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(USPS 102-900)

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Termini vs. Redel

Right to jury trial waived unless timely demand

1. Pa.R.Civ.P. 1007.1(a) provides any right to a jury trial shall be deemed waived unless a party files and serves a written demand for a jury trial not later than twenty days after service of the last permissible pleading.
2. Pa.R.Civ.P. 1017 sets forth the pleadings in an action are limited to: (a) a complaint and an answer thereto; (b) a reply if the answer contains new matter, a counterclaim or a cross-claim; (c) a counter-reply if the reply to a counterclaim or cross-claim contains new matter; and (d) a preliminary objection and a response thereto.
3. An amended pleading withdraws the prior pleading and frames, presents, defines, and narrows the issues to be tried.
4. A Praeipce to Attach Exhibits is not a pleading because it is not listed within Pa.R.Civ.P. 1017(a).
5. Plaintiffs' Praeipce to Attach Exhibits supplemented Plaintiffs' Second Amended Complaint and did not replace it. The last permissible pleading was Plaintiffs' Reply to New Matter, served in June 2023, and, therefore, Defendants' Demand for Jury Trial filed in May 2024, was untimely, resulting in Defendants waiving their right to a jury trial. Accordingly, the Court Held Plaintiffs' Motion to Strike Defendants' Demand for Jury Trial was granted.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action No. 2022-06213; Joseph Termini and Emma Termini, h/w vs. William A. Redel and Cynthia F. Redel, h/w

David J. Moloznik and Scott R. Reidenbach for plaintiffs

Jessica R. Grater for defendants

Binder, J., August 12, 2024:-

Termini vs. Redel		7 (2025)]
JOSEPH TERMINI and EMMA TERMINI h/w, Plaintiffs vs. WILLIAM A. REDEL and CYNTHIA F. REDEL, h/w, Defendants	IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA No. 2022-06213-CT CIVIL ACTION – LAW	

ORDER and MEMORANDUM

AND NOW, this 12th day of August, 2024, upon consideration of Plaintiffs’ Motion to Strike Demand for Jury Trial filed May 23, 2024 and Defendants’ response thereto, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Motion is **GRANTED** and that Defendants’ Demand for Jury Trial filed May 6, 2024 is **STRICKEN**.

BY THE COURT:

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

MEMORANDUM

This case concerns a house sale gone bad. On June 1, 2023, Plaintiffs filed a Second Amended Complaint. On June 14, 2023, Defendants filed an Answer with New Matter. On June 29, 2023, Plaintiffs filed a Reply to New Matter which Plaintiffs served on June 30, 2023. Certificate of Service, 6/30/2023, p. 1.

More than nine (9) months later, on April 17, 2024, Plaintiffs filed and served a Praecipe to Attach Exhibits which directed the Prothonotary to attach Exhibits “A,” “B,” and “C” to Plaintiffs Second Amended Complaint.¹ Nineteen (19) days later, on May 6, 2024, Defendants filed a Demand for Jury Trial.

On May 23, 2024, Plaintiffs filed a Motion to Strike Demand for Jury Trial which is presently before this court. Plaintiffs rely on the general rule which commands that any right to a jury trial “shall be deemed waived unless a party files and serves a written demand for a jury trial not later than twenty days after service of the last permissible pleading.” Pa.R.Civ.P. 1007.1(a). Plaintiffs argue that Plaintiffs’ Praecipe to Attach Exhibits is not a pleading, that the last pleading was Plaintiffs’ Reply to New Matter, and that Defendants’ Demand for Jury Trial is untimely since it was filed approximately 292 days after the deadline. Motion, 5/23/2024, ¶¶ 8, 15-18.

Defendants argue that Plaintiffs Praecipe to Attach Exhibits is a pleading and that Defendants’ Demand for Jury Trial is timely filed because it was filed within twenty (20) days. Response, 6/7/2024, ¶¶ 17, 27-29, 31, 34, 36. Defendants argue as follows: “given that exhibits are part of a pleading and that Plaintiffs filed part of their pleading on April 17, 2024, they have essentially filed part of their Second Amended Complaint on April 17, 2024[, and t]hus, filing of the pleadings was fully completed on April 17, 2024.” Response, 6/7/2024, ¶ 31. *See also* Response, 6/7/2024, ¶¶ 35-37.

Here, both Plaintiffs and Defendants rely upon the general rule set out at Pa.R.Civ.P. 1007.1(a) which requires this court to identify “the last permissible pleading.” Except in asbestos litigation governed by Pa.R.Civ.P.1041.1, the pleadings in an action are limited to: (1) a complaint and an answer thereto; (2) a reply if the answer contains new matter, a counterclaim or a cross-claim; (3) a counter-reply if the reply to a counterclaim or cross-claim contains new matter; and (4) a preliminary objection and a response thereto. Pa.R.Civ.P. 1017(a). *See also Jones v. Van Norman*, 522 A.2d 503 (Pa. 1987) (holding that a pre-trial memorandum is not a pleading for purposes of Pa.R.Civ.P. 1007.1 as outside the scope of Pa.R.Civ.P. 1017(a)). It is clear that Plaintiffs’ Reply to New Matter is a pleading because a reply to new matter is described as a pleading at Pa.R.Civ.P. 1017(a)(2). Similarly, it is clear that Plaintiffs’ Praecipe to Attach Exhibits is not a pleading because a praecipe to attach exhibits is not described as a pleading in any of the subparts to Pa.R.Civ.P. 1017(a).

This court rejects Defendants’ argument that Plaintiff’s Praecipe to Attach Exhibits commenced a new twenty (20) day deadline for the filing of a demand for jury trial.

¹ Exhibits “A,” “B,” and “C” were copies of a Standard Agreement for the Sale of Real Estate, a Seller’s Property Disclosure Statement, and a letter dated February 24, 2020 from William D. Westbrook III of Westbrook Enterprise representing that the house’s septic system is satisfactory. Praecipe to Attach Exhibits, 4/17/2024, pp. 3-29. Plaintiffs had previously attached those exhibits to the Complaint filed March 27, 2023 and the Amended Complaint filed May 2, 2023.

It is true that an amended pleading may be treated as a last permissible pleading for purposes of Pa.R.Civ.P. 1007.1. Compare Hawley Bank v. Santini, 389 A.2d 671 (Pa. Super. 1978) (*en banc*) (plaintiff's amended answer to defendants' new matter and counterclaim treated as last permissible pleading) to Pomposini v. T.W. Phillips Gas and Oil Co., 580 A.2d 776, 778 (Pa. Super. 1990) (trial court had discretion to deny demand for jury trial "not made until after the trial without jury was in its fourth day and after an amendment to the complaint had been allowed."). However, an amended pleading withdraws the prior pleading, Avery v. Cercone, 225 A.3d 873, 882 (Pa. Super. 2019), and "frame[s], present[s], define[s], and narrow[s] the issues to be tried." Carlino E. Brandywine, L.P. v. Brandywine Village. Associates, 260 A.3d 179, 200 (Pa. Super. 2021)). Plaintiffs' Praecipe by its very terms did no more than file of record the Exhibits that Plaintiffs had failed to file with the Second Amended Complaint. Plaintiffs' Praecipe did not affect the factual allegations or issues raised by Plaintiffs' Second Amended Complaint and Plaintiffs' Praecipe did not withdraw Plaintiffs' Second Amended Complaint. Plaintiffs' Praecipe supplemented Plaintiffs' Second Amended Complaint and did not replace it.² Plaintiffs' Praecipe is thus distinguishable from an amended pleading and there is no rule or precedent that authorizes this court to treat it as such.

