wagners Lane, Coatesville, PA 19320

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

SALE NO. 24-2-31

Writ of Execution No. 2020-07181

DEBT \$721,706.59

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

SALE NO. 24-2-33

Writ of Execution No. 2023-04636

DEBT \$248,386.95

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

Parcel Number: 42-4Q-120

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

VS

DEFENDANT: **JOAN V. WRIGHT**

SALE ADDRESS: 114 Spring Road, Malvern, PA 19355

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

SALE NO. 24-2-34

Writ of Execution No. 2022-03553

DEBT \$719,853.50

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

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

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

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

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

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

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

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

VS

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

SALE ADDRESS: 30 Wingstone Lane,

Devon, Pa 19333

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKILLC 614-220-5611**

SALE NO. 24-2-35

Writ of Execution No. 2016-01001

DEBT \$703,732.99

PROPERTY SITUATE IN TOWNSHIP OF TREDYFFRIN

TAX PARCEL #43-11B-37

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DIPLOMAT PROPERTY MANAGER, LLC

VS

DEFENDANT: **JOSEPH GLEASON & SARAH GLEASON**

SALE ADDRESS: 425 Woodcrest Road, Wayne, PA 19087

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

SALE NO. 24-2-36

Writ of Execution No. 2023-04000

DEBT \$604,370.33

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

BEGINNING AT A POINT IN THE TI-

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

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

and conveyed unto Renell Maiersperger.

PARCEL NO.: 64-04-0002.010

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Renell Maiersperger**

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

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

SALE NO. 24-2-37

Writ of Execution No. 2023-03044

DEBT \$459,919.15

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

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

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

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

PARCEL NO.: 52-6-16.2

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

VS

DEFENDANT: **Joseph Kravitz**

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

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

SALE NO. 24-2-38

Writ of Execution No. 2021-05518

DEBT \$407,299.28

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

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

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

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

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

PARCEL #29-04-0178.010

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

VS

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

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

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

SALE NO. 24-2-39

Writ of Execution No. 2023-06394

DEBT \$652,859.84

ALL THAT CERTAIN parcel of ground

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

UPI No. 51-7-114

PLAINTIFF: National Bank of Malvern
VS

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

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

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

SALE NO. 24-2-41

Writ of Execution No. 2021-06980

DEBT \$22,405.57

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

BEING Unit No. 127 on said Plan.

TOGETHER WITH the beneficial, non-exclusive easements and rights as contained in the Declaration of Southview,

a Planned Community, pursuant to the provisions of the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S.A. 5101 et seq., as amended, dated February 26, 2008 and recorded March 5, 2008 in Record Book 7378, Page 1061, as amended by the First Amendment to the Declaration of Southview, a Planned Community, recorded April 25, 2008, in Record Book 7419, Page 470, as amended by the Second Amendment to the Declaration of Southview, a Planned Community, recorded July 24, 2008, in Record Book 7484, Page 2108, as amended by a Third Amendment to the Declaration of Southview, a Planned Community, recorded October 2, 2008, in Record Book 7524, Page 511, as amended by the Fourth Amendment to the Declaration of Southview, a Planned Community, recorded March 18, 2009, in Record Book 7617, Page 397, as amended by the Fifth Amendment to the Declaration of Southview, a Planned Community, recorded July 23, 2009, in Record Book 7731, Page 193; as amended by a Sixth Amendment to the Declaration of Southview, a Planned Community, recorded October 26, 2009 in Record Book 7797 page 406, and which Unit is more specifically described in the As-Built Plan for Southview attached as Exhibit "A" thereto. BEING the same premises which Southview Place L.P., a Pennsylvania Limited Partnership, by Deed dated February 25, 2010 and recorded in the Office for the Recording of Deeds in and for Chester County in Deed Book 7872 at Page 667 et seq., granted and conveyed unto Akinniyi Akingbola and Olayemi Akingbola.

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

PLAINTIFF: Southview Community Association

VS

DEFENDANT: **Akinniyi Akingbola and Olayemi Akingbola**

SALE ADDRESS: 36 Lukens Mill Drive,

Coatesville, PA 19320

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

SALE NO. 24-2-42

Writ of Execution No. 2023-00777

DEBT \$205,496.43

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

BEGINNING AT A POINT ON A CERTAIN CUL DE SAC TERMINATING THE BED OF WELLINGTON DRIVE WHICH POINT IS MEASURED THE FIVE FOLLOWING COURSES AND DISTANCES FROM A POINT OF CURVE ON THE SOUTHWESTERLY SIDE OF MT. CARMEL ROAD (50 FEET WIDE); (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 25 FEET THE ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENT ON THE SOUTHEASTERLY SIDE OF WELLINGTON DRIVE (50 FEET WIDE); (2) SOUTH 41 DEGREES 25 MINUTES 35 SECONDS WEST 158.00 FEET TO A POINT OF CURVE THEREIN; (3) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 350 FEET THE ARC DISTANCE OF 207.97 FEET TO A POINT OF REVERSE CURVE; (4) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 50 FEET THE ARC DISTANCE OF 31.78 FEET TO A POINT OF REVERSE CURVE; (5) ON THE ARC OF A CIRCLE

