



# Chester County Law Reporter

(USPS 102-900)

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# Chester County Law Reporter

(USPS 102-900)

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**Brandywine Village Associates, LP et al. v. East Brandywine Township, et al.**

Declaratory judgment – Injunctive relief – Summary judgment – Eminent domain – Statutory construction

1. After the relevant pleadings are closed, but within such time as not to unreasonably delay trial, any party may move for summary judgment in whole or in part as a matter of law whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense which could be established by additional discovery or expert reports.
2. When considering a motion for summary judgment, the court must examine the record in the light most favorable to the non-moving party and resolve all doubts against the moving party as to the existence of a triable issue.
3. If the non-moving party fails to come forward with sufficient evidence to establish or contest a material issue to the case, the moving party is entitled to judgment as a matter of law.
4. The non-moving party must adduce sufficient evidence on an issue essential to its case and on which it bears the burden of proof such that a jury could return a verdict favorable to the non-moving party.
5. When the non-moving party has access to information to counter the moving party's claims, the non-moving party must meet the claims with more than a general denial.
6. The Eminent Domain Code provides that if a condemnor has condemned a fee and then abandons the purpose for which the property has been condemned, the condemnor may dispose of it by sale, lease, gift, devise or other transfer subject to certain restrictions. If the property is undeveloped or has not been substantially improved, it may not be disposed of within ten years after condemnation without first being offered to the condemnee at the same price paid to the condemnee by the condemnor.
7. When the words of a statute have a plain and unambiguous meaning, it is this meaning which is the paramount indicator of legislative intent.
8. The headings prefixed to titles, sections and other divisions of a statute may be used to aid in construing the statute.
9. Where the legislature includes specific language in one section of a statute and excludes it from another, it should not be implied where excluded.
10. The Eminent Domain Code provides a complete legal scheme in the area of eminent domain.
11. Neither the Second Class Township Code nor the General Road Law provides an exclusive remedy for vacating a road. In fact, if a township refuses to act by ordinance, relief may be pursued from the Court of Common Pleas under the General Road Law.
12. Preliminary objections in eminent domain cases are the exclusive means to challenge a condemnation and the failure to raise a required issue constitutes waiver.

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**Brandywine Village Associates, LP et al. v. East Brandywine Township, et al. 84 (2024)]**

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13. A condemnee is required to state with specificity the grounds relied upon in preliminary objections.
14. Defendants filed a motion for summary judgment to plaintiffs' amended complaint. The Court Held, that the motion was granted and dismissed Counts I and II of the amended complaint with prejudice.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2019-05052-MJ; Brandywine Village Associates, LP, L&R Partnership, LLC and John R. Cropper v. East Brandywine Township and Carlino East Brandywine, L.P.

Thomas D. Rees and David Brooman for plaintiffs

Warren Kampf for defendant, East Brandywine Township

Marc B. Kaplin and Pamela Tobin for defendant, Carlino East Brandywine, L.P.

Verwey, J., October 3, 2023:-

**[Editor's Note: An appeal was filed in the Commonwealth Court-Docket # 1291 CD 2023]**

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BRANDYWINE VILLAGE ASSOCIATES,  
LP, L&R PARTNERSHIP, LLC, and  
JOHN R. CROPPER

Plaintiffs

v.

EAST BRANDYWINE TOWNSHIP and  
CARLINO EAST BRANDYWINE, L.P.

Defendants

IN THE COURT OF COMMON PLEAS

CHESTER COUNTY, PENNSYLVANIA

NO. 2019-05052-MJ

CIVIL ACTION

**MEMORANDUM OPINION AND ORDER**

Defendant, Carlino East Brandywine, L.P. (“Carlino”), has moved for summary judgment (the “Motion”) to dismiss this action filed by Plaintiffs, Brandywine Village Associates, L.P., L&R Partnership, LLC, and John R. Cropper (collectively, the “BVA Parties”). Defendant, East Brandywine Township (the “Township”), joined the Motion. The BVA Parties answered the Motion. All parties have submitted memoranda.

The BVA parties commenced this action on May 24, 2019, seeking declaratory judgment and injunctive relief. The operative complaint was filed July 15, 2019. The BVA Parties seek at Count I a declaration that the Township is in violation of Section 310 of the Eminent Domain Code, 26 Pa.C.S. § 310(a)(1), and an injunction to prohibit the Township from disposing of the relevant condemned land to Carlino without first offering it to L&R. The BVA Parties seek at Count II injunctive relief to prohibit the Township from closing the Access Drive, except pursuant to the provisions of the Second Class Township Code and the General Road Law.

Legal Standard

After the relevant pleadings are closed, but within such time as not to unreasonably delay trial, any party may move for summary judgment in whole or in part as a matter of law whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense which could be established by additional discovery or expert reports. Pa.R.Civ.P. 1035.2; *Keystone Freight Corp. v. Strieker*, 31 A.3d 967, 971 (Pa.Super. 2011). When considering a motion for summary judgment, the court must examine the record in the light most favorable to the non-moving party and resolve all doubts against the moving party as to the existence of a triable issue. *McCarthy v. Dan Lepore & Sons Co., Inc.*, 724 A.2d 938, 940 (Pa. Super. 1998). If the non-moving party fails to come forward with sufficient evidence to establish or contest a material issue to the case, the moving party is entitled to judgment as a matter of law. *Ertel v. Patriot–News Co.*, 674 A.2d 1038 (Pa. 1996). The non-moving party must adduce sufficient evidence on an issue essential to its case and on which it bears the burden of proof such that a jury could return a verdict favorable

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to the non-moving party. *Id.* When the non-moving party has access to information to counter the moving party's claims, the non-moving party must meet the claims with more than a general denial.

*Count I - Claim for Return of Condemned Property*

In Count I of the amended complaint, the BVA Parties aver the Township violated the Eminent Domain Code by failing to offer to return a portion of condemned property to the BVA Parties as an excessive taking.<sup>1</sup> Carlino seeks summary judgment on Count I citing mootness, because the court granted injunctive relief in a separate action and found that the BVA Parties are not entitled to the return of property as an excessive taking. The court grants summary judgment as to Count I, albeit on different grounds.

The genesis of the BVA parties' claims is Township Resolution No. 3 of 2021, titled "A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF EAST BRANDWINE, CHESTER COUNTY, FOR RETURN OF EXCESS CONDEMNED LAND" (Resolution No. 3). Resolution No. 3 does not identify the subject property with any specificity nor does it state whether the property was condemned in fee.<sup>2</sup> Resolution No. 3 does not state that it applies to the entire fee of any of the Property condemned by the Township. Resolution No. 3 does not state that the Township, as condemnor, has abandoned the Township street project (Connector Road Project), which is for the purpose of "serving the public by facilitating safe and efficient vehicular traffic and pedestrian access between Horseshoe Pike (Route 322) and North Guthriesville Road." Declaration at ¶3.

The relief sought by the BVA parties is a declaration that: 1.) the Township is in violation of Section 310 of the Eminent Domain Code, 26 Pa.C.S. § 310(a) (1), and 2.) injunctive relief prohibiting the Township from disposing of the relevant condemned land without first offering the land to L&R. In the present matter, the relevant portions of Section 310 state that,

(a) Disposition of property.--If a condemnor has condemned a fee and then abandons the purpose for which the property has been condemned, the condemnor may dispose of it by sale, lease, gift, devise or other transfer with the following restrictions:

(1) If the property is undeveloped or has not been

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<sup>1</sup> It is of note that the BVA Parties have previously litigated the question of whether the taking, which underlies this matter, was excessive. The courts have made clear beyond peradventure that the original taking was not excessive. *E.g., Condemnation of Fee Simple Title to 0.069 Acres*, No. 1409 C.D. 2017, 2018 WL 3213113 (Pa.Cmwlt. 2018) (unreported), *appeal denied*, 202 A.3d 684 (Pa. 2019).

<sup>2</sup> Township Resolution 15 of 2014, authorized the condemnation of certain property interests to be acquired, including fee simple title of portions of *two different properties*, is attached to, and reflected in the Township's November 17, 2014, Declaration of Taking (Declaration).

substantially improved, it may not be disposed of within ten years after condemnation without first being offered to the condemnee at the same price paid to the condemnee by the condemnor.

26 Pa.C.S. § 310(a)(1). The BVA parties are not entitled to relief pursuant to Section 310 as a matter of law.

Two predicates must be present *before* a condemnor, in the present matter the Township, may dispose of condemned property. First, the condemnor must have “condemned a fee.” *Id.* Second, the condemnor “then abandons the purpose for which the property has been condemned.” *Id.* Although Resolution No. 3 does not identify a specific fee that is to be the subject of its actions, it is undisputed that the Township condemned a portion of two properties in fee. Viewing the facts in the light most favorable to the BVA parties, the court concludes that the first predicate has been satisfied.

The language “abandons the purpose for which the property has been condemned” set forth in Section 310(a), is clear and free of all ambiguity and may not be disregarded. See 1 Pa.C.S. § 1921(b) (Legislative intent controls); *Sayles v. Allstate Ins. Co.*, 219 A.3d 1110, 1123 (Pa. 2019) (citation omitted) (stating that “when the words of a statute have a plain and unambiguous meaning, it is this meaning which is the paramount indicator of legislative intent.”). This language requires that the entire Connector Road Project be abandoned in order for the second predicate to be satisfied. Even if there were some lack of clarity in Section 310(a), the heading of Section 310, “Abandonment of project” provides further clarification that abandonment of the project is required. See 1 Pa.C.S. § 1924 (Headings may be used to aid in construction of, *inter alia*, sections of statute.); *Harrisburg Area Cmty. Coll. v. Pennsylvania State Employees’ Ret. Sys.*, 821 A.2d 1255, 1259 (Pa.Cmwlth. 2003) (stating that “the headings prefixed to titles, sections and other divisions of a statute may be used to aid in construing the statute.”).

Section 310(a) excludes the abandonment of less than the entire project on a property condemned in fee. *E.g.*, 26 Pa.C.S. § 310(a)(1). Had the legislature intended to permit abandonment of less than the entire project it would have expressed that intent as it did in Section 308(a)(1). See 26 Pa.C.S. § 308(a)(1) (permitting a condemnor to relinquish “all or any part of the property condemned.”). “Where, as here, ‘the legislature includes specific language in one section of a statute and excludes it from another, it should not be implied where excluded.’” *W. Penn Allegheny Health Sys. v. Med. Care Availability & Reduction of Error Fund*, 11 A.3d 598, 606 (Pa.Cmwlth. 2010) (citations omitted) (so stating in deciding that MCARE Act’s aggregate liability limits did not apply to extended claims).

Resolution No. 3 states that a portion of the condemned land is unnecessary for the proposed connector road and that the excess land “does not serve the purpose for which it was condemned.” The Declaration of Disposition of Land filed on behalf of the Township states that “[t]he Township has determined that a portion of the Subject Property shall not be necessary for the construction of the

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New Street (“Return Portion”) and therefore pursuant to § 310(a)(1) of the Eminent Domain Code, that such Return Portion has been abandoned for the purpose of its condemnation and is hereby offered to the condemnees, L&R and Cropper.” Considering all the facts in the light most favorable to the BVA parties, the court concludes that the Township never abandoned the Connector Road Project as required by Section 310(a) and the second predicate, abandonment of purpose, has not been satisfied.<sup>3</sup>

Because Section 310(a) mandates that a condemnor may dispose of condemned property only “[i]f a condemnor has condemned a fee and then abandons the purpose for which the property has been condemned,” the failure to satisfy either of those requirements precludes any further step towards disposition by the condemnor. The failure to abandon the Connector Road Project is a fatal defect that requires a finding that, as a matter of law, the BVA parties do not have a right or interest in any portion of the condemned property pursuant to Section 310(a)(1) on which to base their claims for relief set forth in Count I.

Count II - General Road Law

The BVA Parties maintain the Township is required to follow procedures set forth in the Second Class Township Code and the General Road Law to condemn the easement for the Access Drive and replace it with the Connector Road. As part of the condemnation, the easement for the Access Drive was condemned. Carlino maintains that the Eminent Domain Code provides the exclusive procedure for the BVA Parties to challenge the taking.