In conclusion, this court agrees with Plaintiffs that the last permissible pleading is Plaintiffs' Reply to New Matter which Plaintiffs served on June 30, 2023, that more than twenty (20) days passed before Defendants filed a Demand for Jury Trial on May 6, 2024, that Defendants failed to timely file a demand for jury trial as required by Pa.R.Civ.P. 1007.1, and that Defendants have waived their right to a jury trial.

Accordingly, for the reasons set forth above this court will grant Plaintiffs' Motion to Strike Demand for Jury Trial filed May 23, 2024.

² This court notes that Plaintiffs' Praecipe to Attach Exhibits did not prompt Defendants to file a pleading in response.

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NOTICES

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

LAW NO. 2024-08496-NC

NOTICE IS HEREBY GIVEN that the name change petition of Caitlyn Rose Melchiorre was filed in the above-named court and will be heard on Friday, January 17, 2025 at 2:00:00 PM, in Courtroom 2 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, September 20, 2024

Name to be changed from: Caitlyn Rose Melchiorre to: Flynn Alexander Melchiorre

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

CORPORATION NOTICE

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

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that Igneous Robotics, Inc. is currently in the process of voluntarily dissolving.

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

AMOLE, JR., Paul J., late of Coatesville. Robert J. Amole, Jr., care of ANITA FULWILER O'MEARA, Esquire, P. O. Box 209, Unionville, PA 19375, Administrator C.T.A.. ANITA FULWILER O'MEARA, Esquire, The O'Meara Law Firm, PC, P. O. Box 209, Unionville, PA 19375, atty.

BOYD, Karen L. a/k/a Karen Lee Boyd, late of East Whiteland Township. Bryan G. Boyd, care of JOHN YANOSHAK, Esquire, 17 E. Front St., P.O. Box 626, Media, PA 19063, Executor. JOHN YANOSHAK, Esquire, KAO Law Associates, 17 E. Front St., P.O. Box 626, Media, PA 19063, atty.

COOLEY, Kenneth Michael, a/k/a Kenneth M. Cooley, late of Penn Township. Maria K. Cooley, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

GREENFIELD, JR., Walter H., late of East Goshen Township. Elise Furman, care of JOHN S. CUSTER, III, Esquire, 7 Saint Albans Circle, Newtown Square, PA 19073, Executrix. JOHN S. CUSTER, III, Esquire, Custer & Custer, 7 Saint Albans Circle, Newtown Square, PA 19073, atty.

HUTCHINSON, James R., late of East Goshen Township. Suzanne Hutchinson, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Administratrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

JARVIS, Joan, a/k/a Joan Dolores Jarvis and Joan D. Jarvis, late of East Marlborough Township. Jeanne Jarvis Best, 6 Rockford Crossing Dr., Kennett Square, PA 19348., Executrix.

LOCILENTO, JR., Arthur Thomas, a/k/a Arthur T. Locilento, Jr., late of East Nantmeal Township. Mercedes Locilento, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. DUKE K. SCHNEIDER, Esquire,

MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

MANGIARDI, Audrey Marie, late of West Chester. Lawrence Steven Dunn, 413 Valley Rd Haverstown PA 19083, Executor.

MARRA, Mary Ellen, late of Uwchlan Township. Michelle Marra-Waugh, 300 Landers Court, Exton, PA 19341, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews LAW, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

McLEOD, John Robert, late of Borough of Coatesville. Donna Dunlap, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administratrix CTA. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty

NOONE, Steven R., late of East Nantmeal Township. Roger P. Noone, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

SMEDLEY-SEIBERT, Mary, a/k/a Mary Smedley Seibert, late of Wallace Township. F. John Seibert, Jr., care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executor. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

SMITH, Joseph A., late of Willistown Township. Nicole R. LeBlanc, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Media, PA 19063, Executrix. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 W. Third St., Media, PA 19063, atty.

TAYLOR, Ann Gilpin, a/k/a Ann G. Taylor, late of Tredyffrin Township. David S. Taylor and Lawrence D. Taylor, care of MICHAEL W. MILLS, Esquire, 131 W. State St., P.O. Box 50, Doylestown, PA 18901, Executors. MICHAEL W. MILLS, Esquire, Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901, atty.

2nd Publication

BENFORD, Cecile E., late of East Whiteland Township. Joseph M. Benford, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrator. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD.,

17 W. Miner St., West Chester, PA 19382, atty.

CLISBY, Barbara K., a/k/a Barbara Kerr Clisby, late of Charlestown Township. Stephen K. Cloetingh, P.O. Box 573, Kimberton, PA 19442, care of CAITLIN J. AKINS, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, Executor. CAITLIN J. AKINS, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, atty.

CONNOLLY, JR., Robert J., late of New Garden Township. Joanne G. Connolly, 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.

COOPER, Dorothy Ann, a/k/a Dorothy A. Cooper, late of North Coventry Township. Carol A. Cooper, 5062 70th Place North, Pinellas Park, FL 33781, care of DAVID S. KAPLAN, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. DAVID S. KAPLAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

DeSIMONE, Rita S., late of Borough of West Chester. Judith L. DeSimone, 405 W. Ashbridge Street, West Chester, PA 19380, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

DeVRIES, Mary Salva, a/k/a Mary S. DeVries, late of Pennsbury Township. Carol Leeland, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

DiMARCANTONIO, Dorothy, a/k/a Dorothy Frances DiMarcantonio, late of West Whiteland Township. Edward DiMarcantonio, 5 Stonebrook Ln., Malvern, PA 19355, care of ALVIN M. STAFFIN, Esquire, 1230 Old York Rd., Unit 200, Warminster, PA 18974, Executor. ALVIN M. STAFFIN, Esquire, O'Neill, Bragg & Staffin, P.C., 1230 Old York Rd., Unit 200, Warminster, PA 18974, atty.

HARRIS, Elizabeth J., late of Coatesville. Daina Harris, 7724 W Agora La, Phoenix AZ 85043, care of JENNIFER WALKER, Esquire, 31 S. High St, Ste. 200, West Chester, PA 19382, Administratrix. JENNIFER WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High St, Ste. 200, West Chester, PA 19382, atty.