CURVING TO THE RIGHT HAVING A RADIUS OF 50 FEET THE ARC DISTANCE OF 26.16 FEET TO THE POINT OF BEGINNING; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG LOT 5 ON SAID PLAN, SOUTH 20 DEGREES 57 MINUTES 52 SECONDS EAST 279.36 FEET TO A POINT IN LINE OF LANDS OF CHRISTIAN C. ROMIG, NORTH 59 DEGREES 33 MINUTES 30 SECONDS WEST 476.03 FEET TO A CORNER OF LOT 3 ON SAID PLAN; THENCE ALONG THE SAME, NORTH 77 DEGREES 13 MINUTES 07 SECONDS EAST 250 FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF THE AFORESAID CUL DE SAC; THENCE EXTENDING ALONG THE SOUTHWESTERLY AND SOUTHEASTERLY SIDE OF CUL DE SAC ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 50 FEET THE ARC DISTANCE OF 85.68 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BEING LOT 4 ON SAID PLAN. TITLE TO SAID PREMISES IS VESTED IN MATTHEW TOCYDLOWSKI AND AMBER HARP BY DEED FROM MARK P. COMBS AND SUZANNE A. COMBS DATED AUGUST 23, 2006 AND RECORDED SEPTEMBER 21, 2006 IN DEED BOOK 6960, PAGE 1277.

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

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

VS

DEFENDANT: **Matthew Tocydlowski and Amber Harp**

SALE ADDRESS: 204 Wellington Drive, Coatesville, PA 19320

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

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

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

Tax Parcel # 15-11-282

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, As Trustee for the Certificateholders of the CWMBMS, Inc., CHL Mortgage Pass-Through Trust 2006-HYB2, Mortgage Pass-Through Certificates, Series 2006-HYB2 c/o Newrez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Trinh Chau and Van Chau**

SALE ADDRESS: 943 Woodlawn Avenue, Phoenixville, PA 19460

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

SALE NO. 24-2-44
Writ of Execution No. 2019-07685
DEBT \$601,660.09

PROPERTY SITUATE IN TOWNSHIP OF CALN

TAX PARCEL # 39-04-0510

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **RAZA GILANI & SHAZIA HASHMI**

SALE ADDRESS: 2820 Westerham Road, Downingtown, PA 19335

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

SALE NO. 24-2-45

Writ of Execution No. 2022-05108

DEBT \$2,166,074.04

PROPERTY SITUATE IN TOWNSHIP OF CHARLESTOWN

TAX PARCEL #35-4-74.3

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

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

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

SALE NO. 24-2-46

Writ of Execution No. 2023-03312

DEBT \$101,580.76

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE IN THE TOWN-

SHIP OF HONEY BROOK, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA BOUNDED AND DESCRIBED ACCORDING TO A FINAL PLAN OF "GRANDSTAFF" MADE BY LESTER R. ANDES, P. E. OF THORNDALE, PA. DATED 5/25/1988, LAST REVISED 4/30/1991 AND RECORDED AT CHESTER COUNTY PLAN #11490, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEAST SIDE OF GRANDVIEW CIRCLE, 50 FEET WIDE, SAID POINT BEING THE SOUTHWEST CORNER OF LOT #14 OF SAID PLAN AND THE NORTHWEST CORNER OF THIS ABOUT TO BE DESCRIBED LOT; THENCE FROM SAID BEGINNING POINT AND ALONG SAID LOT #14, NORTH 65 DEGREES 24 MINUTES 20 SECONDS EAST 234.70 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF CAROLYN QUARTUCCI; THENCE ALONG THE SAME SOUTH 15 DEGREES 41 MINUTES 53 SECONDS WEST 249.74 FEET TO A POINT A CORNER OF LOT #12 OF SAID PLAN; THENCE ALONG THE SAME NORTH 77 DEGREES 38 MINUTES 23 SECONDS WEST 136.85 FEET TO A POINT OF CURVE ON THE SOUTHEAST SIDE OF SAID GRANDVIEW CIRCLE; THENCE ALONG THE SAME ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 180.00 FEET THE ARC DISTANCE OF 116.10 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

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

BEING THE SAME PREMISES which AMS Enterprises, Inc., by Deed dated November 13, 1992 and recorded November 16, 1992 in the Office of the Recorder of Deeds in and for the County of Chester,

Pennsylvania in Book 3333, Page 482 granted and conveyed unto Susan Watkins in fee.