In their amended complaint, the BVA Parties allege that the public uses the Access Drive as a pass-through between North Guthriesville Road and SR322, that the Access Drive is a public road by prescription through uniform, adverse, and continuous use by the public as a pass-through for over twenty-four years, and that delivery trucks consistently use the Access Drive.<sup>4</sup> The BVA Parties maintain that to vacate the Access Drive, the township must follow procedures set forth in the Second Class Township Code at Section 67304 and the General Road Law at Section 1981. These sections provide:

The board of supervisors may by ordinance enact, ordain, survey, lay out, open, widen, straighten, vacate and relay all roads and bridges and parts thereof which are located wholly or partially within the township.

<sup>3</sup> The court has found no appellate case interpreting the language of Section 310 to permit abandonment of less than the entire project. There is one common pleas case addressing abandonment of less than the entire project under a repealed version of Eminent Domain Code. In *Biernancki v. Redevelopment Auth. of the City of Wilkes-Barre*, 66 Luz. Reg. Reports 205 (1974), a court concluded that a portion of property that was not needed for a project was required to be returned to the condemnee. This court does not find that decision to be persuasive. In addition to predating the current Eminent Domain Code by more than thirty years, the court in that matter failed to engage in any meaningful statutory analysis.

<sup>4</sup> For purposes of summary judgment, we accept these allegations as true.



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53 P.S. §67304.

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The courts aforesaid shall, within their respective counties, have authority, upon application to them by petition, to inquire of and to change or vacate the whole or any part of any private or public road which may have been laid out by authority of law, whenever the same shall become useless, inconvenient or burthensome.

36 P.S. §1981. The relief the BVA Parties seek is to enjoin the Township from taking any action to close the Access Drive without first formally vacating the Access Drive after hearing.

The closing and vacating of the Access Drive has been decided as part of extensive condemnation proceedings.<sup>5</sup> On November 14, 2014, the Township filed a Declaration of Taking to effect, *inter alia*, the condemnation of the BVA Parties' access easement, the Access Drive, over Carlino's property. Condemnation Decision, FOF 13.<sup>6</sup> Thereafter, the BVA Parties filed sixteen preliminary objections, none of which challenged the Township's authority to condemn the Access Drive. Over a seven-day hearing to consider the preliminary objections, the BVA Parties' witnesses offered testimony concerning the Access Drive. Norman Ulrich, the BVA Parties' engineer, testified that "the Township has to destroy this access easement, has to tear up the pavement there. Otherwise PennDOT won't allow us to pave the road." Condemnation Decision, FOF 34. Marc Jones, Esquire, a land use and real estate attorney who also testified as the BVA Parties' expert, stated "that whether the Township could condemn eased property [i.e., the Access Drive] was outside the scope of his testimony, but that it was his opinion, it could." Condemnation Decision, FOF 115. Judge Griffith overruled the BVA Parties' objections, and the Commonwealth Court affirmed.<sup>7</sup>

The BVA Parties submit the Eminent Domain Code does not preempt the General Road Law. While the BVA Parties challenge Carlino's reliance on *Valley Township v. City of Coatesville*, 894 A.2d 885 (Pa.Cmwlth. 2006), *Foley v. Beach Creek E.R.Co.*, 129 A. 845 (Pa. 1925), *Shapera v. Allegheny County*, 25 A. 2d 566 (Pa. 1941), and *Clifford Township v. Ransom*, 398 A. 2d 768 (Pa.Cmwlth. 1979), in support of preemption, they offer no counterargument.

The Pennsylvania Supreme Court has declared the Eminent Domain Code "provides a complete legal scheme in the area of eminent domain[.]" *Singer v. Redevelopment Authority of City of Oil City*, 261 A. 2d 594, 597 (Pa. 1970). In *Valley Twp.*, the city condemned privately owned land to use as a public golf course. The township sought injunctive relief to block the city's exercise of eminent domain and claimed that because the condemnation constituted a subdivision, it violated

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<sup>5</sup> Filed at No. 2014-11237-RC and presided over by the Honorable Edward Griffith.

<sup>6</sup> Judge Griffith entered findings of fact ("FOF") in a Decision filed September 8, 2017 (the "Condemnation Decision").

<sup>7</sup> Condemnation of Fee Simple Title to 0.069 Acres, 2018 WL 3213113 (Pa.Cmwlth. 2018).

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the Municipalities Planning Code and the township's subdivision ordinance. The city filed preliminary objections to the township's complaint insisting that it was not required to seek subdivision approval from the township. The Commonwealth Court agreed stating:

While the MPC authorizes a local municipality to regulate subdivisions, by doing so, it does not require Condemnor to obtain subdivision approval when it sought to condemn property. When the General Assembly enacted the Eminent Domain Code, it was quite emphatic that it was unaffected by other laws when it provided in Section 303 of the Eminent Domain Code:

It is intended by this act to provide *a complete and exclusive procedure and law to govern all condemnations of property for public purposes* and the assessment of damages therefore, except as provided in section 901 [regarding the savings clause applicable to procedures in the court of quarter sessions with respect to bridges, viaducts, culverts and roads] ... This act is not intended to enlarge or diminish the power of condemnation given by law to any condemnor.

26 P.S. § 10303

To reiterate, now as a holding:

Nothing in Section 402 of the Eminent Domain Code requires that a subdivision plan be filed. Once filed, the taking has occurred and compensation or estimated compensation is paid into court and title passes. If preliminary objections are filed, title still passes but not the right of possession until the preliminary objections are resolved. If we were to hold that a subdivision application must be filed, we would be engrafting a requirement on the procedure that the General Assembly did not to make a taking effective.

*Id.* at 889-90 (italics original; footnote omitted).

Just as in *Valley Twp.*, if the Township was required to petition to vacate the Access Drive pursuant to the General Road Law, an additional requirement would be engrafted on the procedure the General Assembly put in place to make a taking effective. Once the Declaration of Taking was filed and just compensation paid, the taking of the Access Drive was complete. Requiring compliance with the General Road Law would lead to the absurdity of petitioning to vacate a roadway already vacated.

In *Foley*, the plaintiff sought an injunction to restrain the taking of his

land for a right of way by the defendant railroad company, and the Pennsylvania Supreme Court considered the railroad company's exercise of its power of eminent domain under the General Railroad Act, 67 P.S. § 101 et seq. Plaintiff objected to the condemnation by the railroad company to relocate a highway. Plaintiff contended that no authority was granted to a railroad company occupying a public road to condemn land to reconstruct the public road, but rather, the proper course was for the court of quarter sessions to vacate and supply the road. The Court ruled:

While it is true the highways of the state belong to the commonwealth, the authorized power to intermeddle with them would be the legislature, and those subagencies delegated by it. The Legislature had ample power to permit a railroad company to occupy the bed of its highway. The act granting the authority required the company to relocate and reconstruct it. The sections of the statute cited give ample power to take the land necessary for this purpose under the right of eminent domain.

*Foley* at 848 (citations omitted). While *Foley* interpreted an act other than the Eminent Domain Code, the Court acknowledged the authority of the General Assembly over roadways, including the authority to permit the condemnation a roadway without the necessity of petitioning the court.

In *Shapera*, the Pennsylvania Supreme Court observed that the statutory directions for the creation and abolishment of roads “must be strictly complied with” because there is no common law power to build or improve roads. *Id.* at 568. In *Clifford Twp.*, the Commonwealth Court, citing *Shapera*, held that statutory directions for vacating a township road must be “strictly followed, because townships do not have any common-law power to build, improve or vacate roads.” *Id.* at 769. The BVA Parties argue that “strictly followed” results in a different construction than “strictly construed” without offering any explanation. Neither the Second Class Township Code nor the General Road Law provides an exclusive remedy for vacating a road. In fact, if a township refuses to act by ordinance, relief may be pursued from the Court of Common Pleas under the General Road Law. *In re Swamp Road in Wayne Tp.*, 859 A. 2d 528 (Pa.Cmwlt. 2004). In contrast, the Eminent Domain Code provides an exclusive remedy to govern all condemnations of property for public purposes, which may include the condemnation of a public roadway.

The BVA Parties also contend that their failure to file preliminary objections challenging the taking of the Access Drive does not constitute waiver because the Plan of Taking attached to the Declaration was illegible, contained no drawing of the courses and distances for the Access Drive, and the metes and bounds were too faint to read. The BVA Parties claim that the location, nature, and extent of the taking cannot be identified with accuracy and that it cannot be determined whether the condemned property is larger or smaller than the Access Drive or whether there is any need to vacate additional property. The BVA Parties cite *Szabo v.*

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*Commonwealth*, 202 A.3d 52 (Pa. 2019), and *York OPA, LLC v. Commonwealth*, 181 A.3d 5 (Pa.Cmwlth. 2017), to support their position.

Preliminary objections in eminent domain cases are the exclusive means to challenge a condemnation and the failure to raise a required issue constitutes waiver. 26 Pa.C.S. §306.<sup>8</sup> A condemnee is required to state with specificity the grounds relied upon in preliminary objections. 26 Pa.C.S. §306(c). The BVA Parties were required to assert any claim challenging the Township’s authority to condemn the Access Drive in the preliminary objections filed to the Declaration of Taking. 26 Pa.C.S. §306.

*Szabo* and *York OPA* stand for the premise that when a condemnor fails to accurately identify the property affected by a taking, the condemnee’s failure to file preliminary objections will be excused. In *Szabo*, the condemnees filed no preliminary objections and learned during preparation for a hearing before a board of viewers that plans PennDOT had provided with the declaration misidentified property owned by the Szabos as owned by other entities. The Commonwealth Court held that because PennDOT failed to accurately identify the property in the declaration, the Szabos did not waive their right to challenge the misidentification by failing to file preliminary objections. In *York OPA*, PennDOT identified a 0.142-acre area as an existing legal right-of-way. Relying on the PennDOT plan of condemnation, York OPA did not file preliminary objections to address that taking. Two years later, York OPA discovered that the 0.142-acre area was not an existing right-of-way and sought compensation for the *de facto* taking. The Commonwealth Court held York OPA did not waive its right to raise the issue of a *de facto* taking despite its failure to file preliminary objections to the Declaration.

In our case, the “illegible” plan did not prevent the BVA Parties from filing sixteen preliminary objections and presenting extensive testimony over a seven-day condemnation hearing, some of which addressed the very Access Drive the BVA Parties now claim to have been unable to identify on the plan. The Declaration of Taking condemned BVA’s access easement over the Carlino Parcel. Condemnation Decision, FOF 7, 13. It is incomprehensible that the BVA Parties were unaware of the location, nature, and extent of their access easement. In both *Szabo* and *York OPA*, the condemnees relied on the plan submitted by PennDOT, filed no preliminary objections, and only learned later that the plan had failed to identify property of theirs that had

<sup>8</sup> Section 306 of the Eminent Domain Code provides:

- (a) Filing and exclusive method of challenging certain matters.--
  - (1) Within 30 days after being served with notice of condemnation, the condemnee may file preliminary objections to the declaration of taking.
  - (2) The court upon cause shown may extend the time for filing preliminary objections.
  - (3) Preliminary objections shall be limited to and shall be the exclusive method of challenging:
    - (i) The power or right of the condemnor to appropriate the condemned property unless it has been previously adjudicated.
    - (ii) The sufficiency of the security.
    - (iii) The declaration of taking.
    - (iv) Any other procedure followed by the condemnor.
  - (b) Waiver.--Failure to raise by preliminary objections the issues listed in subsection (a) shall constitute a waiver. Issues of compensation may not be raised by preliminary objections.

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been taken. The BVA Parties were on notice that their access easement was part of the condemned property and their failure to timely file a preliminary objection to contest the taking results in waiver.

For the reasons stated, we enter this

**ORDER**

AND NOW, this 3rd day of October, 2023, upon consideration of the Motion of Defendant, Carlino East Brandywine, L.P., for summary judgment, joined by Defendant, East Brandywine Township, Plaintiffs' answer, and all related filings, it is ORDERED that the Motion is GRANTED as follows:

1. Count I of the Amended Complaint is dismissed with prejudice; and
2. Count II of the Amended Complaint is dismissed with prejudice.

BY THE COURT:

/s/ Anthony T. Verwey, J.