HYTHA, Dolores J., late of Phoenixville Borough. Robert J. Hytha, Jr. and Gregory T. Hytha, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

JAMES, Marie, a/k/a Marie L. Vetter James, late of East Brandywine Township. Dawn James, care of JOHN A. GAGLIARDI, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. JOHN A. GAGLIARDI, Esquire, Wetzel Gagliardi Fetter & Lavin, LLC, 122 S. Church St., West Chester, PA 19382, atty.

KERR, JR., James, late of Westtown Township. Deborah L. Earwood, care of PHILIP G. CURTIN, Esquire, 1231 Lancaster Ave., Berwyn, PA 19312-1244, Executrix. PHILIP G. CURTIN, Esquire, Philips, Curtin & DiGiacomo, 1231 Lancaster Ave., Berwyn, PA 19312-1244, atty.

KIVLIN, Mary Elizabeth, late of West Whiteland Township. Daniel J. D'Aprile, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Administrator. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

POLLARD, Helen J., a/k/a Helen Jackson Pollard and Helen Pollard, late of West Chester. Barry Pollard, 128 North Wayne Street, West Chester, PA 19380, Executor.

SCULLY, III, Richard, late of Honey Brook Township. Debra S. Orcutt, 1131 S. Ashbrooke Dr., West Chester, PA 19380., Executrix.

SHAIK, Yesdani Basha, late of Upper Uwchlan. Humeera Shaikl, 501 Juneberry Court Chester Springs PA 19425, care of MICHAELANGELO DIPPOLITO, Esquire, 712 Kimberton Road Chester Springs PA 19425, Administratrix. MICHAELANGELO DIPPOLITO, Esquire, ThePeoplesLawFirm.com, 712 Kimberton Road Chester Springs PA 19425, atty.

TIMNEY, John J., a/k/a John Joseph Timney, late of West Whiteland Township. Jenna Hollister, 2160 Claymont Drive, Quakertown, PA 18951, care of RON R. MILLER, Esquire, 314 W. Broad St., Suite 118, Quakertown, PA 18951, Executrix. RON R. MILLER, Esquire, Ashby Law Offices, 314 W. Broad St., Suite 118, Quakertown, PA 18951, atty.

BLOUNT, Lorna M., late of West Brandywine Township. David R. Blount, 1426 Oakwood Rd., Coatesville, PA 19320, Executor.

CUPU, Angela Marie, late of Coatesville. Michael A. Cupo, care of DANIEL F. MONAHAN, Esquire, 535 N Church St., Suite 170, West Chester, PA 19380, Executor. DANIEL F. MONAHAN, Esquire, Brandywine Estate and Elder Law, 535 N Church St., Suite 170, West Chester, PA 19380, atty.

DALLETT, Stephen Charles, late of East Marlborough Township. Mark Dallett, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Administrator. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

DAVIS, Maceo Nathaniel, a/k/a Maceo N. Davis and Maceo Davis, late of Pennsbury Township. Paige Adia Carter, 51 High St., Yarmouth, ME 04096, care of SCUDDER G. STEVENS, Esquire, P.O. Box 1156, Kennett Square, PA 19348, Administratrix. SCUDDER G. STEVENS, Esquire, Scudder G. Stevens, P.A., P.O. Box 1156, Kennett Square, PA 19348, atty.

DEAN JR., John Howard, a/k/a John H. Dean Jr. and John Dean Jr., late of Chester Springs, West Vincent. Deborah McKechnie, 2061 Miller Road Chester Springs PA 19425, Executor.

DORAN, Cheryl G., late of West Whiteland Township. Michelle S. Harbold, 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.

DOUGHERTY, John V, late of West Brandywine Township. Andrew Dougherty, 1602 Arrowwood Dr, Easton, PA 18040, Administrator C.T.A..

FADDIS, Richard E., late of Coatesville City. Joseph M. Kessel, 3 Green Tree Dr., West Chester, PA 19382, care of MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executor. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

FAILOR, David E., late of Downingtown. Paul L. Failor, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

GAEBEL, Charles H., late of E. Marlborough Twp.. Denise K. Gaebel, care of NEIL E. LAND, Es-

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

GARRISON, David S., late of East Goshen Township. Laura J. Timmes-Garrison, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19381-0660, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

HANLEY, Mary Rita, late of West Whiteland Township. Deirdre M. Hanley, 217 Hillside Dr., Exton, PA 19341, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Administratrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

HILL, Jaci L., late of Downingtown. Laura Shearer, 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.

HUTTON, Richard J., late of Honey Brook. Richard J. Hutton, Jr., 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.

LEWIS, Mildred A., late of East Goshen Township. Anthony Morris, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Administrator.

LITTLE, Louise V., late of Borough of Oxford. Kim Diane Hoover, 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.

MAHLER, Audrey E, late of East Goshen Township, West Chester. Debra S. Ford, 224 Natalie Lane Media PA 19063, care of MATTHEW C. KONCHEL, Esquire, 13 Davenport Drive Downingtown PA 19335, Executor. MATTHEW C. KONCHEL, Esquire, Konchel & Associates, P.C., 13 Davenport Drive Downingtown PA 19335, atty.

McCOURT, Therese, late of Caln Township. Mary Grace Rogelstad, 923 Kings Arms Drive, Downingtown, PA 19335, Administrator.

McCOY, Martha Ann, a/k/a Martha A. McCoy and Martha McCoy, late of Willistown Township.

Richard Thomas McCoy, III, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

MERKINS, Nancy L., late of Parkesburg Borough. Stephen J. Merkins, care of WILLIAM B. COOPER, III, Esquire, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673, atty.

NAZZARIO, John V., late of East Goshen Township. Nicole Faucher, 114 Berwick Drive, West Chester, PA 19382, care of ROBERT M. FIRKSER, Esquire, 333 W. Baltimore Ave., Media, PA 19063, Executrix. ROBERT M. FIRKSER, Esquire, 333 W. Baltimore Ave., Media, PA 19063, atty.

NORDQUIST, Roger F., late of Tredyffrin Township. Paul J. Nordquist, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

NUGENT, IV, James T., late of Kennett Township. James T. Nugent, V, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

PAPE, Anne S., a/k/a Anne B. Pape, late of East Marlborough Township. William L. Pape, care of WILLIAM H. LUNGER, Esquire, Little Falls Centre Two, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, Executor. WILLIAM H. LUNGER, Esquire, McCollom D'Emilio Smith Uebler LLC, Little Falls Centre Two, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

PROVOST, Rashimir Bettina, late of Penn Township. Roderick Valenzuela and L. Peter Temple, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SALVI, Chitraang Naveenchandra, late of Tredyffrin Township. Saroja Sagaram, 2401 Harrier Drive Audubon, PA 19403, care of MICHAELANGELO L. DIPPOLITO, Esquire, 712 Kimberton Road Chester Springs, PA 19425, Administratrix. MICHAELANGELO L. DIPPOLITO, Esquire, ThePeoplesLaw-

Firm.com, 712 Kimberton Road Chester Springs, PA 19425, atty.

