



Chester County Law Reporter

(USPS 102-900)

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TABLE OF CONTENTS 73 CHESTER COUNTY REPORTS

Winters vs. Patient First, Wilson and Vinshtok

*Motion for reconsideration – Preliminary objections - Motion for extension of time –
Certificate of merit* 185 (2025)

Classified Ads. 18

Meeting Space - *West Chester*

Legal Notices

See Table of Contents.1

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(USPS 102-900)

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Winters vs. Patient First, Wilson and Vinshtok

Motion for reconsideration – Preliminary objections - Motion for extension of time – Certificate of merit

1. Motions for reconsideration are directed to the discretion of the court and may be granted when there is a clear error made by the court that causes manifest injustice.
2. Mere disagreement with the court's conclusion is not a basis for reconsideration.
3. If preliminary objections are overruled, the objecting party shall have the right to plead over within twenty days after notice of the order or within such other time as the court shall fix.
4. If a court grants a motion to strike a claim for noncompliance with the requirements of Rule 1042.3(b), the court shall grant the plaintiff twenty days to file a certificate of merit which cures the defect.
5. A defendant against whom a professional liability claim is asserted shall file a responsive pleading within the time required by Rule 1026 or within twenty days after service of the certificate of merit on that defendant, whichever is later.
6. A court, upon good cause shown, shall extend the time for filing a certificate of merit for a period not to exceed sixty days.
7. Good cause is not shown unless the motion for an extension sets forth specific information upon which the court can find that the movant has acted with due diligence.
8. Pa.R.Civ.P. 1042(a)(1) requires a written statement opine that there exists a reasonable probability that the care, skill or knowledge exercised or exhibited in the treatment, practice or work that is the subject of the complaint, fell outside acceptable professional standards and that such conduct was a cause in bringing about the harm.
9. Plaintiff filed a Complaint alleging that a doctor negligently prescribed medication for Plaintiff's minor daughter, which caused harm to Plaintiff. The court entered order that denied Defendants' motion seeking dismissal based on Plaintiff's lack of standing, ruling that the motion was no substitute for a properly raised demurrer; and granted Defendants' motion to strike certificates of merit from a pharmacist. Defendants filed a motion for reconsideration as to the motion regarding standing. This court cannot conclude from Plaintiff's motion for an extension of time that Plaintiff has acted with due diligence or shown good cause. Further, Plaintiff's motion is based on speculation. Accordingly, this Court Held Defendants' request for this court to grant Defendants' previously filed motion to dismiss based on a lack of standing was denied; Defendants' request to be allotted twenty days from the filing of proper certificates of merit to file a responsive pleading was granted; and Plaintiff's motion for extension of time to respond to the court's prior order was denied.

C.C.P., Chester County, Pennsylvania, Civil Action No. 2024-03638-PL; Jason R. Winters vs. Patient First Pennsylvania Medical Group, PLLC, Paul J. Wilson, D.O. and Olga Vinshtok, M.D.

Plaintiff *pro se*
Christine C. Blair for Defendants
Binder, J., December 17, 2024:-

[73 Ches. Co. Rep. **Winters vs. Patient First, Wilson and Vinshtok**]

JASON R. WINTERS

Plaintiff

vs.

PATIENT FIRST PENNSYLVANIA
MEDICAL GROUP, PLLC, PAUL J.
WILSON, D.O., and OLGA VINSHTOK,
M.D.

Defendants

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

No. 2024-03638-PL

ORDER and MEMORANDUM

AND NOW, this 17th day of December, 2024, upon consideration of (1) Defendants’ Motion for Reconsideration and Clarification and (2) Plaintiff’s Motion for Extension of Time to Respond to 11/21/2024 Order, both filed on December 11, 2024, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** as follows:

1. Defendants’ request for this court to grant Defendants’ previously filed Motion to Dismiss Based on Plaintiff’s Lack of Standing is **DENIED**;
2. Defendants’ request to “be allotted twenty days from the filing of proper certificates of merit to file a responsive pleading” is **GRANTED**; and
3. Plaintiff’s Motion for Extension of Time to Respond to 11/21/2024 Order is **DENIED**.

BY THE COURT:/s/ **BRET M. BINDER, J.**

MEMORANDUM

On April 30, 2024, Plaintiff filed a Complaint alleging that Paul J. Wilson, D.O. negligently prescribed Paxil for Plaintiff's minor daughter causing harm to Plaintiff as follows: (1) injury to Plaintiff's relationship with his daughter; (2) loss of Plaintiff's right to legal and physical custody of his daughter; (3) medical expense; (4) pain and suffering; and (5) future loss of earnings. See Complaint, 4/30/2024, ¶¶ 21, 24, 27-28.

On November 21, 2024, this court entered an Order that decided Defendants' Preliminary Objections to Plaintiff's Complaint filed July 18, 2024. Among other things, this court: (1) denied Defendants' Motion to Dismiss Based on Plaintiff's Lack of Standing ruling that Defendants' Motion was no substitute for a properly raised demurrer while directing Defendants to file an Answer to Plaintiff's Complaint within twenty (20) days; and (2) granted Defendants' Motion to Strike Certificate[s] of Merit, ruling that Plaintiff's written statements pursuant to Pa.R.Civ.P. 1042.3(e) were insufficient as from a pharmacist while directing Plaintiff to file proper certificates of merit within twenty (20) days.

On December 11, 2024, Defendants filed a Motion for Reconsideration and Clarification. First, Defendants ask this court to grant Defendants' previously filed Motion to Dismiss Based on Plaintiff's Lack of Standing asserting that Defendants owed Plaintiff no duty and that "Plaintiff's alleged causes of actions are removed from the direct and immediate result of the alleged action and are instead remote consequences." Motion, 12/11/2024, p. 5. Defendants' belated invocation of duty and proximate cause appears to be in response to this court's previous observation that "Defendants fail to explain why Plaintiff would lack standing to bring claims on his own behalf, Brief, 7/18/2024, pp. 2-3, and Defendants' objection to Plaintiff's standing is no substitute for a properly presented demurrer." Memorandum, 11/21/2024, p. 3 (citation omitted). Even so, Defendants' belated invocation of duty and proximate cause¹ is deficient as unsupported by citation or reasoned argument. See Motion, 12/11/2024, pp. 4-5.

It has long been established that motions for reconsideration are directed to the discretion of the court and may be granted when there is a clear error made by the court that causes manifest injustice. See, e.g., Pennsylvania Railroad Co. v. Public Service Commission, 179 A. 850 (Pa. Super. 1935). Similarly, it is well-established that "Mere disagreement with the court's conclusion is not a basis for reconsideration." North Coventry Township v. Tripodi, 2010 WL 8971894 (Chester Co. 2010). Here, Defendants have failed to show that it was error for this court not to sustain a demurrer that was never raised, and Defendants' Motion for Reconsideration amounts to mere disagreement with this court's conclusion.

However, the second part of Defendants' Motion for Reconsideration and Clarification filed December 11, 2024 has merit because it noted an inconsistency in this court's Order entered November 21, 2024. On the one hand, this court's Order denied Defendants' Motion to Dismiss Based on Plaintiff's Lack of Standing and directed

¹ This court notes that the words "duty" and "remote" do not appear in Defendants' Preliminary Objections/ Motion or Brief filed on July 18, 2024.