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 2024-01597-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Justin Stearn was filed in the above-named court and will be heard on Monday, May 20, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Friday, February 23, 2024  
Name to be changed from: Justin Stearn to: Justin Odom-Stearn  
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 2024-01599-NC**

NOTICE IS HEREBY GIVEN that the name change petition of MONIQUE ODOM was filed in the above-named court and will be heard on Monday, May 20, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Friday, February 23, 2024  
Name to be changed from: Monique Odom to: Monique Odom-Stearn  
Any person interested may appear and show cause,

if any they have, why the prayer of the said petitioner should not be granted.

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 2024-02005-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Richard Ratmansky on behalf of minor child William David Ratmansky was filed in the above-named court and will be heard on Monday, April 22, 2024 at 2:00:00 PM, in Courtroom 11 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Thursday, March 7, 2024  
Name to be changed from: William David Ratmansky to: Liam David Ratmansky  
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 Wednesday, March 6, 2024, effective Monday, March 11, 2024 for Mainline Print, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Brokering printing work.  
JOSEPH P. DIGIORGIO, Esquire  
Platt DiGiorgio and DiFabio  
1800 E. Lancaster Avenue  
Paoli, PA 19301

**CORPORATION NOTICE**

SEGURA'S PAINTING, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of Grays Investments, Inc., a PA corporation, with a registered address at 1595 Paoli Pike, West Chester, PA 19380, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors

is now engaged in winding up and settling the affairs of the corporation under the provisions of Sec. 1975 of the PA Corporation Law of 1988, as amended.  
 FOX ROTHSCHILD LLP, Solicitors,  
 747 Constitution Dr., Ste. 100, P.O. Box 673,  
 Exton, PA 19341-0673

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#### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of Iddings Investments, Inc., a PA corporation, with a registered address at 1595 Paoli Pike, West Chester, PA 19380, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Sec. 1975 of the PA Corporation Law of 1988, as amended.  
 FOX ROTHSCHILD LLP, Solicitors,  
 747 Constitution Dr., Ste. 100, P.O. Box 673,  
 Exton, PA 19341-0673

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#### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of Purdey Investments, Inc., a PA corporation, with a registered address at 1595 Paoli Pike, West Chester, PA 19380, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Sec. 1975 of the PA Corporation Law of 1988, as amended.  
 FOX ROTHSCHILD LLP, Solicitors,  
 747 Constitution Dr., Ste. 100, P.O. Box 673,  
 Exton, PA 19341-0673

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#### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of Remington Investments, Inc., a PA corporation, with a registered address at 1595 Paoli Pike, West Chester, PA 19380, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Sec. 1975 of the PA Corporation Law of 1988, as amended.  
 FOX ROTHSCHILD LLP, Solicitors,  
 747 Constitution Dr., Ste. 100, P.O. Box 673,  
 Exton, PA 19341-0673

#### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of Weston Investments, Inc., a PA corporation, with a registered address at 1595 Paoli Pike, West Chester, PA 19380, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Sec. 1975 of the PA Corporation Law of 1988, as amended.  
 FOX ROTHSCHILD LLP, Solicitors,  
 747 Constitution Dr., Ste. 100, P.O. Box 673,  
 Exton, PA 19341-0673

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#### 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

**ALLEMAN**, Raymond A., late of Exton. Patricia F. Alleman, care of THOMAS E. SHEA, Esquire, 1581 Main Street, Suite 200, Warrington, PA 18976, Executrix. THOMAS E. SHEA, Esquire, Stern & Eisenberg PC, 1581 Main Street, Suite 200, Warrington, PA 18976, atty.

**BROOKS**, Laura C., late of East Goshen Township. Rosalynn B. Janssen, 14 Greenhill Rd., West Chester, PA 19380, 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.

**BROWN**, Peter C., a/k/a Peter Campbell Brown, late of Schuylkill Township. Scott E. Brown, care of RYAN J. GRIFFIN, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, Esquire, CPA, James B Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**CLIFTON**, Deborah S., late of West Bradford Township. Daniel J. Clifton, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**CROOKS**, Phenie R., a/k/a Phillippine Perez, late



of Tredyffrin Township. Fawn L. Lynch, care of LISA COMBER HALL, Esquire, 27 S Darlington St, West Chester, PA 19382, Administratrix. LISA COMBER HALL, Esquire, HALL LAW OFFICES, PC, 27 S Darlington St, West Chester, PA 19382, atty.

**DERRICK**, Francisca V., late of Downingtown. Cindy Baxter, 242 Quarry Road Gap, PA 17527, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D West Chester, PA 19380, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D West Chester, PA 19380, atty.

**DONNELLY**, Gladys E., late of Willistown Township. Edward F. Donnelly, care of ELLIOTT GOLDBERG, Esquire, 1231 Lancaster Avenue, Berwyn, PA 19312, Administrator. ELLIOTT GOLDBERG, Esquire, 1231 Lancaster Avenue, Berwyn, PA 19312, atty.

**DUNN**, Lois A., late of Downingtown Borough. Richard L. Dunn, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**HAGERTY**, Denise, late of Kennett Square. Lauren Watson, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**HERMAN**, Lindsay Benton, late of Phoenixville. Douglas Mott, 365 Second Ave., Phoenixville, PA 19460, Administrator.

**ISEMINGER**, Marilyn J., late of Charlestown Township. Suzanne D. Iseminger and Denise R. Cevoli, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**McCUE**, Diane H., late of Tredyffrin Township. Charles J. McCue, III, care of NICK R. MASINO, Esquire, 61 Cassatt Ave., Berwyn, PA 19312, Executor. NICK R. MASINO, Esquire, Wade, Goldstein, Landau & Abruzzo, P.C., 61 Cassatt Ave., Berwyn, PA 19312, atty.

**MOORE, JR.**, WILLIAM D., late of Spring City. Scott A. Moore, 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.

**ROBINSON**, Mary R., late of East Whiteland Township. Barbara Farrell, 6833 Pallister Road, Norfolk, VA 23518, care of JAMES C. DALTON, Esquire, PO Box 515, West Chester, PA 19381-0515, Executor. JAMES C. DALTON, Esquire, Unruh Turner Burke & Frees, PO Box 515, West Chester, PA 19381-0515, atty.

**SAVASTIO**, Ronald E., late of West Bradford Township. Kara Savastio, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

**SMITH**, Edith L., late of Tredyffrin Township. Margaret H. Farrell and Mark R. Wilson, care of CAROL R. LIVINGOOD, Esquire, P.O. Box 191, Wayne, PA 19087, Executors. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, P.O. Box 191, Wayne, PA 19087, atty.

**THOMPSON**, Ruth Smedley, late of Newlin, Coatesville. Leona Provinski, 33 Buffington St., Unionville, PA 19375 and John R. Thompson, 3363 Kentner Rd., Constableville, NY 13325, Executors.

**TOMASSO**, James V., late of Wayne. Stephanie J. Oscarson, 377 Red Fox Road, Stafford, PA 19087, Executrix.

**WELDON**, Mary G., a/k/a Gail Weldon, late of West Brandywine Township. Jennifer A. Campbell, care of JONATHAN E. BECKER, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. JONATHAN E. BECKER, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**WOOD**, Helen F., late of West Whiteland. Maria Brice, 1307 Valley Wood Drive Downingtown, PA 19335, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D West Chester, PA 19380, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D West Chester, PA 19380, atty.

## 2nd Publication

**BARTON**, Lindsay Nicole, late of Downingtown. Glen Barton, 111 Woodledge Lane, Exton PA 19341, Administrator.

**BLAIN, JR.**, James H., late of Township of West Brandywine. Denise L. Reider, 88 Seldomridge Lane, Honey Brook, PA 19344, care of ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335,

Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

**CAMBRIA**, Sylvia D., late of Thornbury Township. Sharon Lynn Cambria Dianno, 1628 Margo Lane, West Chester, PA 19380, care of NEIL M. HILKERT, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executor. NEIL M. HILKERT, Esquire, 600 West Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

**CHANCE**, Debbie Yen, a/k/a Yen Nga Thi Duong and Debbie Yen Duong, late of Phoniexville Borough. Mai Y. Vance, care of CAROLYN MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. CAROLYN MARCHESANI, Esquire, Wolf, Baldwin & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

**CRYSTAL**, Alan J., late of Spring City. Mark D. Crystal, care of NICOLE C. MANLEY, Esquire, 105 E. Philadelphia Ave., Boyertown, PA 19512, Executor. NICOLE C. MANLEY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 E. Philadelphia Ave., Boyertown, PA 19512, atty.

**DORAN**, Marguerite Ryan, late of East Pikeland Township. Roy E. Doran, 1127 Rapps Dam Rd., Kimberton, PA 19442, care of COURTNEY E. DOLAWAY, Esquire, 1810 Chapel Ave. W, Cherry Hill, NJ 08002, Executor. COURTNEY E. DOLAWAY, Esquire, Flaster Greenberg PC, 1810 Chapel Ave. W, Cherry Hill, NJ 08002, atty.

**FARGINERE**, Anthony J., late of West Caln Township. Andree A. Levan, 658 Telegraph Road, Coatesville, PA 19320, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**FOLDES**, Ernestina, late of East Goshen Township. Eva M. Rosenfield, 632 Smart Ave., Cote St. Luc, Quebec H4X 1T3 Canada, care of DAVID S. KOVSKY, Esquire, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, Executrix. DAVID S. KOVSKY, Esquire, Duane Morris LLP, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, atty.

**FOLEY**, Ann M., late of E. Goshen Twp.. Charles E. Wurst, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**FORBES**, Wayne, late of Willistown Township. Scudder G. Stevens, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, care of SCUDDER G. STEVENS,

Esquire, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, Administrator. SCUDDER G. STEVENS, Esquire, M. Lyons Law Group, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

**GIBBS**, Louva Ann, late of West Fallowfield Township. David B. Gibbs, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, Lamb McLarlane PC, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**GORDON, JR.**, CHARLES L., late of Valley Township. Patrick L. Gordon, 760 Gap-Newport Pike, Atglen, PA 19310, Christopher C. Gordon, 77 Grove Avenue, Coatesville, PA 19320, and Charlene L. North, 1 Kirby Street, Coatesville, PA 19320, care of WILLIAM P. HARRINGTON, JR., Esquire, 945 Hillcrest Dr., Kinzers, PA 17535, Administrators. WILLIAM P. HARRINGTON, JR., Esquire, 945 Hillcrest Dr., Kinzers, PA 17535, atty.

**GOWMAN**, Donna Kay, a/k/a Donna K. Gowman, late of Schuylkill Township. Jeffrey S. Gowman, care of MICHAEL J. MATTSON, Esquire, 21 W. Third St., Media, PA 19063, Executor. MICHAEL J. MATTSON, Esquire, Musi, Merkins, Daubenberg & Clark LLP, 21 W. Third St., Media, PA 19063, atty.

**HARDIN**, Susan Ferguson, late of West Chester. Anthony J. Meyer, 2536 Acorn Lane, Lansdale, PA 19446, Executor.

**HYATT**, Margaret C., late of West Goshen Township. Margaret V. McGee, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

**LAPIDES**, Jules S., late of East Goshen Township. Maureen Pomeroy, 832 Tallyho Ln., Chester Springs, PA 19425, and Lila Lapidis, 203 N. Essex Ave., Apt. 8, Narberth, PA 19072, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrices. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

**LEMUZ**, Miguel Bedolla, a/k/a Miguel Bedolla Lemus, late of Township of East Marlborough. Jimmy Bedolla Diaz, 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.

**MacDOUGAL**, Judith A., a/k/a Judith Ann Mac-

Dougal, late of North Coventry Township. Joseph A. Lightman, 332 Ridge Rd., Spring City, PA 19475, care of DAVID S. KAPLAN, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. DAVID S. KAPLAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**McCLURE**, Joan W., a/k/a Dorothy Joan (Wolfe) McClure, late of East Caln Township. Pamela Anne Herr, care of ERIC C. FREY, Esquire, 105 East Philadelphia Avenue, Boyertown, PA 19512, Executrix. ERIC C. FREY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 East Philadelphia Avenue, Boyertown, PA 19512, atty.

**McGINLEY**, John Joseph Paul, a/k/a Jack, late of Malvern. Annemarie Patton, 6 2nd Avenue, Malvern, PA 19355, and Kathleen Bizal, 39 Skyview Lane, Thorndale, PA 19372, care of WILLIAM SHANK PATTON, Esquire, 614 S 4th Street, Unit #388, Philadelphia, PA 19147, Executrices. WILLIAM SHANK PATTON, Esquire, The Law Offices of William S. Patton, 614 S 4th Street, Unit #388, Philadelphia, PA 19147, atty.