SCHAIBLE, Theresa M., late of West Vincent Township. Theresa A. Roberts, 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.

SPRINGER, Alice I., late of West Chester. Deborah Belusa, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media PA 19063, atty.

TABAKIN, Michael Christopher, a/k/a M. Christopher Tabakin and Chris Tabakin, late of West Whiteland Township. Michael P. Tabakin and Joy Tabakin, 306 Westbrook Dr., West Chester, PA 19382, care of KATHRYN H. CRARY, Esquire, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, Executors. KATHRYN H. CRARY, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, atty.

TANSEY, Dolores, a/k/a Delores Tansey, late of Exton. Mark S. Pearlstein, Esquire, 175 Strafford Ave, Suite One, Wayne, PA 19087, care of MARK S. PEARLSTEIN, Esquire, 175 Strafford Ave, Suite One, Wayne, PA 19087, Administrator. MARK S. PEARLSTEIN, Esquire, 175 Strafford Ave, Suite One, Wayne, PA 19087, atty.

THOMPSON, Marybeth T., late of Uwchlan Township. Tyler Thompson, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19381-0660, Administrator. DBN. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19381-0660, atty.

TUCKER, Roger E., a/k/a Roger Edwin Tucker, late of East Pikeland Township. Patricia A. McCue-Tucker, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

WARREN, JR., George P., a/k/a George Peirce Warren, JR., late of Pennsbury Township. Jane M. Warren, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box

660, West Chester, PA 19381-0660, atty.

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania on December 19, 2024, for

Breakthrough Equestrian Center

under the Pennsylvania Nonprofit Corporation Law of 1988. The corporation is organized exclusively to promote and teach equestrianism and equine care and for related purposes that qualify organizations as exempt from taxation under Section 501(c)(3) of the Internal Revenue Code.

SAXTON & STUMP, LLC

280 Granite Run Drive, Suite 300
Lancaster, PA 17601

2nd Publication of 3**TRUST NOTICE**

VIRGINIA L. KEHRER TRUST u/a dated
12/7/1990 as restated.

VIRGINIA L. KEHRER, Deceased

Late of New Garden Township, Chester County, PA
This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to RANDY J. KEHRER, TRUSTEE, c/o P. Kristen Bennett, Esquire, 3711 Kennett Pike, Ste.

100, Wilmington, DE 19807,

Or to his Attorney:

P. KRISTEN BENNETT

GAWTHROP GREENWOOD, PC

3711 Kennett Pike, Ste. 100

Wilmington, DE 19807

3rd Publication of 3**NOTICE AD-2024-0047****IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

IN RE: E.R.L.

Case Number: AD-2024-0047

TO: John Doe

Petitions have been filed by Debra Lichtenberg asking the Orphans' Court to put an end to all rights you have to a female minor child, Eleanor Ruth Lichtenberg (d.o.b. 12/19/2023) and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List/Hearing for Friday, January 31, 2025, at 9:30 o'clock A.M., Honorable Thomas P. McCabe in Court Room No. 12 Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

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

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

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Lawrence J. Persick, Esquire, Weber Gallagher, 700 American Avenue, Suite 206, King of Prussia, PA or phone 610-272-5555.

Lawrence J. Persick, Esquire
Attorney for Debra Lichtenberg

NOTICE

VAUGHAN BAIO & PARTNERS
M. Jacqueline Larkin, Esquire
Attorney ID No. 309190
100 North 18th Street, Suite 700
Two Logan Square
Philadelphia, PA 19103
215-569-2400
mjlarkin@vaughanbaio.com

*Attorney for Plaintiff,
Citadel Federal Credit Union*

CITADEL FEDERAL CREDIT UNION,

Plaintiff

vs.

TRACEY HARRIS

Defendant

**IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PA**

Civil Action- Law Division

_____ Term, 2024
No. _____

NOTICE TO PLEAD

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 claims 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

CHESTER COUNTY BAR ASSOCIATION
LAWYERS REFERENCE SERVICE
15 W. GAY STREET, 2ND FLOOR
WEST CHESTER, PA 19380

ADVISO

Usted ha sido demandado en el tribunal. Si desea defenderse de los reclamos establecidos en las páginas siguientes, debe tomar medidas dentro de los veinte (20) días posteriores a la presentación de esta queja y notificación, ingresando una presentación por escrito personalmente o por un abogado y presentando por escrito ante el tribunal su defensas u objeciones a los reclamos establecidos en su contra. Se le advierte que si no lo hace, el caso puede continuar sin usted y el tribunal puede dictar una sentencia en su contra sin previo aviso por el dinero reclamado en la demanda o por cualquier otro reclamo o reparación solicitada por el demandante. Puede perder dinero o bienes u otros derechos importantes para usted.

USTED DEBE TOMAR ESTE DOCUMENTO A SU ABOGADO DE UNA VEZ. SI NO TIENE UN ABOGADO O NO PUEDE PAGAR UNO, VISITE O TELÉFONO LA OFICINA ESTABLECIDA A CONTINUACIÓN PARA ENCONTRAR DÓNDE PUEDE OBTENER AYUDA LEGAL.

CHESTER COUNTY BAR ASSOCIATION
LAWYERS REFERENCE SERVICE
15 W. GAY STREET, 2ND FLOOR
WEST CHESTER, PA 19380

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, January 16th, 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 **Tuesday, February 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**3rd Publication of 3****SALE NO. 25-01-01****Writ of Execution No. 2023-10226****DEBT \$189,814.00**

ALL THAT CERTAIN unit in the property known, named and identified in the declaration plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the unit property of Pennsylvania, Act of July 3, 1963, P.L. 196 by recording in the Office for the Recording of Deeds in and for the County of Chester, Pennsylvania of the declaration, dated June 27, 1972 and

recorded June 28, 1972 IN miscellaneous Deed Book 198 Page 272, a first amendment thereto dated July 7, 1972 and recorded July 7, 1972 in miscellaneous Deed Book 198 Page 474, a second amendment thereto dated July 16, 1973 and recorded July 16, 1973 in miscellaneous Deed Book 206 Page 852 and a third amendment thereto dated May 31, 1974 and recorded May 31, 1974 in miscellaneous Deed Book 236 Page 202 and A fourth amendment thereto dated December 19, 1974 and recorded December 19, 1974 in miscellaneous Deed Book 265 Page 68, a fifth amendment dated January 12, 1976 and recorded January 12, 1976 in miscellaneous Deed Book 314 Page 102 a sixth amendment thereto dated August 12, 1976 and recorded August 17, 1976 in miscellaneous Deed Book 341 Page 114 and seventh amendment thereto dated December 21, 1976 and recorded December 23, 1976 in miscellaneous Deed Book 359 Page 202; a declaration plan dated October of 1971, executed and acknowledge June 27, 1972 and recorded June 28, 1972 in Plan Book 43 Page 24, a first amendment thereto dated July of 1973 and recorded July 16, 1973 in Plan Book 43 Page 24, a second amendment thereto dated May of 1974 and recorded MAY 31, 1974 in Plan Book 57 Page 24, a third amendment thereto dated January of 1976 and recorded January 12, 1976 in Plan No. 236, a fourth amendment thereto dated August of 1976 and recorded August 17, 1976 in plan file no. 544 and a fifth amendment thereto dated December of 1976 and recorded December 23, 1976 in plan file no. 767 and code of regulations dated June 27, 1972 and recorded June 28, 1972 in miscellaneous Deed Book 198 Page 306, a first amendment thereto dated May 31, 1974 and recorded May 31, 1974 in miscellaneous Deed Book 236 Page 210, a second amendment thereto dated August 4, 1978 and recorded August 4, 1978 in miscellaneous Deed Book 414 Page 248, being and designated on such declaration

plan and declaration as the same has been or shall time to time hereafter be amended together with an initial proportionate undivided interest in the common elements (as defined in such declaration) of .2348%.