[73 Ches. Co. Rep. **Winters vs. Patient First, Wilson and Vinshtok**

Defendants to file a response to Plaintiff's Complaint within twenty (20) days.² On the other hand, this court granted Defendants' Motion to Strike Certificate[s] of Merit while granting Plaintiff twenty (20) days to file proper certificates of merit.³ By their Motion for Clarification, Defendants ask they "be allotted twenty days from the filing of proper certificates of merit to file a responsive pleading." Motion, 12/11/2024, p. 6. In doing so, Defendants direct this court to Pa.R.Civ.P. 1042.4 which provides that "A defendant against whom a professional liability claim is asserted shall file a responsive pleading within the time required by Rule 1026⁴ or within twenty days after service of the certificate of merit on that defendant, whichever is later." Pa.R.Civ.P. 1042.4 (footnote added). This court views Defendants' request as appropriate. See also Pa.R.J.A. 113 (Particular Controls General).

On December 11, 2024, Plaintiff filed Plaintiff's Motion for Extension of Time to Respond to 11/21/2024 Order. Plaintiff asks to have until January 11, 2025 to file proper certificates of merit on the following grounds which this court reproduces in their entirety:

2. The proposed extension of time is necessary because of competing deadlines on litigation and other matters. In particular, the Plaintiff is pro se and has been occupied in recent weeks working out-of-state in Vermont for the Army Corp of Engineers on a time-sensitive project. The Plaintiff was also on leave over the Thanksgiving holiday.

3. The Plaintiff's children's former Pediatrician is not available to meet until after Thanksgiving and Christmas regarding the certificates of merit. This same Pediatrician, a licensed Physician, will testify on behalf of Plaintiff during trial.

Motion, 12/11/2024, p. 1.

It is the law that "The court, upon good cause shown, shall extend the time for filing a certificate of merit for a period not to exceed sixty days." Pa.R.Civ.P. 1042.3(d). Good cause is not shown unless the motion for an extension sets forth specific information upon which the court can find that the movant has acted with due diligence. Glenn v. Mataloni, 949 A.2d 966, 969 (Pa.Cmwlt. 2008) ("The averments in Glenn's' first and second

² This court's directive followed Pa.R.Civ.P. 1028(d) ("If the preliminary objections are overruled, the objecting party shall have the right to plead over within twenty days after notice of the order or within such other time as the court shall fix.").

³ This court's directive followed Pa.R.Civ.P. 1042.8 ("If a court grants a motion to strike a claim for non-compliance with the requirements of Rule 1042.3(b), the court shall grant the plaintiff twenty days to file a certificate of merit which cures the defect."). The Rule was not strictly controlling but along with Pa.R.Civ.P. 1028(d) (see footnote, *supra*) and Pa.R.Civ.P. 1026(a) (setting forth the general twenty (20) day deadline for filing a response to a pleading) provided a reasonable guideline to set a time for Plaintiff's response given the circumstances of this case.

⁴ See footnote, *supra*.

requests for an extension of time do not demonstrate any actions Glenn took to try to obtain a medical statement before he filed his requests.”), *appeal denied*, 958 A.2d 1049 (Pa. 2008). *See also* Pa.R.Civ.P. 1042.3(d) (note) (explaining that short notice weighs in favor of granting additional time when, for example, “*despite diligent efforts by counsel*, records necessary to review the validity of the claim are not available.”) (emphasis added).

Here, this court cannot conclude from Plaintiff’s Motion that Plaintiff has acted with due diligence. Giving Plaintiff the benefit of all reasonable inferences, Plaintiff has averred only that he has been so busy that he has had only the time to attempt unsuccessfully to arrange a meeting with his children’s former pediatrician which might occur after the New Year. Plaintiff does not aver that the pediatrician has agreed to meet with Plaintiff and yet Plaintiff avers he has given priority to other litigation, work, and other unspecified matters without explaining how he has been prevented from contacting other potential experts and forwarding records for review to obtain a written statement as required by Pa.R.Civ.P. 1042.3(e) by the deadline set by this court.⁵ Plaintiff does not explain why it is necessary for Plaintiff to meet personally with his children’s former pediatrician and, importantly, Plaintiff has failed to aver that the pediatrician has promised to supply written statements but hasn’t yet had the time to do so.⁶ Instead, Plaintiff has at most averred that he has been busy and that the pediatrician hasn’t the time to meet with Plaintiff so Plaintiff might ask for the required written statements. Plaintiff has placed all reliance on the hope that the pediatrician will agree to meet with Plaintiff and provide written statements so that Plaintiff can comply with this court’s Order by January 11, 2025. Plaintiff’s Motion is based on speculation and from Plaintiff’s Motion this court cannot conclude that Plaintiff has shown good cause warranting grant of Plaintiff’s request for an extension of time.

Accordingly, this court will enter an order consistent with the foregoing.

⁵ This court can credit Plaintiff’s claim that he has been busy and still this court does not know what to make of Plaintiff’s averment that he was on leave over the Thanksgiving holiday. That Plaintiff was freed from work obligations suggests strongly that Plaintiff became much less busy and yet Plaintiff chose to take no action hoping he could in the future schedule a meeting with the pediatrician sometime after the New Year.

⁶ Plaintiff avers that the pediatrician will testify on behalf of Plaintiff during trial, but Plaintiff does not aver that the pediatrician will testify as to negligence and causation, which is the substance of a written statement. *See* Pa.R.Civ.P. 1042(a)(1) (setting forth the requirement that a written statement opine that “there exists a reasonable probability that the care, skill or knowledge exercised or exhibited in the treatment, practice or work that is the subject of the complaint, fell outside acceptable professional standards and that such conduct was a cause in bringing about the harm[.]”). Without that averment, this court cannot infer that the pediatrician will agree to supply Plaintiff with the required written statements.

TABLE OF CONTENTS
LEGAL NOTICES

Change of Name Notice 2

Corporation Notice 2

Estate Notice **1st Publication.** 2

Estate Notice **2nd Publication.** 4

Estate Notice **3rd Publication.** 5

Fictitious Name..... 6

Notice 2025-01100-TT 7

Notice 2019-06641-RC..... 7

Trust Notice **(1st Publication of 3)** 8

Trust Notice **(2nd Publication of 3).** 8

Sheriff Sale of Real Estate **(1st Publication of 3)** 9

NOTICES

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

LAW NO. 2025-04667-NC

NOTICE IS HEREBY GIVEN that the name change petition of Robert William Walker Jr. was filed in the above-named court and will be heard on Tuesday, September 30, 2025 at 3:00:00 PM, in Courtroom 2 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, May 30, 2025
Name to be changed from: Robert William Walker Jr. to: Robert Walker Mottola

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Saturday, June 14, 2025, effective Saturday, June 14, 2025 for PSG Holdco, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Holding Company.

CHRISTOPHER P. COVAL, Esquire
Fenningham, Dempster & Coval LLP
Five Neshaminy Interplex, Suite 315
Trevose, PA 19053

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

BEHREND, Herman, late of West Brandywine Township. Richard Behrend, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

BURNS, Robert J., late of Penn Township. Alison Guzzio, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Administratrix CTA. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

COOPER, Nancy E, late of Valley Twp.. Linda K. Cooper, 213 E State St., Kennett Square PA 19348, care of EDWARD M FOLEY, Esquire, 213 E State St., Kennett Square PA 19348, Executrix. EDWARD M FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St., Kennett Square PA 19348, atty.