**NASTASE**, Hilda Jane, a/k/a Hilda J. Nastase, late of Downingtown Borough. Michael A. Nastase, 809 Tremont Drive, Downingtown, PA 19335, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**QUIGLEY**, Dolores M., a/k/a Dolores Marie Quigley, late of Spring City. Wilfred James Quigley, Jr., care of CHRISTOPHER P. MULLANEY, Esquire, 598 Main Street, Red Hill, PA 18076, Executor. CHRISTOPHER P. MULLANEY, Esquire, Mullaney Law Offices, 598 Main Street, Red Hill, PA 18076, atty.

**RICE**, Jean M., late of Township of Coatesville. John A. Novello, 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.

**RICHARDS**, William G., a/k/a William Gibson Richards, II, late of Township of Uwchlan. Cheryl A. Richards, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, Executrix. KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, atty.

**SMALTZ**, Judith M., a/k/a Judy, late of Malvern Borough. Brian Muck, 118 Monument, Malvern, PA 19355, Executor.

**SPANGLER**, Elmer L., late of North Coventry

Township. Michele L. Spangler, care of CAROLYN MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. CAROLYN MARCHESANI, Esquire, Wolf, Baldwin & Associates. PC, P.O. Box 444, Pottstown, PA 19464, atty.

**TASHJIAN**, Lucille M., late of Birmingham Township. John Paul Bogosian, care of TERRANCE A. KLINE, Esquire, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, Executor. TERRANCE A. KLINE, Esquire, Law Office of Terrance A. Kline, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, atty.

**WOODRING**, Jean M., late of West Brandywine Township. Warren W. Woodring, 80 W. Summersweet Ln., Santa Rosa Beach, FL 32459, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

### 3rd Publication

**AUGER**, Arnold D., late of East Goshen Township. Stephanie A.C. Sheller, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**BRICKER**, Dianne L., late of East Caln Township. Tom Kilburn, 312 Jefferson Dr., Malvern, PA 19355, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

**CONROY**, Edward G, a/k/a Gerry, late of West Goshen. Patrick Conroy, PO Box 885, West Chester, PA, 19381, and Christopher Conroy, Executors.

**FISHER**, Benjamin E., late of Honey Brook Township. David S. Stoltzfus and Abner King, care of ASHLEY GLICK, Esquire, 131 W. Main Street, New Holland, PA 17557, Executors. ASHLEY GLICK, Esquire, Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**FOLEY**, Ann M., late of East Goshen Twp.. Charles E. Wurst, 213 E State St., Kennett Square PA 19348, care of EDWARD M. FOLEY, Esquire, 213 E. State St., Kennett Square PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E. State St., Kennett

Square PA 19348, atty.

**GROSECLOSE**, Doris S., late of East Nottingham Township. Beth A. Groseclose, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administratrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**GROVE, JR.**, Wayne K. a/k/a Wayne Kenneth Grove, Jr., late of East Goshen Township. Bernadette J. Grove, 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.

**JOHNSON**, Thomas James, late of Westtown Township. Julia Johnson, 1526 Skiles Blvd., West Chester, PA 19382, Executor.

**KARCH**, Martin A., a/k/a Martin Andrew Karch, late of Kennett Township. Allison M. Newbrough and Kevin M. Karch, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Co-Executors. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

**HAGAN**, Ann Noble, a/k/a Ann N. Hagan and Ann Hagan, late of Tredyffrin Township. Robert E. Bowen, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executor. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Blecziński, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

**KOVACH**, Regina M., late of East Coventry Township. Karen Weglos, 100 Golf Dr., Gilbertville, PA 19525, care of JOHN K. KOURY, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. JOHN K. KOURY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**LAZOS**, Joyce Ann, late of Downingtown Borough. Alexander M. Lazos, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Administrator. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

**LONG**, John C., late of East Goshen Township. Jane D. Long, 1442 Quaker Ridge, West Chester, PA 19380, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Es-

quire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

**MANGANARO**, Ellen Morris a/k/a Ellen Manganaro, late of Thornbury Township. Robert Morris and Ellen W.M. Gray, care of DAVID J. WINKOWSKI, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355, Executors. DAVID J. WINKOWSKI, Esquire, Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

**MANNING**, Charles H. a/k/a Charles L. Manning, Charles Leslie Manning and Charles Manning, late of Kennett Square Borough. Mary C. Manning, 124 Cypress St., Kennett Square, PA 19348, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**McGINNESS**, John S. a/k/a John Samuel McGinness and John McGinness, late of Charlestown Township. Anne McGinness Kearse, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Blecziński, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

**MIDIRI**, Marlene L., late of East Marlborough Township. Ronald L. Midiri, Jr., 401 Grantleigh Court, Simpsonville, SC 29680 care of SCOTT G. MAYHART, Esquire, 128 Commons Court, P. O. Box 1539, Chadds Ford, PA 19317, Executor. SCOTT G. MAYHART, Esquire, Scott G. Mayhart and Associates, LLC., 128 Commons Court, P. O. Box 1539, Chadds Ford, PA 19317, atty.

**MITCHELL, M.D.**, Edith Peterson, a/k/a Edith P. Mitchell, late of Willistown Twp, Newtown Sq., Dale Edith Hobbs, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Administratrix. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

**MOLLMAN**, Jennifer E., late of Charlestown Township. Meredith Parente and Carol E. Mollman, care of DAVID P. BROWN, III, Esquire, P.O. Box 729, Kimberton, PA 19442, Executrices. DAVID P. BROWN, III, Esquire, P.O. Box 729, Kimberton, PA 19442, atty.

**PAWLICZEK**, Gary Michael, late of London Grove Township. Marion Pawliczek, 715 Sullivan Road, London Grove Township, PA 19311, care of SHARON D. ALEXANDER, Esquire, PO Box 190,

Landenberg, PA 19350, Executrix. SHARON D. ALEXANDER, Esquire, Andris Law, LLC, PO Box 190, Landenberg, PA 19350, atty.

**ROCHFORD**, Brendan, late of West Chester. Loretta Rochford, 403 Allegiance Drive West Chester, PA 19382, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D, West Chester, PA 19380, Administratrix. FRANCIS C. MILLER, Esquire, Miller Law, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

**SABELLICO**, Lucille T., late of West Brandywine Township. Danielle Ferguson and Suzanne Sabellico, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrices. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**SANGREE**, Anne Coates, a/k/a Anne C. Sangree, late of Kennett Township. Charles S. Frazier, 337 W. Lancaster Avenue, P. O. Box 527, Wayne PA 19087, care of CHARLES S. FRAZIER, Esquire, 337 W. Lancaster Avenue, P.O. Box 527, Wayne, PA 19087, Executor. CHARLES S. FRAZIER, Esquire, Frazier & Roberts, 337 W. Lancaster Avenue, P.O. Box 527, Wayne, PA 19087, atty.

**SLINGHOFF**, Linda Gring, a/k/a Linda G. Slinghoff and Linda Slinghoff, late of East Goshen Township. Charles M. Slinghoff, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**STEVENSON**, Lillian A., a/k/a Lillian Angela Stevenson and Lillian A. MacIntyre, late of East Goshen Township. Sharon A. Stevenson, 423 Wharton Blvd, Exton, PA 19341, care of THOMAS X. MCANDREW, JR., Esquire, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, Executrix. THOMAS X. MCANDREW, JR., Esquire, Siana Law, LLP, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

**SUTER**, Janet R., late of Kennett Township. Sandra K. Bahel, 115 Cedarcroft Rd., Kennett Square, PA 19348, and William E. Kavanaugh, 103 Victoria Gardens Dr., Kennett Square, PA 19348, care of GEORGE S. DONZE, Esquire, 696 Unionville Rd., Ste 6, Kennett Square, PA 19348, Co-Executors. GEORGE S. DONZE, Esquire, 696 Unionville Rd., Ste 6, Kennett Square, PA 19348, atty.

**TALUCCI**, Vincent Michael, late of West Bradford Township. Vincent M. Talucci Jr., care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, West Chester PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester PA 19380, atty.

**VALICK**, Betty Louise, late of West Chester. Kristen Blumenfeld, 233 Sills Ln., Downingtown, PA 19355, Administrator C.T.A..

**WATERLOO**, Carol Ann, late of West Brandywine Township. Joseph W. Waterloo, care of LOUIS N. TETI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. LOUIS N. TETI, Esquire, MacEelree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

**WHITE**, Jeanne A., a/k/a Jeanne Adele White, late of Tredyffrin Township. Robert D. White, care of NINA B. STRYKER, Esquire, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102, Executor. NINA B. STRYKER, Esquire, Obermayer Rebmann Maxwell & Hippel LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102, atty.

**WIEST**, Nancy J., late of Coatesville. Ruth Ifrig, 1665 Beacon Hill Road, West Bradford, PA 19335, care of JAYNE A. GARVER, Esquire, 6723 Allentown Blvd., Harrisburg, PA 17112, Executrix. JAYNE A. GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

**WILLIAMS**, Sara Biehn, late of West Chester. Akel Anne Blades and Nathaniel C. Blevins, III, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**WITHERSPOON, SR.**, Charles Lee, late of Sadsbury Township. Charles L. Witherspoon, Jr., care of BARRY S. RABIN, Esquire, 797 E. Lancaster Ave., Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Ave., Suite 13, Downingtown, PA 19335, atty.

**WYNNE**, Nancy J., late of Borough of Oxford. Kristen D. Friend, 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.



**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 January 31, 2024, for **Spirit & Whimsy** with a principal place of business located at 278 Lancaster Pike, Oxford, PA 19363 in Chester County. The individual interested in this business is Jennifer Blosser, also located at 278 Lancaster Pike, Oxford, PA 19363. This is filed in compliance with 54 Pa.C.S. 311.

**NONPROFIT CORPORATION NOTICE**

NOTICE is hereby given that Articles of Incorporation have been filed with the Pennsylvania Department of State to form a non-profit corporation under the name "Stoney Knoll Community Association, Inc.", under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended. The purpose of the corporation is to constitute an association of and among the homeowners in a planned community known as "Stoney Knoll", and to conduct all lawful business and exercise all lawful powers, rights and privileges which a non-profit corporation may now or hereafter have.

UNRUH, TURNER, BURKE & FREES, Solicitors  
P.O. Box 515  
West Chester, PA 19381-0515

**NONPROFIT CORPORATION NOTICE**

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

The name of the corporation is Vita Nova Christian Academy, Inc.

Articles of Incorporation were filed on Thursday, February 29, 2024

The purpose or purposes for which it was organized are: Charitable, religious, scientific, literary and educational purposes permitted within the scope of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

CHARLES W. PROCTOR, III, Solicitor  
PLA Associates PC  
1450 East Boot Road Suite 400 D  
West Chester, PA 19380

**1st Publication of 3**

**TRUST NOTICE**

Trust Estate of ELIZABETH E. BRINER, deceased, late of Easttown Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of ELIZABETH E. BRINER are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to:  
NICHOLAS J. KOVICH, Trustee  
604 Longchamps Dr., Devon, PA 19333-1866

Attorney:  
RICHARD J. BOVE, Esquire  
6000 N. 62nd Place  
Paradise Valley, AZ 85253-4266

**2nd Publication of 3**

**TRUST NOTICE**

THOMAS M. HOBSON IRREVOCABLE TRUST Notice is hereby given of the death of Thomas M. Hobson, Late of Easttown Township, Chester County, Pennsylvania. All persons having claims or demands against said decedent or the Thomas Hobson Property Trust, are requested to make known the same to the Trustees or the Trust's Attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustees names below.