Tax Parcel # 53-6-1524.53P

PLAINTIFF: Barclays Mortgage Trust 2022-RPL1, Mortgage Backed Securities, Series 2022-RPL1, by U.S. Bank National Association, as Indenture Trustee

VS

DEFENDANT: **Michelle Molineux**

SALE ADDRESS: 453 Summit House, West Chester, PA 19380

PLAINTIFF ATTORNEY: **PADGETT LAW GROUP 850-422-2520**

SALE NO. 25-01-02
Writ of Execution No. 2023-08695
DEBT \$187,198.45

PREMISES (A)

ALL THAT CERTAIN message or tenement and lot or piece of land formerly described as on Lot, SITUATE in the Borough of Oxford, in the County of Chester, and State of Pennsylvania, aforesaid on

the West side of Third Street late known as Central Avenue, bounded and described as follows, to wit:

BOUNDED on the North by land now or late of Branson Slack, on the East by the curb line on the South and West by land now or late of J.H. Cresson Dickey, said lot or piece of land having a front of 60 feet on said Third Street and extending back Westwardly from the Western curb line on said Third Street, at a width of 60 feet between parallel straight lines at right angles with said curb line, 150 feet therefrom to the center of a public alley to be opened over and along the rear of this and adjoining lots the Northern most point in

said curb line of the pre mises hereby conveyed being 140 feet South of the Southern most point in said curb line of the premises lately owned by the Union Fire company.

PREMISES (B)

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, SITUATE in the Borough of Oxford, County of Chester, State of Pennsylvania, described in accordance with a Plan of property made for Chester County Federal Savings and Loan Association by George E. Regester, and Sons, Inc., dated November 30, 1971, as follows:

BEGINNING at a point set in the Westerly curb line of Third Street, said point marking the Northeasterly corner of this and the Southeasterly corner of land of Bayard Robinson, thence leaving said point of beginning and by said Westerly curb line of Third Street t South 15 degrees, 56 minutes, 00 seconds West, 60.00 feet to an old PK nail set for the Southeasterly corner of this and the Northeasterly corner of Parcel "B" on said plan, thence leaving said curb line and by said land, North 74 degrees, 08 minutes, 00 seconds West, 150.00 feet to an iron pin set forth the Southwesterly corner of this and set in line of land of Lawrence Nelson; thence by said land, North 15 degrees, 56 minutes, 00 seconds East, measured along the center of a 14 feet wide alley as per Deed Book S-37, Page 370, dated August 11, 1967, 60.00 feet to an iron pin set for the Northwesterly corner of this and the Southwesterly corner of said land of Bayard Robinson: thence leaving the center line of said alley and by said land, South 74 degrees. 08 minutes, 00 seconds East, 150.00 feet to a point, being the place of beginning.

UPI # 6-4-228 & # 6-4-227

PLAINTIFF: AMERICAN BANK

VS

DEFENDANT: PANDYA PROPERTIES LLC

SALE ADDRESS: 66 S. 3rd Street, Oxford, Chester County, PA 19353

PLAINTIFF ATTORNEY: KEVIN T. FOGERTY, ESQ. 610-366-0950

**SALE NO. 25-01-03
Writ of Execution No. 2023-08696
DEBT \$238,939.78**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon, erected Situate in the Third Ward of the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania and described according to a survey and pins thereof made by Earl R. Ewing, dated 03/30/1955 and follows, to with;

BEGINNING at a point formed by the intersection of the Southwesterly side of Nutt Road and the Southeasterly side at Lincoln Avenue (50 feet wide) thence extending South 56 degrees 40 minutes East along said side of Nutt Road 100 feet to a point, an iron pin; thence extending South 33 degrees 20 minutes 60 feet to a point, an iron pin, thence extending North 56 degrees 40 minutes West 100 feet to a point, an iron pin in the said Southeasterly side of Lincoln Avenue, thence extending North 33 degrees, 20 minutes East along said side of Lincoln Avenue 90 feet to the first mentioned point and place of beginning.

Tax Parcel # 15-13-656

**PLAINTIFF: AMERICAN BANK
VS**

DEFENDANT: 240 NUTT RD, LLC

SALE ADDRESS: 240 Nutt Road, Phoenixville, Chester County, PA 19460

PLAINTIFF ATTORNEY: KEVIN T. FOGERTY, ESQ. 610-366-0950

**SALE NO. 25-01-05
Writ of Execution No. 2023-07921
DEBT \$247,697.79**

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

BLR # 56-09D-0007

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: CURTIS T. BACON JR. & MARITZA BACON

SALE ADDRESS: 250 Ashmun Avenue, Lincoln University, PA 19352

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

**SALE NO. 25-01-06
Writ of Execution No. 2024-03973
DEBT \$202,591.06**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of East Goshen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Hershey's Mill Subdivision, made by Yerkes Associates, Inc., dated 6/22/1972 and last revised 8/7/1972 and recorded in the Office of the Recorder of Deeds in Plan Book 44, page 39 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Mayapple Lane (50 feet wide) said point being the Southwesterly corner of this about to be described lot and the Northwesterly corner of Lot No. 63; thence from said beginning point and along said lane the 2 following courses and distances: (1) on the arc of a circle curving to the right having a radius of 170 feet the arc

distance of 71.67 feet to a point of tangent; (2) North 16° 32' East, 60.99 feet to a point a corner of Lot No. 61; thence along the same South 82° 36' East, 243.98 feet to a point on the Westerly side of Chester Road (Route No. 352); thence along the same on the arc of a circle curving to the left having a radius of 1,400 feet the arc distance of 87 feet to a point a corner of Lot No. 63; thence along the same South 87° 31' West, 258.80 feet to the first mentioned point and place of BEGINNING. BEING Lot No. 62 on the above mentioned survey.

BEING THE SAME PREMISES which David F. Thompson and Tara A. Thompson, by Deed dated 12/29/2014 and recorded 12/30/2014 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 9037, Page 2385, granted and conveyed unto Vasilios Dinoulis and Diane Dinoulis.