DAVIS, Elizabeth Woodville, late of West Goshen Twp.. Richard T. Davis, 859 Brandywine Rd., Downingtown, PA 19335, care of JEFFREY W. SODERBERG, Esquire, P.O. Box 1229, Skippack, PA 19474, Administrator. JEFFREY W. SODERBERG, Esquire, Mandracchia Law, LLC, P.O. Box 1229, Skippack, PA 19474, atty.

DeSANTIS, Vincent J., a/k/a Vincent DeSantis and Vincent Joseph DeSantis, late of Willistown Township. Denise M. Babcock, care of MICHAEL J. MATTSON, Esquire, 21 W. Third St., Media, PA 19063, Executrix. MICHAEL J. MATTSON, Esquire, Musi, Mattson, Daubenberger & Clark, LLP, 21 W. Third St., Media, PA 19063, atty.

FAUST, Margaret Joan, late of Uwchlan Twp.. David J. Faust, 2834 Wimbledon Lane, Lancaster, PA 17601, care of HOLLY S. FILIUS, Esquire, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601, Executor. HOLLY S. FILIUS, Esquire, RKG Law, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601, atty.

HUTTON, Frances Sue, late of West Chester Borough. Kenneth Robert Hutton, 412 Pierre Dr., Ken-

nett Square, PA 19348, care of STEPHEN M. PORTER, Esquire, 125 Strafford Ave., Ste. 112, Wayne, PA 19087, Executor. STEPHEN M. PORTER, Esquire, Brett Senior & Associates, P.C., 125 Strafford Ave., Ste. 112, Wayne, PA 19087, atty.

IRWIN, Joan M., late of West Brandywine Township. Karen Irwin Hite, 25 Benner Rd., Royersford, PA 19468 and James E. Johnson, 117 Beverly Drive, Kennett Square, PA 19348, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executors. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

IRWIN, JR., George Middleton, a/k/a Dr. George M. Irwin, late of West Brandywine Township. Karen Irwin Hite, 25 Benner Rd., Royersford, PA 19468 and James E. Johnson, 117 Beverly Drive, Kennett Square, PA 19348, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executors. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

JOHNSON, Jeanette Smith, a/k/a Jeanette S Johnson and Jeanette Ethel Smith Johnson, late of East Whiteland. Jeffrey Brooks Johnson, 850 Avenida Salvador, San Clemente, CA 92672, Executor.

LAMB, Richard F., late of Kennett Township. Brian Andrew Lamb, care of DONALD B. LYNN JR., Esquire, P.O. Box 384, Kennett Square, PA, 19348, Executor. DONALD B. LYNN JR., Esquire, Larimore Scarlett LLP, P.O. Box 384, Kennett Square, PA, 19348, atty.

LAMMER, Robert William, a/k/a Robert W. Lammer, late of Tredyffrin Township. Dorothy L. Lammer, 518 Wyncotte Circle, Berwyn, PA 19312, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

LATTANZE, Michael David, a/k/a Michael D. Lattanze, late of North Coventry Township. Jennifer Kirkpatrick, 923 Hickory Grove Dr., Royersford, PA 19468, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, Executrix. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 115, West Chester, PA 19380, atty.

McADOO, Nancy T., late of West Brandywine Twp. Earl E. Metzler, 3rd, care of RYAN J. GRIFFIN, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, Esquire, James B. Griffin, PC, 623 N. Pottstown Pike, Exton, PA 19341, atty.

MONK, Dolores Imogene, late of Paoli. Laura M Ruzzini, 913 Dolphin Drive, Malvern PA 19355, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road, Chester Springs, PA 19425, Executrix. MICHAELANGELO L. DIPPOLITO, Esquire, Peoples Law Firm, LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

NOBLE, Barbara A., a/k/a Barbara Ann Noble, late of West Chester Borough. Janeen Connell, care of ROBERT W. HERSHMAN, JR., Esquire, 6 East Hinckley Avenue, 1st Floor, Ridley Park, PA, 19078, Administratrix. ROBERT W. HERSHMAN, JR., Esquire, 6 East Hinckley Avenue, 1st Floor, Ridley Park, PA, 19078, atty.

SANDERS, Catherine H, late of New Garden Township. Michael L. Sanders, care of GREGORY J. WEINIG, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executor. GREGORY J. WEINIG, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

SHEETY, Alia, late of Tredyffrin Township. Ebrihal Shity, care of MATTHEW J. McCONNELL, Esquire, Two Bala Plaza, Ste. 300, Bala Cynwyd, PA 19004, Executrix. MATTHEW J. McCONNELL, Esquire, Two Bala Plaza, Ste. 300, Bala Cynwyd, PA 19004, atty.

SIDDONS, Christine M., a/k/a Christine Siddons, late of West Whiteland Township. Kimberly Khouzam, care of PETER E. BORT, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, Executrix. PETER E. BORT, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, atty.

SIMCOX, Anna Ruth, a/k/a Anna R. Simcox, late of West Whiteland Township. Walter W. Simcox, Jr., 1190 Romansville Rd., Coatesville, PA 19320, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

TANZILLI, Richard A., a/k/a Richard A. Tanzilli, Sr., late of Malvern, Willistown Township. Lia A. Gorman and Richard A. Tanzilli, II, care of MICHAEL G. DEEGAN, Esquire, 134 W. King Street, Malvern, PA 19355, Executors. MICHAEL G. DEEGAN, Esquire, 134 W. King Street, Malvern, PA 19355, atty.

WALSH, David Gerard, late of East Whiteland Township. Meghan C. Walsh and David Gerard Walsh, Jr., care of JAMES F. CROTTY, Esquire, 390 Colwin Court, Blue Bell, PA 19422, Administratrix. JAMES F. CROTTY, Esquire, 390 Colwin Court,

Blue Bell, PA 19422, atty.

WENCLEWICZ, SR., Stephen Stanley, a/k/a Stephen Stanley Wenclewicz, late of Valley Township. Janine Marie Ireland, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

2nd Publication

AUSTIN, Jeffrey M., a/k/a Jeffrey Michael Austin, late of Westtown Township. Jennifer Polucci, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BEISEL, Craig R., late of Phoenixville Borough. Albert Edwin Beisel, 1098 Club House Court, Schwenksville, PA 19473, care of THOMAS A. MASTROIANNI, Esquire, 41 E. High St., Pottstown, PA 19464, Administrator. THOMAS A. MASTROIANNI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

BORTNER, Robert Burnell, a/k/a Robert B. Bortner, late of Malvern Borough. Betsy B. Bryce, 218 E. Broad St., Malvern, PA 19355, care of ALLEN H. TOLLEN, Esquire, 41 E. Front St., Media, PA 19063, Executrix. ALLEN H. TOLLEN, Esquire, 41 E. Front St., Media, PA 19063, atty.

COPP, Robert Milan, late of Phoenixville. Nancy C Cleveland, 3 Harkness Ct, Newark, DE 19711, Executrix.