Trustee Name: Michael Hobson, Trustee  
Trustee Address: Michael Hobson, Trustee  
276 Mill House Drive  
Lincoln University, PA 19352

Attorney: VINCENT CAROSELLA, JR., Esquire  
Carosella & Associates, P.C.  
882 S. Matlack Street, Suite 101  
West Chester, PA 19382

**NOTICE**

Carrington Mortgage Services LLC  
PLAINTIFF  
VS.  
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Warren G. Denen, deceased  
DEFENDANT

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CHESTER COUNTY

NO: 2023-07585-RC

NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

TO: Unknown Heirs, Successors, Assigns and All  
Persons, Firms or Associations Claiming Right,  
Title or Interest from or under Warren G. Denen,  
deceased  
118 Josephs Way  
Malvern, PA 19355

Your house (real estate) at:  
118 Josephs Way, Malvern, PA 19355  
42-04-0415

is scheduled to be sold at Sheriff's Sale at <http://www.bid4assets.com> on June 20, 2024 at 11:00AM  
to enforce the court judgment of \$127,321.35  
obtained by Carrington Mortgage Services LLC  
against you.

NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS  
SHERIFF'S SALE

To prevent this Sheriff's Sale you must take  
immediate action:

1. The sale will be cancelled if you pay back to  
Carrington Mortgage Services LLC the amount of  
the judgment plus costs or the back payments, late  
charges, costs, and reasonable attorneys fees due.  
To find out how much you must pay, you may call:  
(610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be  
filed by the Sheriff on a date specified by the Sheriff  
not later than thirty (30) days after sale. Distribution  
will be made in accordance with the schedule unless  
exceptions are filed thereto within 20 days after the  
filing of the schedule.

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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL [www.bid4assets.com/chestercopasheriffsales](http://www.bid4assets.com/chestercopasheriffsales), on **Thursday, April 18th, 2024 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, May 22nd, 2024.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

**KEVIN D. DYKES, SHERIFF**

**2nd Publication of 3**

**SALE NO. 24-4-94**  
**Writ of Execution No. 2021-01170**  
**DEBT \$5,796.67**

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected hereditaments and appurtenances situate in the Township of West Goshen, County of Chester and State of Pennsylvania.

Tax Parcel No.: 52-IP-272

PLAINTIFF: West Goshen Township

VS

DEFENDANT: **Joseph P. Kopanic, III**

SALE ADDRESS: 348 Galway Drive,  
 West Chester, PA 19380

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 484-873-2781**

**SALE NO. 24-4-95**  
**Writ of Execution No. 2022-00795**  
**DEBT \$25,148.85**

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Goshen Valley III Condominium, Situate in the Township of East Goshen, County of Chester and State of PA, which has heretofore been submitted to the provisions of the Uniform Condominium Act by Recording in the Office for the Recording of Deeds, in and for the County of Chester, PA, of the Declaration dated 12/7/1984 and recorded 12/7/1984 in Misc. Deed Book 663 page 352 and the Plots and Plans attached thereto and made part thereof, and a First Amendment thereto recorded in Deed Book 669 page 29, First Supplementary Declaration of Condominium in Record Book 257 page 178, and Second Supplementary Declaration of Condominium in Record Book 656 page 183 and a Declaration Plan recorded in Misc. Deed Book 663 page 352 being and designated on such Declaration Plan as Unit No. 3102 as more fully described in such Declaration Plan and Declaration as the same have been or shall from time to time hereafter, be amended together with an initial proportionate undivided interest in the Common Elements (as defined in such Declaration) as set forth in said Declaration and amendments thereto.

BEING the same premises which David H. Sargent, by Deed dated August 21, 2015 and recorded in the Office for the Recording of Deeds in and for Chester County on September 1, 2015 in Deed Book 9173, at Page 2107 et seq., granted and conveyed unto Blue Diamond Investment Group, an



Indiana Limited Liability Company, in fee.  
Tax Parcel No. 53-6-786.

PLAINTIFF: Goshen Valley III Condo-  
minium Association

VS

DEFENDANT: **Blue Diamond Invest-  
ment Group, LLC**

SALE ADDRESS: 3102 Valley Road,  
West Chester, PA 19382

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

**SALE NO. 24-4-96  
Writ of Execution No. 2020-05512  
DEBT \$3,408.31**

ALL THAT CERTAIN lot upon which is  
erected, hereditaments and appurtenances,  
a dwelling house designated as 31 John-  
son Avenue, Township of Caln, County of  
Chester and State of Pennsylvania.

TAX PARCEL NO. 39-3M-11

PLAINTIFF: Coatesville Area School  
District

VS

DEFENDANT: **Hugh Simmons**

SALE ADDRESS: 31 Johnson Avenue,  
Caln Township, PA 19320

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

**SALE NO. 24-4-97  
Writ of Execution No. 2020-05513  
DEBT \$3,014.62**

ALL THAT CERTAIN lot upon which is  
erected a dwelling house designated as 25  
Johnson Avenue, Township of Caln, Coun-  
ty of Chester and State of PA.

TAX PARCEL NO. 39-3M-11.3

PLAINTIFF: Coatesville Area School  
District

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 25 Johnson Avenue,  
Caln Township, PA 19320

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

**SALE NO. 24-4-98  
Writ of Execution No. 2020-05514  
DEBT \$3,713.28**

ALL THAT CERTAIN lot of land on which  
is located the west house of a block of two  
frame dwelling house designated as No.  
630 Belmont Street, situate in the Fourth  
Ward of the City of Coatesville, Chester  
County, Pennsylvania.

TAX PARCEL NO. 16-6-484

PLAINTIFF: Coatesville Area School  
District

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 630 Belmont Street,  
Coatesville, PA 19320

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

**SALE NO. 24-4-99  
Writ of Execution No. 2022-06874  
DEBT \$708,826.48**

ALL THAT CERTAIN LOT OF  
GROUND, SITUATE IN THE TOWN-  
SHIP OF KENNETT, CHESTER COUN-  
TY, PENNSYLVANIA

BEING PARCEL NUMBER: 62-05-  
0029.020

PLAINTIFF: PHH MORTGAGE COR-  
PORATION

VS

DEFENDANT: **DEBORAH MOORE A/K/A DEBORAH A. MOORE; MICHAEL MOORE A/K/A MICHAEL D. MOORE**

SALE ADDRESS: 825 Burrows Run Road, Chadds Ford, PA 19317

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

**SALE NO. 24-4-100  
Writ of Execution No. 2022-09024  
DEBT \$224,279.95**

PROPERTY SITUATE IN TOWNSHIP OF WILLISTOWN

TAX PARCEL #5401N00030000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: **DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS INC. MORTGAGE ASSET-BACKED PASSTHROUGH CERTIFICATES SERIES 2005-QA8**

VS

DEFENDANT: **PAUL A. WINAKUR AKA PAUL WINAKUR**

SALE ADDRESS: 444 East King Road, Malvern, PA 19355

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

**SALE NO. 24-4-101  
Writ of Execution No. 2023-03423  
DEBT \$92,077.29**

PROPERTY SITUATE IN CITY OF COATESVILLE

TAX PARCEL #16-6-345

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: **FREEDOM MORTGAGE CORPORATION**

VS

DEFENDANT: **MALINDA MCCAFFERTY Solely in Her Capacity as Heir of SANDRA MCCAFFERTY, Deceased The Unknown Heirs of SANDRA MCCAFFERTY Deceased WILLIAM MCCAFFERTY Solely in His Capacity as Heir of SANDRA MCCAFFERTY, Deceased**

SALE ADDRESS: 71 South 4th Avenue, Coatesville, PA 19320

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

**SALE NO. 24-4-105  
Writ of Execution No. 2020-02314  
DEBT \$1,649,104.66**

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected. Situate in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Hoffman Estate Subdivision made by E.R. Felty, Inc., Wernersville, Pennsylvania dated 12/29/1993 and recorded as Plan No. 12471 as follows to wit:

BEGINNING at a point on the title line in the bed of Chester Springs Road (T-463), said point being a corner of Lot No. 4 (as shown on said plan); thence from said point of beginning extending along said title line South 37 degrees 54 minutes 38 seconds West 150.05 feet to a point, being a corner of Lot No 2; thence leaving said road extending along Lots No. 2 and No. 1 the following courses and distances; (1) North 50 degrees 59 minutes 47 seconds West 392.57 feet to a point; thence (2) South 67 degrees 12 minutes 21 seconds

West 441.31 feet to a point in line of lands now or late of Anne Ashton Ewing, being an angle point of Lot No. 1; thence leaving Lot No. 1 extending partially along lands of Ewing North 20 degrees 45 minutes 43 seconds East 567.44 feet to a point being a corner of Lot No. 4; thence leaving lands of Ewing extending along Lot No. 4 crossing Wetlands Areas and a stream South 50 degrees 59 minutes 47 seconds East 774.88 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which the Mary Schafer Revocable Agreement of Trust by Deed dated April 23, 2004, and recorded November 4, 2005, in Chester County Record Book 6673 Page 1046 conveyed unto Jill L. Stetz, in fee.

ALSO BEING THE SAME PREMISES which Jill L. Stetz by Deed dated July 9, 2013 and recorded July 16, 2013 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 8767, Page 2159 granted and conveyed unto Joseph L. Lewis, Jr. and Jill L. Stetz in fee.

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

PARCEL #2510 00030200

PLAINTIFF: U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-AB3

VS

DEFENDANT: **Jill L. Stetz and Joseph L. Lewis, Jr.**

SALE ADDRESS: 2651 South Chester Springs Road, Chester Springs, PA 19425

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

**SALE NO. 24-4-106**

**Writ of Execution No. 2017-09494**

**DEBT \$192,649.32**

All that certain lot or piece of ground, hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, according to a Plan prepared by George E. Register, Jr. & Sons. In c. dated 9/18/1986 and last revised 12/8/1986, as taken from Drawing No. M-475. being Lot No. 1, as follows:

BEGINNING at a point set in the title line of public road T-378, known "Barons Hill Road" said road leading in a northwesterly direction to Honeybrook Township and in a southeasterly direction to Hibernia Road, said point of beginning marking a southwesterly corner of this about to be described tract and a corner of lands of Robert M. Hooper; thence leaving said point of beginning and leaving said Barons Hill Road and along lands of Robert M. Hooper, the following two (2) courses and distances, to wit: (1) North 13 degrees 44 minutes 58 seconds West 46.50 feet to an iron pin, and (2) North 8 degrees 9 minutes 58 seconds West 660 feet to an iron pin marking a corner of this and being set in line of lands of Sun Oil Company and said point marking a corner of lands of Robert M. Hooper; thence along lands of Sun Oil Company, the following two (2) courses and distances, to wit: (1) South 65 degrees 39 minutes 59 seconds East 283.24 feet to an old iron pin and (2) South 66 degrees 33 minutes 36 seconds East 27.74 feet to a point marking a northeasterly corner of this and being set in line of lands of Sun Oil Company and marking a corner of Lot No. 2 on said Plan; thence along same, South 0 degrees 28 minutes 49 seconds East 637.23 feet to a point set in the title line of Barons Hill Road, aforementioned, said point marking a southeasterly corner of this and a corner of Lot No. 2 on Plan; thence along the title line in said Barons

Hill Road, North 70 degrees 8 minutes 33 seconds West 195.70 feet to the first mentioned point and place of beginning.

Tax Parcel # 29-3-9

PLAINTIFF: Truist Bank fka Branch Banking and Trust Company

VS

DEFENDANT: **Raymond E Hopper and The United States of America c/o the United States Attorney for the Eastern District of PA**

SALE ADDRESS: 159 Barons Hill Road A/K/A 159 Baron Hill Road, Honey Brook, PA 19344-1269

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

**SALE NO. 24-4-107**  
**Writ of Execution No. 2022-07904**  
**DEBT \$57,967.23**

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS, IMPROVEMENTS, HEREDITAMENTS AND APPURTENANCES, THEREON ERECTED SITUATE IN THE TOWNSHIP OF SCHUYLKILL, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF LOTS OF "FORGEVILLE CORPORATION", MADE BY EARL R. EWING, REGISTERED SURVEYOR, PHOENIXVILLE, PENNSYLVANIA, DATED FEBRUARY 19, 1958 AND LAST REVISED AUGUST 1, 1958, AS FOLLOWS, TO WIT:

BLR#: 27-06G-0076

PLAINTIFF: TRUIST BANK, F/K/A BRANCH BANKING AND TRUST COMPANY

VS

DEFENDANT: **NANCY J C DAVIS-SANDERS; STEPHEN SANDERS**

SALE ADDRESS: 5 South Spring Lane, Phoenixville, PA 19460

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

**SALE NO. 24-4-108**  
**Writ of Execution No. 2023-04334**  
**DEBT \$147,530.57**

PROPERTY SITUATE IN HIGHLAND TOWNSHIP

TAX PARCEL #45-01-0005

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FLAGSTAR BANK, N.A.