Tax Parcel # 53-2K-25

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A.
S/B/M TO CITIZENS BANK OF PENNSYLVANIA

VS

DEFENDANT: **Vasilios Dinoulis & Diane Dinoulis**

SALE ADDRESS: 1215 Mayapple Lane,
West Chester, PA 19380

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

SALE NO. 25-01-07

Writ of Execution No. 2024-00187

DEBT \$351,471.37

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Upper Uwchlan, County of

Chester, Commonwealth of Pennsylvania, described in accordance with a plan of Marsh Harbour, Phase I, made by Bentley Construction Company, made by Kimley-Horn and Associates, Inc., last revised 12/7/1988 and recorded in Chester County as Plan No. 8904-8905, as follows, to wit:

BEGINNING at a point on the Northerly side of Blue Heron Lane, a corner of Lot No. 127; thence extending along Lot No. 127, North 8° 23' 56" East, 92 feet to a point of curve; thence extending on the arc of a circle curving to the arc distance of 75.22 feet along the rear lot line of Lot No. 126 to a point on the Westerly side of Marsh Harbor Lane; thence extending along the same the three (3) following courses and distance s: (1) on the arc of a circle curving to the right, having a radius of 288 feet, the arc distance of 22.73 feet to a point; (2) South 21° 27' 58" West, 50.90 feet to a point of curve; and (3) on the arc of a circle curving to the right, the arc distance of 29.24 feet to a point on the Northerly side of Blue Heron Lane; thence extending along same on the arc of a circle curving to the left, having a radius of 312 feet, the arc distance of 37.26 feet to a point, a corner of Lot No. 127, being the first mentioned point and place of BEGINNING.

BEING Lot No. 126 as shown on said plan.

BEING THE SAME PREMISES which Anna Reahm, by Deed dated 11/27/2002 and recorded 12/16/2002 in the Office of the Recorder of Deeds in and for Chester County in Instrument No. 10162595, Deed Book B-5496, Page 836, granted and conveyed unto Mark Simkiss and Aline Simkiss.

Tax Parcel # 32-3Q-126

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A.

VS

DEFENDANT: Mark Simkiss & Aline Simkiss

SALE ADDRESS: 10 Blue Heron Lane,
Downingtown, PA 19335

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

SALE NO. 25-01-08
Writ of Execution No. 2014-05272
DEBT \$836,964.84

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

Pennsylvania, and being known as 116 Leadline Lane, West Chester, Pennsylvania 19382.

Tax Parcel # 66-3-193

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust

VS

DEFENDANT: Marian J. Mcquay

SALE ADDRESS: 116 Leadline Lane,
West Chester, PA 19382

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

SALE NO. 25-01-09
Writ of Execution No. 2024-04514
DEBT \$354,062.37

ALL THAT CERTAIN lot or tract of land with improvements thereon erected, situate in Westtown Township, Chester County, Pennsylvania beginning at an iron pin set in the center line of a 50 feet wide Avenue at a corner of land now or late of Carroll T. Brown and wife, and in line of

land now or late of Willis T. Spivey, which pin is 512.5 feet Northwardly from the center line of the public road leading from Westtown School to the Chester Road and known locally as "Johnny's Way"; thence extending along the center line of the said 50 feet wide Avenue by said Spivey's land North 22 degrees 24 minutes West 366.75 feet to an iron pin set at the intersection of the center line of another 50 feet wide Avenue. The Southerly line of the last mentioned Avenue and the Westerly line of the first mentioned Avenue are to be joined by a curved line having a radius of 50 feet; thence along the center line of the last mentioned Avenue in a Westerly direction by a line curving toward the South with a radius of 764.49 feet the chord of the arc being South 78 degrees 12 minutes West 165.18 feet; thence continuing along the center line of said Avenue on tangent South 71 degrees 59 minutes 30 seconds West 157.15 feet, thence leaving the Avenue and extending along land of Westtown School South 22 degrees 24 minutes East 409.17 feet to an iron pin a corner of land of Carroll T. Brown and wife as aforesaid; and thence extending along the same: North 67 degrees 36 minutes East 319.05 feet to the first mentioned point and place of beginning.

Tax Parcel # 67-2-31

PLAINTIFF: Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD2, Asset-Backed Certificates, Series 2007-FXD2

VS

DEFENDANT: Margot A. McKee

SALE ADDRESS: 1411 Evie Lane, West Chester, PA 19382

PLAINTIFF ATTORNEY: PARKER McCAY PA 856-596-8900

SALE NO. 25-01-11
Writ of Execution No. 2024-05507
DEBT \$110,478.91

All those certain lots of land, hereditaments and appurtenances, situate in West Nottingham Township, Chester County, Pennsylvania, commonly known as 176 W. Ridge Road, Nottingham, PA 19362 and W. Ridge Road, Nottingham, PA 19362

UPI # 68-6-48.3 & 68-6-48.3A

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: BBR Investments LLC

VS

DEFENDANT: **Cheryl Lynn Rice-May**

SALE ADDRESS: 176 W. Ridge Road, Nottingham, PA 19362 and W. Ridge Road, Nottingham, PA 19362 (UPI #68-6-48.3A)

PLAINTIFF ATTORNEY: **WEBER, GALLAGHER, SIMPSON, STAPLETON, FIRES & NEWBY, LLP 267-295-3364**

SALE NO. 25-01-12
Writ of Execution No. 2024-04512
DEBT \$462,319.89

All that certain piece or parcel or Tract of land situate in East Vincent Township, Chester County, Pennsylvania, and being known as 109 Seven Stars Road, Spring City, Pennsylvania 19475.

Tax Parcel # 21-5-102.2

PLAINTIFF: Citizens Bank, N.A. f/k/a RBS Citizens NA

VS

DEFENDANT: **Richard K. Miller and Kaitlyn R. Miller**

SALE ADDRESS: 109 Seven Stars Road, Spring City, PA 19475

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

SALE NO. 25-01-13
Writ of Execution No. 2022-04191
DEBT \$146,548.40

All that certain piece or parcel or Tract of land situate in the Borough of Modena, Chester County, Pennsylvania, and being known as 8 S Brandywine Avenue, Coatesville, Pennsylvania 19320.

Tax Parcel # 10-4-102

PLAINTIFF: Citizens Bank, N.A.