DEWEES, Kitty, a/k/a Kathleen Dewees, late of Easttown Township. Carol R. Livingood, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

ECKMAN, Cathy, a/k/a Cathy H. Eckman, late of Honey Brook. Merrill B. Downs, 14536 East Sunset Shores Circle, Harrison, ID 83833, care of R. DOUGLAS GOOD, Esquire, 132 W. Main Street, New Holland, PA 17557, Executrix. R. DOUGLAS GOOD, Esquire, Good Law Firm, 132 W. Main Street, New Holland, PA 17557, atty.

FRUEHAUF, Annabelle S, late of Pocopson Twp.. Lauren Ann Fruehauf Ferraro, 213 E State St, Kennett Square PA 19348, care of NEIL E. LAND,

Esquire, 213 E State St, Kennett Square PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square PA 19348, atty.

GARVEY, Elizabeth Therese, late of East Pikeland Township. Annemarie P. Garvey, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administratrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

HUME, Doris C., late of East Goshen Township. Susan H. Lundquist, 22 Tullamore Dr., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pond Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pond Rd., Exton, PA 19341, atty.

KAMINSTEIN, Grazia Maria, a/k/a Grace, late of Birmingham, West Chester. Marcel Kaminstein, 1136 Dorset Drive, West Chester, PA 19382, Executor.

LEARY, Fay R., late of East Bradford Township. Elizabeth L. Rhoads, care of MARISA J. HERMANOVICH, Esquire, 2600 New Rd., Northfield, NJ 08225, Executrix. MARISA J. HERMANOVICH, Esquire, King Barnes, 2600 New Rd., Northfield, NJ 08225, atty.

LOTT, Virginia L., late of West Chester. Paul T. Lott, care of MARK S. PINNIE, Esquire, 844 East Street Road, POB 5, Westtown, PA, 19395, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie & Seelaus, LLP, 844 East Street Road, POB 5, Westtown, PA, 19395, atty.

MALCOLM, Debra Lynn, a/k/a Debbie Malcolm and Debbie Golder, late of West Grove. Andrew Golder, 129 Cooper Lane, Oxford, PA 19363, care of KAREN E. EICHMAN, Esquire, 8 Federal Rd., Suite 3, West Grove, PA 19390, Personal Representative. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Rd., Suite 3, West Grove, PA 19390, atty.

METZ, Charles Joseph, a/k/a Charles J. Metz, late of Pennsbury Township. Peter Metz and Suzanne Metz McEllhenney, 320 Fitzwater St., Philadelphia, PA 19147, Executors.

METZ, Janet Barberie, a/k/a Janet B. Metz, late of Pennsbury Township. Peter Metz and Suzanne Metz McEllhenney, 320 Fitzwater St., Philadelphia, PA 19147, Executors.

OTTERSON, Peter, late of Goshen Township. James M. Walter Sr., care of WILLIAM ADAIR BONNER, Esquire, P.O. 73, Glen Mills, PA 19342, Administrator. WILLIAM ADAIR BONNER, Esquire, P.O. 73, Glen Mills, PA 19342, atty.

PATTERSON, Ronald C., late of Exton. Lee L. Sassu, 285 Old Ford Road, White Haven, PA 18661, care of BENJAMIN J. GLATFELTER, Esquire, 3800 Market Street, Suite 206 A, Camp Hill, PA 17011, Executrix. BENJAMIN J. GLATFELTER, Esquire, Glatfelter Law Firm, 3800 Market Street, Suite 206 A, Camp Hill, PA 17011, atty.

SILVERI, Donato Paul, a/k/a Donato Silveri and Donato P. Silveri, late of Spring City, West Chester. JoAnn Doyle, 600 Wynne Rd, Springfield, PA 19064, Executor.

THOMSON, Francis C., late of Franklin Township. Linda Haldeman, care of DONALD B. LYNN JR., Esquire, P.O. Box 384, Kennett Square, PA, 19348, Executrix. DONALD B. LYNN JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA, 19348, atty.

THORNTON, Gerald G., a/k/a George Glenn Thornton and Gerry G. Thornton, late of New Garden Township. Barbara A. Thornton, 216 Brittany Dr., Avondale, PA 19311, care of JOEL W. GOLDBERG, Esquire, 213-215 W. Miner St., West Chester, PA 19382, Administratrix. JOEL W. GOLDBERG, Esquire, Goldberg, Goldberg & Maloney, 213-215 W. Miner St., West Chester, PA 19382, atty.

WARREN, Jennie B., late of East Goshen Township. John L. Warren, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

WEBB, William P., late of Avondale. Thomas Webb, care of JOHN S. CARNES JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, Executor. JOHN S. CARNES JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, atty.

WOLFF, Charles Eric, late of West Chester Borough. Michele Fort, care of CYNTHIA L. DENGLER, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Executrix. CYNTHIA L. DENGLER, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

WOODLAND, Winfield H, a/k/a Winfield Hartzell Woodland, late of Borough of Spring City. Donald J. Woodland, 2323 Harmonyville Road, Elverson, PA 19520, care of ROBERT R. KREITZ, Esquire,

1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610, Executor. ROBERT R. KREITZ, Esquire, Kreitz Gallen Schutt, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610, atty.

ZELLER, JR., Jacob Rife, a/k/a Jacob R. Zeller, Jr., late of West Goshen Township. Jonathan J. Zeller, 216 Roberts Lane, Coatesville, PA 19320, care of DOUGLAS C. LOVISCKY, Esquire, 1500 W. College Avenue, State College, PA 16801, Personal Representative. DOUGLAS C. LOVISCKY, Esquire, Loviscky & Cressman, 1500 W. College Avenue, State College, PA 16801, atty.

3rd Publication

BARBEN, Betty J., late of Sadsbury Township. Melanie A. Nabozny and Dorl E. Hilton, care of NICHOLAS T. GARD, Esquire, 121 E. Main Street, New Holland, PA 17557, Executrices. NICHOLAS T. GARD, Esquire, Smoker Gard Associates LLP, 121 E. Main Street, New Holland, PA 17557, atty.

BELBER, Lois T., late of Willistown Township. Karen Belber, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executrix. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

CARR, Sharon M., a/k/a Sharon Miller Carr, Sharon Conlin Miller and Sharon Conlin Wall, late of Willistown Township. Michael A. Carr, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Administrator. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

CERULLO, Eugene, late of Borough of Elverson. William Cerullo, care of JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, Executor. JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

DERVINIS, Eric Augustus, late of West Bradford Township. Elise Dervinis, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executrix. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, P.C., 600 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

HICKMAN, Lee B., a/k/a Naomi Lee Blake Hickman, late of West Chester Borough. Jeffrey E. Hickman, care of MICHELLE BERNARDO-RUDY, Esquire, 29 S. Darlington Street, West Chester, PA 19382, Administrator. MICHELLE BERNAR-

DO-RUDY, Esquire, Michelle Bernardo-Rudy Law, LLC, 29 S. Darlington Street, West Chester, PA 19382, atty.

ILG, Marie T., late of South Coventry Township. Cynthia A. Waters, 150 Blue Spruce Lane, Pottstown, PA 19465, care of CAROLYN M. MARCHESANI, Esquire, 800 East High Street, Pottstown, PA 19464, Executor. CAROLYN M. MARCHESANI, Esquire, Wolf, Baldwin, and Associates, P.C., 800 East High Street, Pottstown, PA 19464, atty.

JAY, Charlotte E, late of Pottstown. Zachary Cambria, 1678 Edinburgh Drive, Tucker, GA 30084, Executor.