VS

DEFENDANT: **GIEDRIUS VIRKETIS**

SALE ADDRESS: 14 Boroline Road, Parkesburg, PA 19365

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

**SALE NO. 24-4-109**  
**Writ of Execution No. 2022-06205**  
**DEBT \$383,247.54**

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of West Whiteland Chester County, Pennsylvania, bounded and described according to a Plan of Property of Earl Fiter made by Vernon Keech, R.S. dated 2/23/1965 as follows, to wit:

BEGINNING at a spike in the title line of the bed of a public road leading in a Northerly direction to Whitford and in a Southerly direction to Grove a corner of lands of McAllister Edwards; thence leaving said road and crossing the Westerly side thereof and extending along said lands of

McAllister Edwards South 87 degrees 47 minutes West 223.6 feet to a point in line of lands of Grove Gardens; thence extending along said lands North 17 degrees 49 minutes west 591.13 feet to an iron pin in line of lands of Kersey Cunningham; thence extending along said lands North 61 degrees 29 minutes 40 seconds East, 135.1 feet to a limestone in line of lands of George Thomas, III, Estate; thence extending along said lands, South 24 degrees 46 minutes 50 seconds East recrossing the Westerly side of said public road 681.33 feet to the first mentioned point and place of beginning.

CONTAINING 2.515 acres more or less.

BEING the same premises which Henry C. Herrmann and Karen J. Herrmann, his wife, by Deed dated August 13, 1997, and recorded August 19, 1987, in Book 872, Page 241, granted and conveyed unto Henry C. Herrmann and Karen J. Herrman, his wife, in fee.

AND THE SAID Henry C. Herrmann departed this life on or about March 17, 2020 thereby vesting title unto Karen J. Herrmann by operation of law.

Parcel No: 41-5-228

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Karen J. Herrmann**

SALE ADDRESS: 1460 Whitford Road, West Chester, PA 19380

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

**SALE NO. 24-4-110**

**Writ of Execution No. 2022-03518**

**DEBT \$217,631.97**

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN

THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being: Unit Number: 2 in Brook Crossing, a Planned Community as established by the filing of Declaration of Covenants, Restrictions, 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 PROPERTY CONVEYED TO ANNA F. JOHNSON WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM BROOK CROSSING DEVELOPMENT CORP., DATED SEPTEMBER 23, 2004, RECORDED OCTOBER 19, 2004, AT INSTRUMENT NUMBER 10470451, AND RECORDED IN BOOK 6311, PAGE 1522, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 47-4-493

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **Anna F. Johnson; The United States of America, Department of Treasury, Internal Revenue Service**

SALE ADDRESS: 103 Crossing Boulevard, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **MANLEY DEASKOCHALSKILLC 614-220-5611**

**SALE NO. 24-4-111**  
**Writ of Execution No. 2016-00782**  
**DEBT \$437,447.05**

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

All that certain message and two adjoining tracts of land, situate in the Township of Tredyffrin, County of Chester and the Commonwealth of Pennsylvania, bounded and described, as follows:

Lot No. 1: Beginning at an iron pin in the middle of Central Avenue at a distance of one hundred forty feet Eastwardly from a stone set at the intersection of the center line of Summit Avenue with the center line of Central Avenue; thence along the center line of Central Avenue, South eighty-four degrees, forty-one minutes East, sixty feet to an iron pin, a corner of land formerly of Jacob Garrett; thence by the same and Lot No. 2, North eighty-four degrees, forty-one minutes West, sixty feet to another iron pin, another corner of Lot No. 2; thence by the same, South five degrees, nineteen minutes West, two hundred feet to the place of beginning.

Lot No. 2; Beginning at an iron pin in the center line of Central Avenue at a distance of one hundred thirty feet Eastwardly from a stone set at the intersection of the center line of Summit Avenue with the center line of Central Avenue; thence by land formerly of Jacob Garrett, North five degrees, nineteen minutes East, two hundred fifty feet to an iron pin; thence by the same, South eighty-four degrees, forty-one minutes East, eighty-five feet to a point; thence by the same, South five degrees, nineteen minutes West, one hundred sixty-three feet to a point; thence by the same, South twenty-seven degrees, twentyone minutes West, forty feet to a point in line of Lot No.

1; thence by Lot No. 1, North five degrees, nineteen minutes East, one hundred fifty feet to an iron pin; thence by the same, North eighty-four degrees, forty-one minutes West, sixty feet to an iron pin; thence by the same, South five degrees, nineteen minutes West, two hundred feet to an iron pin in the center line of Central Avenue aforesaid; thence along the center line of said Central Avenue, North eighty-four degrees, forty-one minutes West, ten feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO HARVEY K. BROWN, A SINGLE MAN, AND MABEL C. BROWN, A WIDOW WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM HARVEY K. BROWN, A SINGLE MAN, AND MABEL C. BROWN, A WIDOW, DATED JULY 6, 2000, RECORDED JULY 11, 2000, AT BOOK 4782, PAGE 1812, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 43-9L-30

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX6

VS

DEFENDANT: **Harvey K. Brown, Individually and as Believed Heir and/or Administrator of the Estate of Mabel C. Brown; Mabel C. Brown (deceased); Unknown Heirs and/or Administrators of the Estate of Mabel C. Brown; James Brown, Jr., as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Fred Allen Brown, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Beverly J. Brown, AKA Beverly Joyce Hunter, as believed Heir and/or Administrator of the Estate of Mabel C. Brown (deceased); Cecilia J. Jarrett, as believed Heir and/or Administrator of the Estate of Mabel C.**



**Brown; Catherine D. Brown, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Mark Brown, as believed Heir and/or Administrator of the Estate of Mabel C. Brown; Unknown Heirs, and/or Administrators of the Estate of Beverly J. Brown, AKA Beverly Joyce Hunter, as Believed Heir and/or Administrator of the Estate of Mabel C. Brown**

SALE ADDRESS: 71-73 W. Central Avenue, Paoli, PA 19301

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

**SALE NO. 24-4-113**

**Writ of Execution No. 2023-04703**

**DEBT \$137,580.55**

PROPERTY SITUATE IN TOWNSHIP OF EAST BRANDYWINE

TAX PARCEL # 30-2J-101

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **ROBERT L. COATES**

SALE ADDRESS: 38 Lakeview Court, Downingtown, PA 19335

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

**SALE NO. 24-4-114**

**Writ of Execution No. 2023-05971**

**DEBT \$198,064.96**

All that certain piece or parcel or Tract of land situate in the Township of West Caln, Chester County, Pennsylvania, and being known as 103 Lentz Way, Honey Brook, Pennsylvania 19344.

Parcel # 28-5-27.9

PLAINTIFF: Allied First Bank, sb dba Servbank

VS

DEFENDANT: **Tammy L. Heaps**

SALE ADDRESS: 103 Lentz Way, Honey Brook, PA 19344

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

**SALE NO. 24-4-115**

**Writ of Execution No. 2023-01658**

**DEBT \$267,297.28**

PROPERTY SITUATE IN BOROUGH OF SOUTH COATESVILLE

TAX PARCEL #09-10-0166

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **MELISSA L. CAMPBELL Individually and as Administratrix of the Estate of JON CAMPBELL, Deceased**

SALE ADDRESS: 2200 Upper Gap Road AKA 2206 Upper Gap Road, Coatesville, PA 19320

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

**SALE NO. 24-4-116**

**Writ of Execution No. 2023-03054**

**DEBT \$523,581.92**

ALL THAT CERTAIN TRACT OR LOT OF LAND TOGETHER WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, KNOWS AS #11 ON PLAN OF PROPERTY OF WIL-

LIAM H. DOYLE, ET UX, SITUATE IN THE TOWNSHIP OF EASTTOWN, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT IN THE MIDDLE OF WOODSIDE AVENUE AT THE DISTANCE OF SEVEN HUNDRED FIFTY THREE FEET AND TWENTY TWO ONEHUNDREDTHS FEET MEASURED ALONG THE MIDDLE OF WOODSIDE AVENUE, SOUTH SIXTY ONE DEGREES, FIFTY SEVEN MINUTES WEST, FROM THE TITLE LINE OF LAKESIDE AVENUE; THENCE LEAVING WOODSIDE AVENUE BY LOT #12, BEING LAND NOW OR LATE OF JAMES G. BOYLE, SOUTH TWENTY EIGHT DEGREES, THREE MINUTES EAST , NINETY NINE FEET AND NINETY SIX ONEHUNDREDTHS FEET TO A POINT IN LINE OF LAND NOW OR LATE OF WILLIAM M. COATES; THENCE BY SAME, SOUTH FIFTY FOUR DEGREES SEVEN MINUTES WEST NINETY FEET TO A CORNER OF SAID COATES LAND AND OTHER LAND NOW OR LATE OF WILLIAM H. DOYLE KNOWN AS LOT# 10; THENCE BY SAME, NORTH NINE DEGREE FORTY TWO MINUTES WEST, ONE HUNDRED TWENTY SIX FEET AND SIXTY SEVEN ONE-HUNDREDTHS FEET TO A POINT IN THE MIDDLE OF WOODSIDE AVENUE AFORESAID; THENCE ALONG THE MIDDLE OF THE SAME ON A LINE CURVING TO THE LEFT WITH A RADIUS OF ONE HUNDRED FIFTY SIX FEET AND SIXTY THREE ONE-HUNDREDTHS FEET, THE ARC DISTANCE OF FIFTY FEET AND SIXTEEN ONE-HUNDREDTHS FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH GRANTORS A. DANA BURNETT AND ANNE E. BURNETT, HIS WIFE, BY DEED DATED DECEMBER 19, 1973

AND RECORDED DECEMBER 20, 1973 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF CHESTER, PENNSYLVANIA IN DEED BOOK O42, PAGE 74 GRANTED AND CONVEYED UNTO DOUGLAS H. BURNETT AND DARLENE A. BURNETT, HIS WIFE, AS TENANTS BY ENTIRETIES.

TAX PARCEL # 55-2M-52

PLAINTIFF: Carrington Mortgage Services LLC

VS

DEFENDANT: **Douglas H. Burnett and Darlene A. Burnett**

SALE ADDRESS: 528 Woodside Avenue, Berwyn, PA 19312

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

**SALE NO. 24-4-117**

**Writ of Execution No. 2023-06346**

**DEBT \$142,172.09**

THE FOLLOWING PROPERTY SITUATED IN THE TOWNSHIP OF SADBURY IN THE COUNTY OF CHESTER, STATE OF PENNSYLVANIA, AND DESCRIBED AS FOLLOWS:

BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF 'SADBURY FARMS' MADE BY EDGAR LAUB, REGISTERED SURVEYOR, COCHRANVILLE, PA DATED FEBRUARY 5, 1979 RECORDED MARCH 29, 1974 IN PLAN BOOK PAGE 11, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF ANDREW DRIVE (FIFTY FEET WIDE) WHICH POINT IS MEASURED THE 2 FOLLOWING COURSES AND DISTANCES FROM A POINT OF CURVE ON THE NORTHWESTER SIDE OF FREDER-



ICK ROAD (FIFTY FEET WIDE) (AS SHOWN ON SAID PLAN), (1) EXTENDING FROM SAID POINT OF CURVE ON A LINE CURVING TO THE RIGHT HAVING A RADIUS OF SIXTY FEET THE ARC DISTANCE OF ONE HUNDRED FIVE AND SIX ONE-HUNDREDTHS FEET TO A POINT OF TANGENT, AND (2) NORTH THIRTY TWO DEGREES, FORTY TWO MINUTES, THIRTY SECONDS WEST, TWO HUNDRED TWENTY TWO AND EIGHT ONE-HUNDREDTHS FEET TO THE POINT AND PLACE OF BEGINNING; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG THE NORTHEASTERLY SIDE OF ANDREW DRIVE NORTH THIRTY TWO DEGREES, FORTY TWO MINUTES, THIRTY SECONDS WEST, ONE HUNDRED TWENTY THREE FEET TO A POINT; THENCE EXTENDING NORTH FIFTY ONE DEGREES, FOURTEEN MINUTES, FORTY SECONDS EAST, TWO HUNDRED FORTY FOUR AND FIFTY THREE ONE-HUNDREDTHS FEET TO A POINT IN LINE OF LAND NOW OR LATE OF JOSEPH SOKSO; THENCE EXTENDING ALONG THE SAME SOUTH THIRTY TWO DEGREES EIGHT MINUTES, THIRTY SECONDS EAST, ONE HUNDRED THIRTY FIVE FEET TO A POINT; THENCE EXTENDING SOUTH FIFTY SECONDS EAST, ONE HUNDRED THIRTY FIVE FEET TO A POINT; THENCE EXTENDING SOUTH FIFTY THREE DEGREES, THIRTY THREE MINUTES, FORTY SECONDS WEST, TWO HUNDRED FORTY TWO AND THIRTY FOUR ONE-HUNDREDTHS FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 7 AS SHOWN ON SAID PLAN

BEING THE SAME PREMISES which GRANTORS Federal Home Loan Mortgage Corporation by Daniel A. Mc-

Govern by Power of Attorney recorded on 06/17/2008 BK 7457 PG 1235 INST#10853359, by Deed dated October 25, 2013 and recorded November 20, 2013 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 8848, Page 1937, Instrument No. 11318376 granted and conveyed unto Melanie A. Richmond in fee.