TAX ID# 22-08-0001.170

PLAINTIFF: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **Susan Watkins**

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

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

SALE NO. 24-2-47

Writ of Execution No. 2023-02433

DEBT \$110,397.50

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

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

NER OF UNIT 82, THENCE EXTENDING ALONG THE SAME NORTH 1 DEGREE 59 MINUTES 11 SECONDS WEST 100 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING

BEING UNIT 83 BUILDING B 4 ON SAID PLAN.

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

BEING THE SAME PREMISES which John M. Scrafford and Tina M. Scrafford, by Deed dated June 10, 2005 and recorded June 20, 2005 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 6524, Page 287, Instrument No. 10544188 granted and conveyed unto John M. Scrafford in fee.

TAX PARCEL # 39-5E-85

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

VS

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

SALE ADDRESS: 215 Westbury Court, Downingtown, PA 19335

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

SALE NO. 24-2-48

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

Oxford, PA 19363

**PLAINTIFF ATTORNEY: LOGS LE-
GAL GROUP LLP 610-278-6800**

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

BOUNDED on the North by Lot 14 now owned by John S. Benson, on the East by the West line of Fifth Street, on the South by Lot 16 now owned by Norman M. Stewart and on the West by the East line of a 14 feet wide alley, having a front of 50.3 feet on the West line of Fifth Street and extending back to the East line of the alley aforesaid and having a width of 50 feet on said alley, the south line beginning in the West line of Fifth Street, 100.6 feet Northwardly from the intersection of the North line of Garfield Street and being 170.5 feet in length.

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

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

TAX PARCEL # 6-9-134

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Kevin James Bell**

SALE ADDRESS: 322 South 5th Street,

SALE NO. 24-2-50

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

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

BEGINNING at an iron pin the centerline of Buller Drive (50 feet wide) a corner of land remaining of the Grantor herein, said Point also being located the following four (4) courses and distances from the center line of Jefferis Road as measured along the said centerline of Buller Drive: (1) North 02 degrees 00 minutes West 402.78 feet; thence (2) North 05 degrees 15 minutes 30 seconds East 194.67 feet to a Point; thence (3) by a curve in the right having a radius of 45 feet, and arc of 69.30 feet, the chord thereof being 64.60 feet on a course of North 49 degrees 22 minutes 50 seconds East to a point; thence (4) South 86 degrees 30 minutes East 154.40 feet to the place of beginning; thence leaving said centerline of Buller Drive and along the land remaining of the Grantor herein North 18 degrees 27 minutes 40 seconds East 311.83 feet to a point, in line of land belonging to Clifford Diller thence along the same, South 59 degrees 51 minutes 45 seconds East 177.50 feet to an iron pin, a corner of land remaining of the Grantor herein; thence along same South 25 degrees 24 minutes 45 seconds West 238.93 feet to an iron pin in the centerline of the aforesaid centerline of Buller Drive; thence along the same North 86 degrees 30 minutes West 150.00 feet to the first mentioned point and place of beginning.

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

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

TAX PARCEL NO. 30-2-30.12

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

SALE ADDRESS: 108 Grandview Drive, Downingtown, PA 19335

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

SALE NO. 24-2-51

Writ of Execution No. 2023-02497

DEBT \$271,624.67

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

BEGINNING at a point in the bed of

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

BEING Lot 3 on said Plan.

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

TAX PARCEL NO. 56-4-16.3

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **Anthony Michael Moulton**

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

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

SALE NO. 24-2-52

Writ of Execution No. 2023-01736

DEBT \$174,130.19

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Westtown, County of Chester and Common-

wealth of Pennsylvania, bounded and described according to a plan of proposed lots in "Grand View Acres" made by Roder, Magarity, and Bryant, Professional Engineers, Upper Darby, Pennsylvania, dated April 3, 1953, as follows, to-wit;

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

BEING Lot No. 192 as shown on said Plan.

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

TAX PARCEL NO. 67-3-114

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Michael R. Stark**

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

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

SALE NO. 24-2-53

Writ of Execution No. 2023-02317

DEBT \$268,645.12

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

Parcel Number: 0204-03500000

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **Linda B. Valentine**

SALE ADDRESS: 340 East First Avenue, Malvern, PA 19355

PLAINTIFF ATTORNEY: **DANA MARKS, ESQ. 212-471-5100**

SALE NO. 24-2-54

Writ of Execution No. 2022-09373

DEBT \$150,605.90

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

TAX PARCEL NUMBER:8-3-203

PLAINTIFF: Citizens Bank, N.A.