JOLLIFFE, Diana Haky, a/k/a Diane Jolliffe, late of Phoenixville Borough. Michelle Jolliffe Timek, 320 Washington Ave., Phoenixville, PA 19460, Administratrix.

KAISER, Robert Alvin, late of Honey Brook. Gail Stanton, 80 Netherwood Drive, Coatesville, PA 19320, Executor.

KOYAMA, Kazuko, late of Tredyffrin Township. Takamasa Nagai, care of DANIELLA A. HORN, Esquire, 1 Roberts Ave., Glenside, PA 19038, Executor. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038, atty.

MULCAHY, Elizabeth M., late of Downingtown. Megan M. Welsh, 17 Pine Road, Malvern, PA 19355, care of JACQUELYN S. GOFFNEY, Esquire, 339 W. Baltimore Ave., Media, PA 19063, Executrix. JACQUELYN S. GOFFNEY, Esquire, 339 W. Baltimore Ave., Media, PA 19063, atty.

NICHOLSON, Bertha May, late of Kennett Square. David P Nicholson, 1334 Circle Drive, Downingtown, PA. 19335, Executor.

NIGRO, Jeanette, late of Oxford. Eileen Nigro, 345 Roneys Corner Rd, Oxford, PA 19363, Executor.

ROBINSON, Shirley Jane, late of West Grove. Glen Robinson, 546 Mt. Hope Road, Lincoln University, PA 19390 and Stephen Robinson, 134 Green Forest Drive, Middletown, DE 19709, Executors.

TREGERMAN, Sheryl J., late of Schuylkill Township. Richard Tregerman, care of NICOLE B. LaBLETTA, Esquire, 4745 W. Lincoln Hwy., Parkersburg, PA 19365, Executor. NICOLE B. LaBLETTA, Esquire, Randy Hope Steen Law Offices, 4745 W. Lincoln Hwy., Parkersburg, PA 19365, atty.

VACCARO, Joseph Michael, late of West Chester Borough. Sheila Elizabeth Vaccaro, 411 Sharpless Street, West Chester, PA 19382, care of JOSEPH QUINN, Esquire, 192 S Hanover St, Ste 101, Pott-

stown, PA 19464, Administratrix. JOSEPH QUINN, Esquire, RQP Law, 192 S Hanover St, Ste 101, Pottstown, PA 19464, atty.

WAMBOLD, Donald A, late of West Chester. Kevin T Vitelli, 813 S New Street, West Chester, PA 19382, care of KEVIN T VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, Executor. KEVIN T VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, atty.

FICTITIOUS NAME

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

Qualicare Home Care King of Prussia, West Chester & Media, with its principal place of business at 1515 Montana Drive, Downingtown, Pennsylvania 19335. The application has been (or will be) filed on: Monday, May 5, 2025. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Ryan Igbanol, 1515 Montana Drive, Downingtown, Pennsylvania 19335 and Shady Pines Ma! Inc., 1515 Montana Drive, Downingtown, PA 19335.

FICTITIOUS NAME

NOTICE OF FILING OF FICTITIOUS NAME
Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 12, 2025, for Warwick Arts, with a principal place of business located at 2817 S. Hill Camp Road, Pottstown, PA 19465 in Chester County. The individual(s) interested in this business: Tina Rhoads, 2817 S. Hill Camp Road, Pottstown, PA 19465. This is filed in compliance with 54 Pa.C.S. 311.

NOTICE

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION – LAW - 2025-01100-TT - Katayoun Pirestani a/k/a Kathy Pirestani, Plaintiff vs. Milven A. Roblero-Gabriel & Eli R. Roblero-Gabriel, Defendants - To: Milven A. Roblero-Gabriel, 424 Birch St., Kennett Square, PA 19348 & Eli R. Roblero-Gabriel, 706 Meredith St., Kennett Square, PA 19348, Defendants. Take notice that a Complaint in Civil Action-Motor Vehicle Accident has been filed against you in the above-named Court. Said complaint arises from an accident that took place on or about 5/16/23, on S. Union St., Chester County, where Defendant violently struck Plaintiff from behind causing severe injuries. Wherefore, Plaintiff demands judgment in her favor and against Defendants in an amount in excess of \$50,000.00 together with costs, expenses, compensatory, punitive and delay damages a jury trial being demanded. NOTICE: YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. LAWYERS REFERRAL SERVICE, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Robert P. Snyder & Erik P. Snyder, Attys. for Plaintiff, Snyder Law Group, P.C., 121 Ivy Ln., King of Prussia, PA 19406, 610.265.8050.

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW
NO. 2019-06641-RC
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

MORTGAGE ASSETS MANAGEMENT, LLC , Plaintiff
v.
ERIC VANDERSLICE, IN HIS CAPACITY AS HEIR OF LINDA GRADY, DECEASED HEIR OF ROBERT F. GRADY; ET AL., Defendants
To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT F. GRADY, Defendant, 235 MORGAN STREET, PHOENIXVILLE, PA 19460

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, MORTGAGE ASSETS MANAGEMENT, LLC , has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County, PA docketed to No. 2019-06641-RC, seeking to foreclose the mortgage secured on your property located, 235 MORGAN STREET, PHOENIXVILLE, PA 19460.

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

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

IF YOU CANNOT AFFORD TO HIRE A LAW-

YER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Chester County Bar Association Lawyer Referral and Information Service

15 West Gay Street

West Chester PA, 19380

610-429-1500

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF

Troy Freedman, Esq. ID No. 85165

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

1st Publication of 3

TRUST NOTICE

Notice is hereby given of the administration of the Trust set forth below. All persons having claims or demands against the decedent are requested to make known the same and all persons indebted to said decedent are required to make payment without delay to the trustees or attorneys named at below:

Suzanne C. Naylor Trust Under Agreement Dated 5/26/1993, as Amended & Restated 5/22/2024.

Suzanne C. Naylor, deceased, late of Malvern Borough, Chester County, Pennsylvania.

Successor Trustee: Robert Tomilson, 2001 Market St., Ste. 2620, Philadelphia, PA 19103.

Attorney: Daniel Gibbon, Clark Hill PLC, 2001 Market St., Suite 2620, Philadelphia, PA 19103

2nd Publication of 3

TRUST NOTICE

Trust Estate of PRICILLA C. THORNBURY, deceased, late of Cochranville, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of PRICILLA C. THORNBURY are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to:

JENNIFER L. WOOTEN, Trustee

172 Cochran Street

Cochranville, PA 19330

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, July 17th, 2025 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, August 18th, 2025.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

KEVIN D. DYKES, SHERIFF

1st Publication of 3

SALE NO. 25-7-182

Writ of Execution No. 2023-03907

DEBT \$452,253.13

All that certain piece or parcel or Tract of land situate in the Township of Honey Brook, Chester County, Pennsylvania, and being known as 246 Icedale Road, Honey Brook, Pennsylvania 19344

UPI # 22-11-60.6A & 22-11-40.5A

PLAINTIFF: Navy Federal Credit Union
VS

DEFENDANT: **Eleanor D. Fineran**

SALEADDRESS: 246 Icedale Road, Hon-

ey Brook, PA 19344

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

SALE NO. 25-7-183

Writ of Execution No. 2017-11225

DEBT \$2,546.42

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plat of Planned Community entitled "Valley View, a Planned Community", prepared by Carroll Engineering Corporation, Warrington, PA, for Orleans Corporation, dated 3/22/99, last revised 9/27/2000, as follows, to wit:

BEGINNING at a point being in the Northwest corner of Lot 92, said point being located the following courses and distances as measured from a common point of the existing Old Pottstown Pike right of way, the outbound property line for "Valley View, a Planned Community" and the center line of Mountain View Drive, thence (A) along the center line of Mountain View Drive North 30 degrees 16 minutes 12 seconds East the distance of 84.64 feet to a point; thence (B) along the same on a curve to the right with a radius of 210.00 feet an arc distance of 181.32 feet to a point of tangent; thence (C) along the same North 79 degrees 44 minutes 29 seconds East the distance of 113.72 feet to a point; thence (D) along the same on a curve to the left with a radius of 200.00 feet an arc distance of 73.88 feet to a point of tangent; thence (E) along the same North 58 degrees 34 minutes 39 seconds East the distance of 296.18 feet to a point of tangent; thence (F) along the same on a curve to the right with a radius of 250.00 feet an arc distance

of 141.77 feet to a point of tangent; thence (G) along the same South 88 degrees 55 minutes 53 seconds the distance of 254.28 feet to a point of tangent; thence (H) along the same on a curve to the left with a radius of 200.00 feet an arc distance of 88.17 feet to a point; thence (I) continuing along the center line of Mountain View Drive North 65 degrees 48 minutes 39 seconds East the distance of 263.02 feet to a point; thence (I) along the same on a curve to the right with a radius of 170.00 feet an arc distance of 283.25 feet to a point of intersection of the center lines of Mountain View Drive and Tall Pines Drive (formerly High View Drive); thence (J) along the center line of Tall Pines Drive North 71 degrees 16 minutes 30 seconds East the distance of 34.03 feet to a point; thence (K) leaving the center line of Tall Pines Drive South 18 degrees 43 minutes 29 seconds East the distance of 42.78 feet to the Northwest corner of Lot 94; thence (L) along the common property line of Lots 94 and 93 of "Valley View, a Planned Community" the distance of 48.00 feet to the Northwest corner of Lot 92, the POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING the four following courses and distances: (1) along the party wall on line between Lots 93 and 92, South 18 degrees 51 minutes 17 seconds East the distance of 80.00 feet to a point; thence (2) North 71 degrees 08 minutes 43 seconds East the distance of 24.00 feet to a point; thence (3) along the party wall on line between Lots 91 and 92 North 18 degrees 51 minutes 17 seconds West the distance of 80.00 feet to a point; thence (4) South 71 degrees 08 minutes 43 seconds West the distance of 24.00 feet to the POINT OF BEGINNING.

BEING PART OF UP! It41-5-156 BEING commonly known as: 204 Tall Pines Drive.

BEING part of the same premises which Orleans Corporation, a Pennsylvania corporation by Deed dated April 10, 2002 and recorded in the Chester County Recorder

of Deeds Office on April 16, 2002 at Instrument No. 10073284, granted and conveyed unto George T. Smith, in fee.

UPI # 41-5-156

PLAINTIFF: Valley View Community Association, a/k/a Courts At Valley View

VS

DEFENDANT : **George T. Smith**

SALE ADDRESS: 204 Tall Pines Drive, West Chester, PA 19380

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

SALE NO. 25-7-184

Writ of Execution No. 2024-03905

DEBT \$449,461.49

Property to be sold is situated in the township of Schuylkill, County of Chester and State of Pennsylvania.

Tax Parcel # 2706 01031400

IMPROVEMENTS thereon: a residential dwelling or lot (if applicable)

PLAINTIFF: U.S. Bank National Association as Trustee of Greene Street Funding Trust

VS

DEFENDANT: **Thomas A. Kuranda & Jennifer B. Bergstrom**

SALE ADDRESS: 365 Country Lane, Phoenixville, PA 19460

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

SALE NO. 25-7-185

Writ of Execution No. 2024-09440

DEBT \$875,712.61

Property to be sold is situated in the township of West Goshen, County of Chester and State of Pennsylvania.

Tax Parcel # 5206 00120000

IMPROVEMENTS thereon: a residential dwelling or lot (if applicable)

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of MFA 2021-NQM1 Trust

VS

DEFENDANT : **Mark Sulek**

SALE ADDRESS: 301 Westtown Way, West Chester, PA 19382

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

SALE NO. 25-7-187

Writ of Execution No. 2022-07291

DEBT \$6,582.66

ALL THA T CERTAIN tract or piece of ground, with the hereditaments and appurtenances, thereon erected, SITUATE in the Township of Caln, County of Chester, and State of Pennsylvania.

Tax Parcel # 39-4-37

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT : **Stacy L. Tukloff**

SALE ADDRESS: 606 W. Bondsville Road, Caln Township, PA 19335

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

SALE NO. 25-7-188

Writ of Execution No. 2025-00577

DEBT \$445,719.65

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the

Township of Easttown, County of Chester and Commonwealth of Pennsylvania, and described according to a plan thereof made by Meagher Construction Company, Inc., by Reeder and Magarity Professional Engineers, Upper Darby, PA., on June 27, 1960, as follows, to wit:

BEGINNING at a point in the center line of Nathan Hale Road (50 feet wide) which point is measured North 21 degrees 24 minutes 52 seconds West, 639.848 feet along the same from its intersection with the center line of Ferragut Road (50 feet wide) (as shown on said plan); thence extending from said beginning point, South 68 degrees 35 minutes 8 seconds West, 229.087 feet to a point; thence extending North 22 degrees West, 318.225 feet to a point in the bed of Nathan Hale Road, aforesaid thence extending through the bed of Nathan Hale Road, aforesaid; thence extending along the center line of Nathan Hale Road, the two following courses and distances: (1) South 67 degrees 7 minutes East 157.323 feet to appoint of curve; and (2) on a line curving to the right having a radius of 300 feet the arc distance of 2398.30 feet to the first mentioned point and place of beginning.

BEING Lot No. 108 as shown on said Plan.

BEING PART OF the same premises which Michael T. Osborne and Laura L. Osborne, husband and wife, by Deed dated August 30, 2002, and recorded September 17, 2002 in Chester County in Record Book 5389, Page 1486, Document No. 10128097 conveyed unto Joseph E. Kravitz, in fee.