TAX PARCEL # 3702 00290800

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

VS

DEFENDANT: **Melanie A. Richmond**

SALE ADDRESS: 17 Andrew Drive, Coatesville, PA 19320

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

**SALE NO. 24-4-118**

**Writ of Execution No. 2023-00812**

**DEBT \$551,605.28**

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

BEING PARCEL NUMBER: 53-4L-127

PLAINTIFF: AMERIHOME MORTGAGE COMPANY, LLC

VS

DEFENDANT: **CAROLE H. QUADAGNO; PETER J. QUADAGNO**

SALE ADDRESS: 1626 Herron Lane, West Chester, PA 19380

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

**SALE NO. 24-4-119**  
**Writ of Execution No. 2023-01941**  
**DEBT \$100,669.00**

Property situate in the CITY OF COATESVILLE, CHESTER County, Pennsylvania, being

BLR# 16-10-0055

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

VS

DEFENDANT: **ANTHONY SPENCER**

SALE ADDRESS: 137 South 3rd Avenue, Coatesville, PA 19320

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

**SALE NO. 24-4-120**  
**Writ of Execution No. 2021-05616**  
**DEBT \$171,754.22**

ALL THAT CERTAIN LOT OR PARCEL OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST GOSHEN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION OF FRESH MEADOWS FOR RAYMOND POMPEII, MADE BY CHESTER VALLEY ENGINEERS, INC., PAOLI, PA., DATED 1/24/1984, LAST REVISED 4/10/1985, RECORDED 6/27/1985 IN PLAN FILE #6640, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD (NORTH LEG) (60 FEET WIDE) A CORNER OF LOT #35; THENCE EXTENDING FROM SAID BEGINNING

POINT ALONG LOT #35, SOUTH 50 DEGREES 53 MINUTES 07 SECONDS EAST, 179.34 FEET TO A POINT IN LINE OF LOT #41; THENCE EXTENDING PARTLY ALONG THE SAME AND ALSO ALONG LOT #42 AND PARTLY ALONG LOT #43, SOUTH 47 DEGREES 52 MINUTES 28 SECONDS WEST, 120.55 FEET TO A POINT A CORNER OF LOT #33; THENCE EXTENDING ALONG THE SAME, NORTH 42 DEGREES 07 MINUTES 35 SECONDS EAST, 173.45 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD, AFORESAID; THENCE EXTENDING ALONG THE SAME THE 2 FOLLOWING COURSES AND DISTANCES: (1) NORTH 47 DEGREES 52 MINUTES 25 SECONDS EAST, 43.75 FEET TO A POINT OF CURVE AND (2) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 325.00 FEET THE ARC DISTANCE OF 48.66 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #34 AS SHOWN ON SAID PLAN. CONTAINING 18,658 SQUARE FEET, MORE OR LESS.

Fee Simple Title Vested in ROBERT J. VAUGHN, JR. AND KRISTINE A. PELOSI-VAUGHN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, by deed from WILLIAM N. CAPRONI AND COLLEEN J. CAPRONI, HUSBAND AND WIFE, dated 02/01/1994, recorded 03/16/1994, in the Chester County Clerk's Office in Deed Book 3723, Page 2060, as Instrument No. 6447658.

PARCEL#:52-03Q-0291-0000

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Kristine A. Pelosi**

**si-Vaughn and Robert J. Vaughn, Jr.**

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

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

**SALE NO. 24-4-121**

**Writ of Execution No. 2022-03983**

**DEBT \$179,735.20**

ALL THAT CERTAIN lot or piece of  
ground situate in City of Coatesville,  
County of Chester and Commonwealth of  
Pennsylvania,

UPI: 16-6-92

IMPROVEMENTS thereon: a residential  
dwelling

PLAINTIFF: PENNYMAC LOAN SER-  
VICES, LLC

VS

DEFENDANT: **TYRAL MASON, CLIF-  
TON MASON**

SALE ADDRESS: 523 E Chestnut Street,  
Coatesville, PA 19320

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

**SALE NO. 24-4-122**

**Writ of Execution No. 2022-02211**

**DEBT \$496,256.81**

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

PARCEL NUMBER: 18-04-0135

IMPROVEMENTS thereon: a residential  
property

PLAINTIFF: AMERIHOME MORT-  
GAGE COMPANY, LLC

VS

DEFENDANT: **DOMINIC ANTHONY  
D’ACCIARO, SR. A/K/A DOMINIC A.  
D’ACCIARO, SR.**

SALE ADDRESS: 32 Meadow Lane,  
Pottstown, PA 19465

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

**SALE NO. 24-4-123**

**Writ of Execution No. 2023-01188**

**DEBT \$69,880.90**

PROPERTY SITUATE IN THE TOWN-  
SHIP OF HONEY BROOK

TAX PARCEL #2204 003 000 00

IMPROVEMENTS thereon: a residential  
dwelling

PLAINTIFF: ROCKET MORTGAGE,  
LLC F/K/A QUICKEN LOANS, LLC  
F/K/A QUICKEN LOANS INC.

VS

DEFENDANT: **A K A MINOR Solely  
in His/Her Capacity as Heir of Rob-  
ert Howard Kaps, Deceased DUSTIN  
KAPS Solely in His Capacity as Heir of  
Robert Howard Kaps, Deceased MON-  
ICA KAPS Solely in Her Capacity as  
Heir of Robert Howard Kaps, Deceased  
The Unknown Heirs of Robert Howard  
Kaps Deceased**

SALE ADDRESS: 454 Quarry Road,  
Honey Brook, PA 19344

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

**SALE NO. 24-4-124**

**Writ of Execution No. 2023-04628**

**DEBT \$204,221.82**

ALL THAT CERTAIN lot or piece of  
ground with the buildings and improve-  
ments thereon erected, Hereditaments and

Appurtenances, SITUATE in Caln Township, County of Chester Pennsylvania, known and designated as Lots No. 27, 28 and 29 Block I on a tract called Price Lawn, a map or plan of which is recorded in the Office of the recording of Deeds, in and for the County of Chester, State of Pennsylvania, in Plan Book No. 1 page 111.

Tax Parcel # 39-4L-5

PLAINTIFF: THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWMS INC., CHL MORTGAGE PASS-THROUGH TRUST 2006-HYB2, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HYB2

VS

DEFENDANT: **THOMAS P. MAZZA and CYNTHIA L. MAZZA**

SALE ADDRESS: 3159 Hazelwood Avenue, Downingtown, PA 19335

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

**SALE NO. 24-4-125  
Writ of Execution No. 2023-07669  
DEBT \$29,867.07**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a title plan for complex VII and VIII Willistown Woods made by Henry S. Conrey, Inc., dated January 26, 1983 in Chester County as Plan 4262 as follows, to wit:

Tax Parcel # 54-8E-27

PLAINTIFF: Specialized Loan Servicing, LLC

VS

DEFENDANT: **Larisa Tamamyian and Gagik Amyan**

SALE ADDRESS: 802 Andover Court, West Chester, PA 19382

PLAINTIFF ATTORNEY: **JACQUELINE F. MCNALLY, ESQ. 850-422-2520**

**SALE NO. 24-4-126  
Writ of Execution No. 2022-02218  
DEBT \$312,113.87**

ALL THAT CERTAIN LOT OF LAND, SITUATE TN THE TOWNSHIPS OF EAST BRANDYWINE AND CALN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA:

Parcel Number: 30-5-150

PLAINTIFF: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

VS

DEFENDANT: **TYLER JOHNSON, IN HIS CAPACITY AS HEIR OF JANE LUCKENBACH F/K/A JANE L. CROSBY F/K/A JANE L. JOHNSON; CHASE JOHNSON, IN HIS CAPACITY AS HEIR OF JANE LUCKENBACH F/K/A JANE L. CROSBY F/K/A JANE L. JOHNSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JANE LUCKENBACH F/K/A JANE L. CROSBY F/K/A JANE L. JOHNSON**

SALE ADDRESS: 3709 E Fisherville Road, Downingtown, PA 19335

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

**SALE NO. 24-4-127**

**Writ of Execution No. 2023-05905**

**DEBT \$237,225.79**

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

Pennsylvania, and being known as 1006 E Boot Road, West Chester, Pennsylvania 19380.

Tax Parcel # 52-1P-40

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **John R. Bayne, Jr.**

SALE ADDRESS: 1006 E. Boot Road, West Chester, PA 19380

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

**SALE NO. 24-4-128**

**Writ of Execution No. 2022-06509**

**DEBT \$155,556.65**

Property situate in the CITY OF COATESVILLE, CHESTER County, Pennsylvania, being

BLR# 16-6-446.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: GUARANTEED RATE, INC.

VS

DEFENDANT: **OLABODE ODUSOGA**

SALE ADDRESS: 33 S 5th Avenue, Coatesville, PA 19320

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

**SALE NO. 24-4-129**

**Writ of Execution No. 2023-06782**

**DEBT \$60,367.42**

All that certain piece or parcel or Tract of land situate in the Township of Willistown, Chester County, Pennsylvania, and being known as 11 Harvey Lane, Malvern, Pennsylvania 19355.

TAX PARCEL NUMBER: 54-3-22.26

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

VS

DEFENDANT: **Michael B. Bem and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 11 Harvey Lane, Malvern, PA 19355

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

**SALE NO. 24-4-130**

**Writ of Execution No. 2022-03519**

**DEBT \$317,023.21**

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

Parcel Number: 47-04-0063.090

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

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

VS

DEFENDANT: **Michael Brownback, Donna Brownback**

SALE ADDRESS: 70 Horizon Drive, East Fallowfield, PA 19320

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

April 5, 1971 and revised June 4, 1971 as follows, to wit:

**SALE NO. 24-4-131  
Writ of Execution No. 2023-08354  
DEBT \$401,394.26**

PROPERTY SITUATE IN TOWNSHIP OF CALN

TAX PARCEL #39-04B-0041

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LAKEVIEW LOAN SERVICING, LLC

VS

DEFENDANT: **NANCY DINGMAN, ANGELIQUE JONES, CHRISTOPHER JONES**

SALE ADDRESS: 2726 North Barley Sheaf Road, Coatesville (Caln Township), PA 19320

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

**SALE NO. 24-4-133  
Writ of Execution No. 2023-00769  
DEBT \$34,910.58**

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

All that certain lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Wallace, County of Chester and State of Pennsylvania, bounded and described according to a Preliminary and Final Plan, Subdivision of land of Carolyn and Albert Quartucci, made By K. R. Comstock, Jr., Registered Land Surveyor, Glen Moore, PA., dated

Beginning at a point in the title line in the bed of Marshall Road (T-410), which point is measured South Thirty-one degrees, thirteen minutes West, One hundred fifty-two and ninetytwo one-hundredths feet front a point marking the intersection of the title line in the bed of Marshall Road with the title line in the bed of Creek Road (Rt. 282) (as shown on said Plan); thence extending from said beginning point, South Thirty-five degrees, thirty-three minutes, forty seconds East, One hundred ten and fifty-eight onehundredths feet to an iron pin; thence extending South Sixty-six degrees East, One hundred seventy-five feet to an iron pin; thence extending South Twenty-five degrees, fifty-seven minutes West, Two hundred thirty and thirtyfive one-hundredths feet to an iron pin in line of land now or late or George Logan; thence extending along the same North Sixty-seven degrees, thirty-six minutes West, Two hundred ninety-nine and ninety-three one-hundredths feet to a point in the title line in the bed of Marshall Road, aforesaid; thence extending along the same North Thirty-one degrees, thirteen minutes East, Two hundred ninety-six and ninety-seven one-hundredths feet to the first mentioned point and place of beginning.