VS

DEFENDANT: **Michael R. Gallo and Sarah M. Gallo**

SALE ADDRESS: 8 S Brandywine Avenue, Coatesville, PA 19320

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

SALE NO. 25-01-14
Writ of Execution No. 2023-08344
DEBT \$920,501.16

ALL the right title and interest and claim of: **KELUS GROUP HOLDINGS LLC OF IN AND TO: MUNICIPALITY: WEST GOSHEN TOWNSHIP, CHESTER COUNTY DEED: BOOK NO. 10518, PAGE NO. 2060**

Tax Parcel # 52-2-67

IMPROVEMENTS thereon: a residential dwelling. Containing 4.3 AC single family dwelling and pool

PLAINTIFF: TVC MORTGAGE TRUST 2020 RTL 1

VS

DEFENDANT: KELUS GROUPOHOLDINGS LLC

**SALE ADDRESS: 1015 N. New Street,
West Chester, PA 19380**

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

SALE NO. 25-01-15

Writ of Execution No. 2023-09826

DEBT \$200,879.08

All those tracts or parcels or land and premises, situate, lying and being in Sadsbury Township, County of Chester, and Commonwealth of Pennsylvania, more particularly described.

ALL THAT CERTAIN lot or piece of ground situate in Sadsbury Township, County of Chester, and Commonwealth of Pennsylvania, bounded and described according to a plan for Stephen A. Devereux, Jr., made by Berger and Hayes Consulting Engineers dated 10/18/96, recorded in Chester County as Plan No. 13769, as follows, to wit:

Tax Parcel # 37-2-18.10

PLAINTIFF: Mortgage Solutions of Colorado, LLC, D.B.A. Mortgage Solutions Financial

VS

DEFENDANT: Francis M. Trader and Marie E. Trader

**SALE ADDRESS: 50 Old Mill Road,
Coatesville, PA 19320**

PLAINTIFF ATTORNEY: PADGETT LAW GROUP 850-422-2520

SALE NO. 25-01-16

Writ of Execution No. 2023-02741

DEBT \$288,848.41

ALL THAT CERTAIN Lot or piece of

ground Situate in Londonderry Township and in Penn Township, Chester County, Pennsylvania, bounded and described according to a Final Subdivision Plan of property owned by Henry A. Detering and Martha L. Detering, drawn by Crossan-Raimato, Inc., Professional Land Surveyors, dated October 11, 2001 and last revised January 21, 2002, said Plan recorded in Chester County as Plan No. 16109, as follows, to wit:

BEGINNING at a point on the title line in the bed of Ewing Road (T-408) 33 feet wide, in Londonderry Township, said point being a corner of Lot No. 2 on said Plan; thence extending from said point of beginning along the title line in the bed of Ewing Road the two following courses and distances, (1) South 50 degrees 10 minutes 25 seconds East and crossing the township line into Penn Township, 302.34 feet to an angle point, and (2) South 49 degrees 55 minutes 40 seconds East 14.50 feet to a point, a corner of Lot No. 2 on said Plan; thence extending along Lot No. 2 the three following courses and distances, (1) South 42 degrees 35 minutes 04 seconds West and crossing the Southwesterly side of Ewing Road, 370.15 feet to a point, a corner, (2) North 43 degrees 08 minutes 54 seconds West 229.58 feet to a point, a corner, and (3) North 28 degrees 03 minutes 39 seconds East and re-crossing said township line and also re-crossing the Southwesterly side of Ewing Road, 349.04 feet to the first mentioned point and place of beginning.

CONTAINING 2.2156 acres of land.

BEING Lot No. 1 as shown on the above-mentioned Plan.

BEING the same premises which Henry A. Detering and Martha L. Detering by Deed dated April 29, 2002 and recorded in the Office of Recorder of Deeds of Chester County on May 3, 2002 at Book 5273, Page 73 Instrument# 10080902 granted and conveyed unto Mark A Wodzinski and

Kerri R. Wodzinski.

Tax Parcel # 58-01-0009-01A0

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMF MH Master Participation Trust II

VS

DEFENDANT: **Kerri Wilcox Wodzinski A/K/A Kerri W. Wodzinski A/K/A Kerri R. Wodzinski, and Mark A. Wodzinski**

SALE ADDRESS: 751 Ewing Road, Cochranville, Pa 19330

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

SALE NO. 25-01-17

Writ of Execution No. 2018-08825

DEBT \$310,983.58

All that certain or parcel or Tract of land situate in the Township of East Coventry, Chester County, Pennsylvania, and being known as 1499 Old Schuylkill Road, Spring City, Pennsylvania 19475.

Tax Parcel # 18-5-86

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Robert B. McConnell**

SALE ADDRESS: 1499 Old Schuylkill Road, Spring City, PA 19475

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

SALE NO. 25-01-18

Writ of Execution No. 2022-04597

DEBT \$198,694.05

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BOUND-ED AND DESCRIBED ACCORDING TO A FINAL PLAN OF PROPERTY FOR "CARIBOU VILLAGE" MADE BY HOWARD V. DORAN, INC. DATED 4-17-1973 AND LAST REVISED 6-19-1973 AND RECORDED IN CHESTER COUNTY AS PLAN NO. 1752, AS FOL-LOWS TO WIT:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF SOUTH PHOENIX DRIVE, A CORNER OF LOT NO. 68 AS SHOWN ON SAID PLAN; THENCE FROM SAID BEGINNING POINT ALONG THE SOUTHWESTER-LY SIDE OF SOUTH PHOENIX DRIVE, ON THE ARC OF A CIRCLE CURVING IN A LEFT RADIUS 35 FEET AN ARC DISTANCE OF 41.71 FEET TO A POINT OF TANGENT; THENCE STILL ALONG THE SOUTHWESTERLY SIDE OF SOUTH PHOENIX DRIVE SOUTH 54 DEGREES 44 MINUTES 14 SECONDS EAST, 9 FEET TO A POINT, A CORNER OF LOT NO. 66; THENCE ALONG LOT NO. 66 SOUTH 35 DEGREES 15 MIN-UTES 46 SECONDS WEST, 80 FEET TO A POINT IN LINE OF LANDS OF AL-LEN L. BEVAN; THENCE ALONG THE LANDS OF ALLEN L. BEVAN NORTH 54 DEGREES 44 MINUTES 14 SEC-ONDS WEST 153.86 FEET TO A POINT A CORNER OF LOT NO. 68; THENCE ALONG LOT NO. 68 NORTH 83 DE-GREES 00 MINUTES 30 SECONDS EAST 151.77 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH JAMES M. FALCO, BY DEED DAT-ED 3/27/80, AND RECORDED 3/31/80 GRANTED AND CONVEYED UNTO DONALD COPPEDGE AND REDONIA COPPEDGE, IN FEE.

BEING THE SAME PREMISES which James M. Falco and Anne M. Falco, his wife, by Deed dated March 27, 1980 and recorded March 31, 1980 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 56, Page 346, Instrument No. 003388 granted and conveyed unto Donald J.L. Coppedge and Redonia O. Coppedge, his wife, as tenants by the entirety, in fee.

AND THE SAID Redonia O. Coppedge departed this life on or about July 9, 2020 thereby vesting title unto Donald J.L. Coppedge by operation of law.

AND THE SAID Donald J.L. Coppedge a/k/a Donald J.L. Coppedge Sr. departed this life on or about January 7, 2021. An Estate was opened on May 3, 2021, thereby vesting title unto Daniel L. Coppedge as Executor of the Estate of Donald J.L. Coppedge a/k/a Donald J.L. Coppedge Sr., deceased.