UPI # 55-4-129.64

PLAINTIFF: Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for MFRA Trust 2015-1

VS

DEFENDANT : **Joseph E. Kravitz**

SALE ADDRESS: 810 Nathan Hale Road,
Berwyn, PA 19312

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

SALE NO. 25-7-189

Writ of Execution No. 2022-10140

DEBT \$309,922.63

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

Tax Parcel # 38-02-0129.400

PLAINTIFF: NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE SERVIC-
ING

VS

DEFENDANT : **JAMES JACKSON**

SALE ADDRESS: 841 Franklin Street,
Coatesville, PA 19320

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

SALE NO. 25-7-190

Writ of Execution No. 2024-04213

DEBT \$1,423,622.67

ALL THAT CERTAIN lot or piece of
ground situate in the Township of Willis-
town, County of Chester and Common-
wealth of Pennsylvania, bounded and de-
scribed according to a Subdivision Map
of Property of J. Frank Thompson, made
by Alva L. Rogers, Civil Engineer and
Surveyor, Ardmore, PA, 5/12/1951, as fol-
lows, to wit:

BEGINNING at a point in the middle of
Forrest Lane at the distance of 416.23
feet measured Southwestwardly along the
middle line of said Forrest Lane from its
intersection with the middle line of Sugar-

town Road; thence extending along the
middle line of said Forrest Lane, South 70
degrees 00 minutes West 166.45 feet to a
point; thence extending along land to be
conveyed to Robert C. Kurash the four fol-
lowing courses and distances:

1. North 15 degrees 41 minutes West 78.50
feet to a point;

2. North 19 degrees 18 minutes West 85
feet to a point;

3. North 15 degrees 14 minutes West 79
feet to a point, and

4. North 17 degrees 24 minutes West 31.99
feet to a point;

thence extending North 70 degrees 00
minutes East 151.48 feet to a point; thence
extending South 20 degrees 00 minutes
East 273.95 feet to the first mentioned
point and place of Beginning.

BEING PART OF the same premises
which Kelus Group Holdings LLC, by
Deed dated December 16, 2022, and re-
corded December 27, 2022 in Chester
County in Record Book 10995, Page 1772,
Document No. 11960156 conveyed unto
Davis road Holdings LLC, in fee.

UPI # 54-2-51

PLAINTIFF: Sun East Federal Credit
Union

VS

DEFENDANT : **Davis Road Holdings
LLC**

SALE ADDRESS: 804 Forest Lane, Mal-
vern, PA 19355

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

SALE NO. 25-7-191

Writ of Execution No. 2024-08863

DEBT \$756,525.39

ALL THAT CERTAIN lot or piece of

ground, situate in the Township of Willistown, County of Chester, Commonwealth of Pennsylvania, described according to a Plan of Property for E. Adrian Teaf, said Plan made by Howard W. Dora, Registered Surveyor, dated 5/17/1967, last revised 8/9/1967, and recorded at West Chester, Pennsylvania in and for the County of Chester in Plan Book 27, page 22 on 11/6/1967, as follows, to wit:

BEGINNING at a point on the title line in the bed of Garrett Mill Road (60 feet wide), a corner of Parcel No. 1, said point being measured by the four following courses and distances along the title line through the bed of Garrett Mill Road from its point of intersection with the title line in the bed of West Chester Pike, (1) North 19° 45' West the distance of 997.65 feet to a point, (2) North 23° 52' 40" West the distance of 253.01 feet to a point; (3) North 82° 50' West the distance of 54.64 feet to the point of beginning; thence extending from said point of beginning and along Parcel No. 1 the three following courses and distances (1) North 83° 23' West crossing the Southwesterly side of Garrett Mill Road the distance of 605.49 feet to a point, a corner; (2) North 6° 37' East the distance of 25 feet to a point, a corner; and (3) North 83° 23' West the distance of 578.43 feet to a pipe, a corner of land now or late of Ashton Estate; thence extending along the last mentioned land North 7° East the distance of 295.49 feet to a set I.P., a corner of Parcel No. 4; thence extending along Parcel No. 4 North 86° 36' 5" East the distance of 567.13 feet to a point, a corner of Parcel No. 3-A; thence extending along Parcel No. 3-A the two following courses and distances (1) South 1° East the distance of 397.46 feet to a point, a corner, and (2) South 83° 23' East re-crossing the Southwest side of Garrett Mill Road the distance of 565.55 feet to a point on the title line in the bed thereof; thence extending along the title line in the bed of Garrett Mill Road South 4° 34' East the distance of 25.48 feet

to the first mentioned point and place of BEGINNING.

TOGETHER with and subject to that certain Easement for Driveway dated 7/27/2005 and recorded 5/22/2007 in Chester County, PA as Document ID 10756239, Book 7166, Page 991.

BEING THE SAME PREMISES which Mary Ann M. Bianco and James L Bianco, by Deed dated 12/11/2012 and recorded 1/4/2013 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8604, Page 452, granted and conveyed unto Thaddeus Bartkowski a/k/a Thaddeus J. Bartkowski, III and Crystal Anne Crawford.

Tax Parcel # 54-8-12.1

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Citizens Bank, N.A.

VS

DEFENDANT : **Thaddeus Bartkowski a/k/a Thaddeus J. Bartkowski, III & Crystal Anne Crawford**

SALE ADDRESS: 1004 Garrett Mill Road, Newtown Square, PA 19073

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

SALE NO. 25-7-192

Writ of Execution No. 2025-00108

DEBT \$245,122.98

ALL THAT CERTAIN lot or parcel of land situated in the Township of Caln, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated June 15, 2006 and recorded in the Office of the Chester County Recorder of Deeds on June 26, 2006, in Deed Book Volume 6879 at Page 1695, as Instrument No. 200610662050.

Tax Parcel # 39-5-71

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

VS

DEFENDANT : **Angela E. Montgomery-Budd and Timothy F. Budd**

SALE ADDRESS: 21 Paul Nelms Drive, Downingtown, PA 19335

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

SALE NO. 25-7-196

Writ of Execution No. 2019-05952

DEBT \$1,880.83

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected Situate in the Borough of West Chester, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel # 1-6-55

PLAINTIFF: Borough of West Chester

VS

DEFENDANT : **Cynthia J. Dennis**

SALE ADDRESS: 127 S. Worthington Street, West Chester, PA 19382

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

SALE NO. 25-7-199

Writ of Execution No. 2024-09429

DEBT \$8,649.90

ALL THAT CERTAIN lot or piece of land, with the hereditaments and appurtenances thereon erected, Situate in the Township of Pocopson, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Red Bridge Farms,

made by Serdy, Bursich & Huth, Inc., Downingtown and Pottstown, Pa., dated 10/10/1975 last revised 3/4/1976 and recorded 12/14/1976 in Plan File 748 and 749, as follows, to wit:

BEGINNING at a point on the Easterly side of Isaac Taylor Drive at a corner of Lot #10 (as shown on said Plan); thence extending from said beginning point along lot #10 North 85 degrees, 15 minutes, 30 seconds East, 284.01 feet to a point; thence extending South 34 degrees, 10 minutes, 47 seconds East, 74.17 feet to a point; thence extending South 38 degrees, 36 minutes West, 220 feet to a point on the Northeasterly side of Isaac Taylor Drive; thence extending along the Northeasterly and Easterly side of Isaac Taylor Drive the 2 following courses and distances: (1) North 51 degrees, 24 minutes West 148.55 feet to a point of curve; and (2) on a line curving to the right having a radius of 200 feet the arc distance of 140 feet to the first mentioned point and place of beginning.

CONTAINING 44,295 square feet of land, be the same more or less.

Subject to Restrictive Covenant Agreement recorded at Book 387, Page 393 et seq.

BEING part of the same premises which Red Bridge Farms Developers, Inc., by Indenture bearing date the 16 th day of July 1979 and duly recorded at West Chester, in the Office for the Recording of Deeds, in and for the County of Chester, in Deed Book 655 page 191 et seq., granted and conveyed unto James McQuaid and Dora A. McQuaid, in fee.