Being Lots Nos. 1 and 2 as shown on said Plan.

Containing 1.616 acres of land be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO KAREN S. TUEL WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CHARLES K. TUEL AND KAREN S. TUEL, HIS WIFE, DATED MARCH 9, 1977, RECORDED MARCH 9, 1977, AT DOCUMENT ID 16014, AND RECORDED IN BOOK P50, PAGE 328, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.



PARCEL NO.: 31-04-0131

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **Unknown Heirs and/or Administrators of the Estate of Karen S. Tuel (if any)**

SALE ADDRESS: 680 Marshall Road, Glenmoore, PA 19343

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

**SALE NO. 24-4-134**  
**Writ of Execution No. 2023-00997**  
**DEBT \$170,596.60**

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 Act 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 6-27-1972 and recorded 6-28-1972 in Miscellaneous Deed Book 198 page 272, a First Amendment thereto dated 7-7-1972 and recorded 7-7-1972 in Misc. Deed Book 198 page 472, a Second Amendment thereto dated 7-16-1973 and recorded 7-16-1973 in Misc. Deed Book 206 page 852, and a Third Amendment thereto dated 5-31-1974 and recorded 05-31-1974 in Misc. Deed Book 236 page 202, and a Fourth Amendment thereto dated 12-19-1974 and recorded 12-19-1974 in Misc. Deed Book 265 page 68, a Fifth Amendment thereto dated 1-12-76 and recorded 1-12-1976 in Misc. Deed Book 314 page 102, a Sixth Amendment thereto dated 8-12-1976 and recorded 8-17-1976 in Misc. Deed Book 341 page 114, and a Seventh Amendment

thereto dated 12-21-1976 and recorded 12-23-1976 in Misc. Deed Book 359 page 202, an Eighth Amendment thereto dated 1-30-1979 and recorded 1-31-1979 in Misc. Deed Book 432 page 364 a Declaration Plan dated October of 1971 executed and acknowledged 6-27-1972 and recorded 06-28-1972 in Plan Book 43 page 24, a First Amendment thereto dated July of 1973 and recorded in Plan Book 51 page 1, and a Second Amendment dated May of 1974 and recorded 5-31-1974 in Plan Book 57 page 24, a Third Amendment thereto dated January of 1976 and recorded 1- 12-1976 in Plan No. 236 and a Fourth Amendment thereto dated August of 1976 and recorded 8-17-1976 in Plan File No. 544 and a Fifth Amendment thereto dated December of 1976 and recorded 12-23-1976 in Plan File No. 767 and Code of Regulations dated 6-27- 1972 and recorded 6-28-1972 in Misc. Deed Book 198 Page 306, a First Amendment thereto dated 5-31-1974 and recorded 5-31-1974 in Miscellaneous Deed Book 236 Page 210, and a Second Amendment thereto dated 8-4-1978 and recorded 8-4-1978 in Misc. Deed Book 414 page 248, a Third Amendment thereto dated 1-30-1979 and recorded 1-31-1979 in Misc. Deed Book 432 page 366 a Fourth Amendment thereto dated 11-12-1977 and recorded 11- 13-1979 in Misc. Deed Book 460 page 417, and a Fifth Amendment thereto dated 10-10- 1980 and recorded 12-8-1980 in Misc. Deed Book 500 page 144, a Sixth Amendment thereto dated 11-8-1982 and recorded 11-9-1982 in Misc. Deed Book 572 page 398; being and designated on such Declaration Plan as Unit 474 as more fully described in such Declaration Plan and Declaration, as the same have 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) as .2348%

BEING THE SAME PREMISES which Matt McCaslin, by Deed dated December 21, 2005 and recorded January 9, 2006 in

the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 6733 Page 1856 Instrument No. 10613175 granted and conveyed unto Javier Camacho in fee.

Tax Parcel 53-6-1524.74A

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Javier Camacho**

SALE ADDRESS: 474 Summit House, West Chester, PA 19382

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

**SALE NO. 24-4-135**

**Writ of Execution No. 2023-06151**

**DEBT \$61,861.25**

All that certain piece or parcel or Tract of land situate in the Township of East Bradford, Chester County, Pennsylvania, and being known as 217 Shropshire Drive, West Chester, Pennsylvania 19382.

Tax Parcel #51-7D-66

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

VS

DEFENDANT: **Kimberly Cox a/k/a Kimberly M. Cox**

SALE ADDRESS: 217 Shropshire Drive, West Chester, PA 19382

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

**SALE NO. 24-4-136**

**Writ of Execution No. 2023-06407**

**DEBT \$234,214.69**

ALL THAT CERTAIN tract of land, known as Tract No. 2 on a Plan of Lots of

William McClimon and Robert McClimon along the North side of Ridge Road, with hereditaments and appurtenances thereon, situate in East Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner thereof, a point in the middle of Ridge Road, located a distance of 1,060 feet Eastward from Bethel Road; thence extending by Lot No. 3 North 38° East, 662.10 feet to an iron pin; thence by land now or late of Emma P. Eggeling and Robert McClimon South 49° 32' East, 179.60 feet to an iron pin; thence by a 50 feet wide tract (the second tract hereinafter described) South 35° 48' West, 657.30 feet to a point in Ridge Road; thence along in Ridge Road North 54° West, 206 feet to the place of BEGINNING.

ALSO, ALL THAT CERTAIN tract of land 50 feet wide, situate along the North side of Ridge Road aforesaid, bounded and described as follows:

BEGINNING at the Southwest corner thereof; a point in Ridge Road also known as State Highway Route No. 23, located a distance of 1,266 feet more or less Eastward from Bethel Road; thence extending by Tract No. 2 first above described North 35° 48' East, 657.30 feet to an iron pin; said pin located 57.65 feet Eastward from a corner of other land of Robert McClimon; thence by said land South 49° 32' East, 50 feet to an iron pin; thence by land now or late of William McClimon South 35° 48' West, 653.40 feet to a point in the aforesaid Ridge Road; thence along in Ridge Road North 34° West, 50 feet to the place of BEGINNING.

BEING THE SAME PREMISES which Stephanie M. Hubert, Executrix of the Estate of Robert M. Mosera, Deceased and Stephanie M. Schmoyer a/k/a Stephanie M. Murray a/k/a Stephanie M. Hubert, by Deed dated December 16, 2020 and recorded December 28, 2020 in the Office of



the Recorder of Deeds in and for Chester County in Deed Book 10389, Page 1954, granted and conveyed unto Pamela Iva Sheeter.

PARCEL NO.: 18-6-68-IG

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A.

VS

DEFENDANT: **Pamela Iva Sheeter**

SALE ADDRESS: 469 Ridge Road, Spring City, PA 19475

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

**SALE NO. 24-4-137**

**Writ of Execution No. 2022-10259**

**DEBT \$217,466.11**

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF WEST GOSHEN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, AND DESCRIBED ACCORDING TO A PLAN OF LOTS CALLED "GLEN ACRES" SAID PLAN MADE BY T.G. COLESWORTHY, COUNTY SURVEYOR, DATED OCTOBER 30, 1959.

TAX PARCEL #52-6E-60

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust

VS

DEFENDANT: **Shawn Springer**

SALE ADDRESS: 204 Glen Avenue, West Chester, PA 19382

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI 856-384-1515**

**SALE NO. 24-4-138**

**Writ of Execution No. 2019-05804**

**DEBT \$52,042.61**

ALL THOSE TWO CERTAIN lots of land designated as Lots No. 78 & 79 on a tract of land called "Meadowbrook Addition No. 1" of Chester County, Pennsylvania, in Plan Book No. 2, page 73, situated in Valley Township, Chester County, Pennsylvania, and more particularly bounded and described as follows:

BEGINNING at a point on the south line of Chestnut Street, said point being distant one hundred fiftyfour and four tenths (154.4) feet eastwardly along the said north line of Chestnut Street from its point of intersection with the east line of First Avenue, said point also being at the northeast corner of Lot #77; thence along the south curb line of Chestnut Street North eighty-eight degrees fifty-two minutes East fifty feet; thence along the west line of Lot #80 South one degree eight minutes East one hundred fifty feet to the north line of Star Alley; thence along the same South eighty-eight degrees fifty-two minutes West fifty feet; thence along Lot #77 North one degree eight minutes West one hundred feet to the point and place of beginning.

CONTAINING seventy-five hundred square feet of land, be the same more or less.

AND AS TO PREMISES "B" ALL THAT CERTAIN lot of land designated as Lot# 80 on a tract of land called "Meadowbrook Addition Number 1", plan of which is recorded in the office of the recorder of Deeds of Chester County, Pennsylvania, in plan book no 2, page 73 situated in Valley Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the south line of Chestnut Street said point being distant 204.4 feet eastwardly from the intersection of the south line of Chestnut Street with the East line of First Avenue; thence along the south line of Chestnut Street 88 degrees, 52 minutes east 25 feet to a point at the northwest corner of lot no. 81; thence along the west line of lot no. 81 South 1 degree 8 minutes east 150 feet to a point in the north line of Star Alley; thence along the same south 88 degrees 52 minutes west 150 feet to the place of beginning.

CONTAINING 3750 square feet of land be the same more or less.

Title to said Premises vested in Shaun L. Rutherford by Deed from James C. Rutherford et al dated September, 28 2010 and recorded February 4, 2013 in the Chester County Recorder of Deeds in Book 8633, Page 1828 as Instrument Number 11246645.

Tax Parcel # 38-2Q-27

PLAINTIFF: MCLP ASSET COMPANY, INC.

VS

DEFENDANT: **James C. Rutherford, Shaun L. Rutherford and the United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania**

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

PLAINTIFF ATTORNEY: **ALBERTELLI LAW 856-724-1888**

**SALE NO. 24-4-139**

**Writ of Execution No. 2023-07357**

**DEBT \$919,608.02**

WILLISTOWN TOWNSHIP, CHESTER COUNTY

DEED: BOOK NO. 10895, PAGE NO. 206

TAX PARCEL NO. 54-03-175

IMPROVEMENTS thereon: a residential dwelling, containing 2.1 acres and an in-ground swimming pool

PLAINTIFF: TVC Funding IV, LLC

VS

DEFENDANT: **Laurel Property Holdings, LLC**

SALE ADDRESS: 58 Laurel Circle, Malvern, PA 19355

PLAINTIFF ATTORNEY: **LEOPOLD & ASSOCIATES 914-219-5787**

**SALE NO. 24-4-141**

**Writ of Execution No. 2023-08515**

**DEBT \$50,046.38**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF OWNERS OF, IN AND TO ALL THE FOLLOWING DESCRIBED REAL ESTATE:

ALL THAT CERTAIN UNIT, SITUATE IN TOWNSHIP OF CHARLESTOWN, CHESTER COUNTY, PENNSYLVANIA, BEING UNIT NO. 3502 IN THE CHARLESTOWN HUNT CONDOMINIUM, AS SHOWN ON A PLAN RECORDED WITH THE DECLARATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF CHESTER, PENNSYLVANIA. HAVING ERECTED THEREON A CONDO KNOWN AND NUMBERED AS 158 LEWISVILLE COURT, PHOENIXVILLE, PA 19460, BOOK 8595, PAGE 789, INSTRUMENT NO. 11233366

PARCEL NUMBER 35-2-451

PLAINTIFF: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION

VS

DEFENDANT: **FRANCIS N CANTWELL AND MARIE D CANTWELL**

SALE ADDRESS: 158 Lewisville Court,

Phoenixville, PA 19460

**PLAINTIFF ATTORNEY: WELTMAN  
WEINBERG & REIS CO., L.P.A. 216-  
739-5629**