Tax Parcel # 15-18-0001.530

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-MCW1, Class A-1 Certificates

VS

DEFENDANT: **Daniel L. Coppedge, Executor of the Estate of Donald J.L. Coppedge a/k/a Donald J.L. Coppedge Sr., deceased**

SALE ADDRESS: 124 South Phoenix Drive, Phoenixville, PA 19460

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

SALE NO. 25-01-19

Writ of Execution No. 2015-06008

DEBT \$530,725.96

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

bounded and described according to a final subdivision plan of Fair Acres Farm, made by Regester Associates, Inc. dated 3/23/1988, last revised 5/15/1989 and recorded in Chester County as Plan No. 9766, as follows, to wit:

Beginning at a point on the South side of Road A, said point being a corner of Lot No. 18 as shown on said plan; thence extending from said point of beginning along the South side of Road A the two (2) following courses and distances: (1) North 63 degrees 55 minutes 06 seconds East, 174.35 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 255 feet, the arc distance of 209.14 feet to a point, a corner of Lot No. 16; thence extending along the same, South 20 degrees 55 minutes 00 seconds West, 321.46 feet to a point, a corner of Lot No. 15; thence extending along the same, South 63 degrees 55 minutes 06 seconds West, 130 feet to a point, a corner of Lot No. 18 aforesaid; thence extending along the same, North 26 degrees 04 minutes 54 seconds West, 305 feet to the first mentioned point and place of beginning.

Being Lot No. 17 as shown on said plan.

Containing 80,599 square feet of land more or less.

BEING THE SAME PREMISES which David C. England and Janice P. England, husband and wife, by Deed dated 10/7/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5936, Page 94, and Instrument #10318782, granted and conveyed unto Donald Lowry and Rita Lowry, husband and wife, as tenants by the entirety, the survivor of them, in fee.

UPI # 66-2-1.24

PLAINTIFF: U.S. Bank National Association, as Trustee for ABN AMRO Mortgage Corporation, Mortgage Pass-Through Certificates, Series 2003-12

VS

DEFENDANT: Donald Lowry; Rita Lowry; and United States of America, Department of the Treasury - Internal Revenue Service

SALE ADDRESS: 530 Deer Pointe Road, West Chester, PA 19382

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

**SALE NO. 25-01-20
Writ of Execution No. 2023-07585
DEBT \$127,321.51**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHESTER, STATE OF PENNSYLVANIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, HEREDITAMENTS AND APPURTENANCES SITUATE IN THE TOWNSHIP OF EAST WHITELAND, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, AND DESIGNATED AND SHOWN ON SITE DEVELOPMENT PLAN OF "FRAZER MANOR" MADE BY YERKES ASSOCIATES, INC., CONSULTING ENGINEERS AND SURVEYORS, WEST CHESTER, PA, DATED 8/8/1980 LAST REVISED 4/21/1981 RECORDED 7/15/1981 IN PLAN FILE #3611 AND DESIGNATED AND SHOWN ON AN AS BUILT BUILDING LOCATION PLAN OF "ONE PARK PLACE" MADE BY BERGER & HAYES, INC., CONSULTING ENGINEERS & SURVEYORS THORNDALE, PA, DATED 11/16/1982 AND DESIGNATED AS LOT #16 AND 15 FEET PATIO AREA.

BEING THE SAME PREMISES which GRANTORS Gabriel D'Andrea Land Developers, Inc., by Deed dated May 6, 1983 and recorded May 9, 1983 in the Office of the Recorder of Deeds in and for the

County of Chester, Pennsylvania in Book 61, Page 7, Instrument No: 053188 granted and conveyed unto Warren C. Denen in fee.

Tax Parcel # 42-04-0415

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Warren G. Denen, deceased

SALE ADDRESS: 118 Josephs Way, Malvern, PA 19355

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

**SALE NO. 22-7-229
Writ of Execution No. 2020-00966
DEBT \$104,022.55**

ALL THAT CERTAIN UNIT LOCATED IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS PENN CROSSING, LOCATED IN THE CITY OF COATESVILLE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA C S 3101, ET SEQ, BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN A FOR THE COUNTY OF CHESTER, PENNSYLVANIA RECORDED ON 05/20/2002 IN RECORD BOOK 5284, PAGE 1778, AND ANY AMENDMENTS THERETO, AS THE SAME MAY CHANGE FROM TIME TO TIME, BEING AND DESIGNATED AS UNIT NO M-74, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN SUCH DECLARATION)

Title to said premises is vested in Michael Knox and Rebekah Knox by deed from ERIN M. SMITH, N/K/A ERIN MAUREEN STEELE dated November 30, 2018 and recorded December 3, 2018 in Deed Book 9851, Page 2044 Instrument Number 11641971.

UPI NO 16-2-248 8

PLAINTIFF: Citizens Bank NA f/k/a RBS Citizens NA

VS

DEFENDANT: **Michael Knox & Rebekah Knox**

SALE ADDRESS: 915 Boundary Court, Coatesville, PA 19320

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

SALE NO. 24-6-172

Writ of Execution No. 2019-04955

DEBT \$178,098.85

All that certain piece or parcel or Tract of land situate in the Township of Valley, Chester County, Pennsylvania, and being known as 1451 Valley Road, Coatesville, Pennsylvania 19320.

Tax Parcel # 38-5-6.1B

PLAINTIFF: Citizens Bank, N.A. f/k/a RBS Citizens, N.A.

VS

DEFENDANT: **Lisa M. Collins a/k/a Lisa Monique Collins**

SALE ADDRESS: 1451 Valley Road, Coatesville, PA 19320

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

SALE NO. 24-3-85

Writ of Execution No. 2019-10682

DEBT \$282,472.75

All that certain piece or parcel or Tract of land situate in the Borough of West Grove, Chester County, Pennsylvania, and being known as 115 Guernsey Road, West Grove, Pennsylvania 19390.

TAX PARCEL NUMBER: 5-3-28

PLAINTIFF: Longbridge Financial, LLC

VS

DEFENDANT: **Judy Melendez Known Surviving Heir of Jean Hoosier A/K/A Jean S. Hoosier, Randy S. Hoosier Known Surviving Heir of Jean Hoosier A/K/A Jean S. Hoosier, Richard E. Hoosier Known Surviving Heir of Jean Hoosier A/K/A Jean S. Hoosier, Ryan Hoosier Known Surviving Heir of Michael Hoosier, Deceased Heir of Jean Hoosier A/K/A Jean S. Hoosier, Nicole Eichelberger aka Nicole A. Bunting Known Surviving Heir of Michael Hoosier, Deceased Heir of Jean Hoosier A/K/A Jean S. Hoosier, and Unknown Surviving Heirs of Jean Hoosier A/K/A Jean S. Hoosier**

SALE ADDRESS: 115 Guernsey Road, West Grove, PA 19390

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