Tax Parcel # 63-4-109.31

PLAINTIFF: Red Bridge Farms

Association, A/K/A Red Bridge Farms Civic Association

VS

**DEFENDANT : Robert McQuaid,
Presumed Heir or Assign of Dora A.
McQuaid, Deceased, Christopher Mc-
Quaid, Presumed Heir or Assign of
Dora A. McQuaid, Deceased, Dora E.
McQuaid, Presumed Heir or Assign of
Dora A. McQuaid, Deceased, and Pre-
sumed and Unknown Heirs, and All
Persons or Entities Claiming Right, Ti-
tle or Interest By or Through Dora A.
McQuaid, Deceased**

**SALE ADDRESS: 715 Isaac Taylor Drive,
West Chester, PA 19382**

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

SALE NO. 25-7-200

Writ of Execution No. 2025-00430

DEBT \$522,661.98

ALL THAT CERTAIN lot or parcel of
land situated in the Township of Kennett,
County of Chester, Commonwealth of
Pennsylvania, being more fully described
in Deed dated September 17, 2018 and re-
corded in the Office of the Chester County
Recorder of Deeds on November 20, 2018,
in Deed Book Volume 9846 at Page 1372,
as Instrument No. 201811640239.

Tax Parcel # 62-6-40.15

**PLAINTIFF: US Bank Trust National As-
sociation, Not In Its Individual Capacity
But Solely As Owner Trustee for VRMTG
Asset Trust**

VS

DEFENDANT : Edward C. Wuchter

**SALE ADDRESS: 208 Gregg Lane, Avon-
dale, PA 19311**

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

SALE NO. 25-7-201

Writ of Execution No. 2018-07076

DEBT \$236,562.91

**PROPERTY SITUATE IN TOWNSHIP
OF WEST CALN**

Tax Parcel # 280502020000

**IMPROVEMENTS thereon: a residential
dwelling**

**PLAINTIFF: M&T Bank A/K/A Manu-
facturers and Traders Trust Company**

VS

**DEFENDANT : Joan B. Mitros & Ste-
phen S. Mitros, Jr.**

**SALE ADDRESS: 1072 Kings Highway
West, Wagontown, PA 19320**

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

SALE NO. 25-7-202

Writ of Execution No. 2024-09044

DEBT \$623,138.20

**MUNICIPALITY: UWCHLAN TOWN-
SHIP, CHESTER COUNTY**

**DEED: BOOK NO. 6602, PAGE NO.
2343**

Tax Parcel # 33-7A-98

**IMPROVEMENTS thereon: a residential
dwelling**

**PLAINTIFF: U.S. Bank Trust Company,
NA as Indenture Trustee**

VS

**DEFENDANT : John P. Canterino and
Patricia A. Canterino**

**SALE ADDRESS: 407 Santillo Way,
Downingtown, PA 19335**

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

SALE NO. 25-7-203**Writ of Execution No. 2024-04229****DEBT \$294,722.71**

Property situate in the LOWER OXFORD TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 56-9-25.16

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Citibank, N.A., Not In Its Individual Capacity But Solely as Owner-Trustee of Bravo Residential Funding Trust 2023-NQM7

VS

DEFENDANT : **Jill A Dawson**

SALE ADDRESS: 200 College Circle, Lincoln University, PA 19352

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

SALE NO. 25-7-204**Writ of Execution No. 2024-03711****DEBT \$305,635.80**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Whiteland, County of Chester and State of Pennsylvania, bounded and described according to a Plan made by G.D. Houtman and Son, Media, Pennsylvania, dated November 3, 1960, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Gary Terrace (50 feet wide) which point is measured the six following courses and distances along the Southerly, Easterly, Northeasterly and Southwesterly sides of Gary Terrace from a point of curve on the Northeasterly side of Ship Road; extending from said point curve on a line curving to the right having a radius of 25 feet, the arc distance of 40.50 feet to a point of tangent; (2) North 48 degrees 43 minutes East 426.37 feet to a point of

curve; (3) on a line curving to the left having a radius of 175 feet the arc distance of 237.73 feet to a point of tangent; (4) North 29 degrees 07 minutes West 319.81 feet to a point of curve; (5) on a line curving to the right having a radius of 125 feet, the arc distance of 214.89 feet to a point of tangent; and (6) North 69 degrees 23 minutes East 46.51 feet to the point and place of beginning; thence extending from said beginning point along the said of Gary Terrace North 69 degrees 23 minutes East, 111.55 feet to a point; thence extending South 20 degrees 37 minutes East, 186.01 feet to a point; thence extending South 74 degrees 38 minutes West, 86.93 feet to an iron pin; thence extending North 89 degrees 53 minutes 30 seconds West, 26.71 feet to a point; thence extending North 20 degrees 37 minutes West, 168.61 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 as shown on said Plan.

BEING the same premises which Paul N. Alexander and Deborah G. Alexander, now known as Deborah Gail Bird, by deed dated November 17, 2016 and recorded November 28, 2016 in the Office for the Recorder of Deeds in and for the County of Chester, and Commonwealth of Pennsylvania in Record Book 9442 page 1745, granted and conveyed unto Paul N. Alexander, in fee.

UPI # 41-6J-105

PLAINTIFF: First National Bank of America

VS

DEFENDANT : **Paul Alexander**

SALE ADDRESS: 1433 Gary Terrace, West Chester, PA 19380

PLAINTIFF ATTORNEY: **THE KANCHER LAW FIRM, LLC 856-795-2440**

SALE NO. 25-7-205**Writ of Execution No. 2024-01228****DEBT \$133,502.50**

PROPERTY SIUTATE IN CALN TOWN-SHIP

Tax Parcel # 39-05A-0011

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT : **John J. Marshall**

SALE ADDRESS: 305 Astor Court AKA 305 Astor Court, Unit 109, Downingtown, PA 19335

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

SALE NO. 25-7-206**Writ of Execution No. 2021-01715****DEBT \$3,562,635.73**

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

Tax Parcel # 43-11H-0001.010 and 4311H00020000

IMPROVEMENTS thereon: a residential dwelling or lot (if applicable)

PLAINTIFF: Mill City Mortgage Loan

Trust 2019-1, Wilmington Savings Fund Society, FSB, as Trustee

VS

DEFENDANT : **Bruce Irrgang**

SALE ADDRESS: 655 N Wayne Avenue, Wayne, PA 19087

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

SALE NO. 25-7-207**Writ of Execution No. 2024-07320****DEBT \$268,731.74**

ALL THAT CERTAIN piece or parcel of land together with the building and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being:

Unit Number: 44 in Book Crossing, a Planned Community as established by the filing of Declaration of Covenants, Restricts, Easements and Establishment of Homeowners Association for Brook Crossing, a Planned Community in East Fallowfield township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5413, Page 1891.

BEING the same premises which Alex Chau and Thuy Chau by Deed dated June 26, 2006 and recorded in the Office of Recorder of Deeds of Chester County on June 30, 2006 at Book 6884, Page2245 Instrument#10663935granted and conveyed unto Oscar C. Hendry, Jr. and Katrina M. Hendry.

Tax Parcel # 47-4-595

PLAINTIFF: HBSC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates

VS

DEFENDANT: **Katrina M. Hendry and Oscar C. Hendry, Jr. and The United States of America**

SALE ADDRESS: 101 Osprey Lane, A/K/A 101 Osprey Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **STERN & EISENBERG, P.C 215-572-8111**