VS

DEFENDANT: **Sue Anne Smith**

SALE ADDRESS: 414 Main Street, Parkesburg, PA 19365

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

SALE NO. 24-2-55

Writ of Execution No. 2023-02867

DEBT \$78,735.73

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

TAX PARCEL NUMBER:60-6-14

PLAINTIFF: Longbridge Financial, LLC

VS

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

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

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

SALE NO. 24-2-56

Writ of Execution No. 2023-00199

DEBT \$108,510.63

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

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

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

Trisha Simmons and Jason A. Simmons

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

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

SALE NO. 24-2-57

Writ of Execution No. 2022-03691

DEBT \$115,253.04

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

TAX PARCEL # 53-6F-134

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

VS

DEFENDANT: **Judith A. Lumpkin**

SALE ADDRESS: 702 Westtown Circle, West Chester, PA 19382

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

SALE NO. 24-2-58

Writ of Execution No. 2023-01117

DEBT \$24,952.26

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

BEGINNING at a point on the Southwesterly side of Magpie Lane, a corner of Lot 30; thence extending along the line of Magpie Lane South 30 degrees 41 minutes

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

BEING Lot 38 on said plan.

Tax Parcel # 47-4-566

PLAINTIFF: BANK OF AMERICA, N.A.
VS

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

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

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

SALE NO. 24-2-59

Writ of Execution No. 2022-09657

DEBT \$61,073.37

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

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

CONTAINING SEVENTY FIVE HUN- DRED SQUARE FEET OF LAND, BE THE SAME MORE OR LESS.

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

BEGINNING AT A POINT IN THE SOUTH LINE OF CHESTNUT STREET SAID POINT BEING DISTANT 204.4 FEET EASTWARDL Y FROM THE INTERSECTION OF THE SOUTH

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

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

Tax Parcel #: 38-2Q-27 AND 38-2Q-28

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

VS

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

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

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

SALE NO. 24-2-61

Writ of Execution No. 2023-03099

DEBT \$22,980.65

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

BEGINNING at an iron pin on the northern right of way line of the Pennsylvania Railroad (New Holland Branch) opposite a point in the center thereof 318.1 feet east of the intersection with the Wilmington and Northern Branch of the Reading Railroad; thence along said right of way line, parallel with and 23 feet northward from the center line, North 68 degrees East 69 feet to an iron pin; thence by said right of way North 22 degrees West 7 feet to an iron pin; thence along said right of way, parallel with said center line 30 feet distant northward therefrom, North 68 degrees East 24.5 feet to an iron pin; thence by land of Leonard Stump and Frances Stump, his wife, North 24 degrees 43 minutes West 85.5 feet to a point in the center of the highway from Suplee to Cupola; thence along in the same by land retained by the grantors, South 54 degrees 27 minutes West 100.5 feet to a point in said Highway; thence by land of Horace W. Bannon and Jane Bannon, his wife, South 29 degrees 33 minutes East (passing through the center of a wall) 70 feet to the place of beginning.

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

Tax Parcel # 22-04-0108

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

Asset Trust

VS

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

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

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

SALE NO. 24-2-62

Writ of Execution No. 2016-01903

DEBT \$182,459.12

PROPERTY SITUATE IN TOWNSHIP OF CALN

TAX PARCEL #3904E02280000

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **ELIZABETH C. SMALTZ**

SALE ADDRESS: 2558 Dupont Street, Coatesville, PA 19320

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

SALE NO. 24-2-63

Writ of Execution No. 2023-00381

DEBT \$559,814.32

PROPERTY SITUATE IN TOWNSHIP OF EAST GOSHEN

TAX PARCEL #53-06C-0063

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

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

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

SALE NO. 24-2-64

Writ of Execution No. 2020-00634

DEBT \$350,429.44

PROPERTY SITUATE IN TOWNSHIP OF WEST WHITELAND

TAX PARCEL # 41-6N-149

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

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

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

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

SALE NO. 24-2-65

Writ of Execution No. 2022-00491

DEBT \$178,757.76

PROPERTY SITUATE IN WEST WHITELAND TOWNSHIP

TAX PARCEL #4105Q01780000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: HB2 Alternative Holdings, LLC

VS

DEFENDANT: **CAROL DOBRA STEVENS**

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

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

SALE NO. 24-2-66

Writ of Execution No. 2018-13001

DEBT \$190,962.66

PROPERTY SITUATE IN TOWNSHIP OF VALLEY

TAX PARCEL #38-05C-0006.0000

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **Crystal G. Brown**

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

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

SALE NO. 24-2-67

Writ of Execution No. 2023-04385

DEBT \$480,694.21

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

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

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

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

Being Lot No. 14 as shown on said plan.

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

PARCEL NO.: 62-06-0040.150

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Edward C. Wuchter**

SALE ADDRESS: 208 Gregg Lane, Avondale, PA 19311

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