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(USPS 102-900)

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Romine v. Chester County Board of Elections, et al.

Chester County Board of Elections policies and procedures

Defendant Chester County Board of Elections is bound by its policies and procedures, including, no unmanned ballot drop boxes; drop box hours will be for specified periods of time when those boxes are monitored by paid employees of the board; when the boxes are not monitored, they will be locked; the only individuals who may deposit more than one ballot at a time in a drop box are those acting on behalf of a disabled individual and that ballot must have affixed with a certification of authority to deposit that ballot pursuant to the Americans with Disabilities Act; drop boxes will be monitored by video camera and the video will be preserved for at least 90 days after the election. These policies adequately addressed the issues raised in Petitioner's request for preliminary/special injunctive relief. Accordingly, the Petition was denied.

R.E.M.

C.C.P., Chester County, Pennsylvania, No. 2022-07093-IR; James C. Romine, et al. v. Chester County Board of Elections, et al.

Walter Zimolong for Plaintiffs

Robert Wiygul, Bonnie Hoffman & Colleen Frens for Defendants

Mahon, J., October 19, 2022:-

JAMES C. ROMINE, et al.

V.

CHESTER COUNTY BOARD OF ELECTIONS, et al.

IN THE COURT OF COMMON PLEAS

CHESTER COUNTY, PENNSYLVANIA

NO. 2022-07093-IR

Walter S. Zimolong, Esquire, Attorney for Plaintiffs

Robert A. Wiygul, Esquire, Bonnie M. Hoffman, Esquire and Colleen Frens, Esquire
Attorneys for Defendants

ORDER

AND NOW this 19th day of October, 2022, after conducting a hearing in this matter, and based upon representations made by Defendants during the course of this hearing, it is hereby ORDERED and DECREED that the Plaintiffs’ request for preliminary/special injunctive relief is DENIED.¹ All requests for admission *pro hoc vice* and intervention are WITHDRAWN as MOOT.

BY THE COURT:

/s/ William P. Mahon, J.

¹ Counsel for Defendants placed on the record the policies and procedures that were recently adopted by Defendant Chester County Board of Elections (Board) with respect to the implementation and monitoring of all Chester County voting drop boxes and have committed that the Board is bound by those policies and procedures. Specifically, counsel committed to having no unmanned ballot drop boxes. Further, all drop boxes will be capable of receiving drop ballots only during specified periods of time when those boxes are monitored by paid employees of the Board. When not monitored, the boxes will be locked. Defendants committed to a policy that the only individuals who may deposit more than one ballot at a time in a drop box are those acting on behalf of a disabled individual pursuant to the Americans with Disabilities Act; otherwise, only one ballot may be dropped into a drop box per individual. A notice regarding this requirement will be posted at each drop box. If an individual attempts to deposit more than one ballot into a drop box, that voter will be informed by the box monitor(s) that in order to deposit more than one ballot at one time by an individual, that ballot must have affixed to the outside a certification of authority to deposit that ballot pursuant to the Americans with Disabilities Act. Defendants further agreed on the record that all drop boxes will be monitored by video camera and that the video of those depositing into the drop box will be preserved for at least ninety (90) days after the election. If anyone attempts to deposit more than one ballot into the drop box without an accompanying certification, that depositor will be informed by the monitor(s) that those actions are contrary to law and the monitor will request that the ballot be placed in a separate receptacle. Failure of the ballot depositor to so comply will generate an incident report and the incident will be referred to the Chester County District Attorney’s Office for criminal investigation. These policies adopted by the Board adequately address the issues raised in the Petition and provide an adequate basis for further relief for non-compliance. The Court commends the Board upon modification of its voting policies as set forth above and the commitment to implementation of those record policies.

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NOTICES

Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.

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

LAW NO. 2022-07915-NC

NOTICE IS HEREBY GIVEN that the name change petition of James Edwin Groce was filed in the above-named court and will be heard on Monday, January 9, 2023 at 2:00 PM, in Courtroom 7 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, October 7, 2022

Name to be changed from: James Edwin Groce to: James Edwin Grace

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. 2022-10391-NC

NOTICE IS HEREBY GIVEN that the name change petition of Johnnie Stanley Webb was filed in the above-named court and will be heard on Monday, March 20, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, December 30, 2022

Name to be changed from: Johnnie Stanley Webb to: Johnny Stanley Webb

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. 2022-07914-NC

NOTICE IS HEREBY GIVEN that the name change petition of Mikayla Kristen Masteller was filed in the above-named court and will be heard on Monday, January 9, 2023 at 2:00 PM, in Courtroom 7 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, October 7, 2022

Name to be changed from: Mikayla Kristen Masteller to: Mikayla Kristen Grace

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, January 4, 2023 for Wistar Motors, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Automotive Sales

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 12/9/2022, for: Golden Rule Communities, Inc. Having a registered office address of: 247 Merwood Drive Morgantown, PA 19543-8701

The corporation 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 directors of Segal Law Offices, P.C., a Pennsylvania corporation, with an address at 213 West Miner Street, West Chester, PA 19382, 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 Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

MARK B. SEGAL, ESQUIRE,
213 West Miner Street
West Chester, PA 19382

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

BAILEY, Letitia B., late of Atglen Borough. Francis J.G. Murphy, 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.

BENDER, Betty F., late of Kennett Township. Neal A. Bender and Joan Bender, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BERGBAUER, Eileen E., late of East Marlborough Township. Alfred E. Bergbauer, Jr., care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

BOWER, William George, a/k/a Bill, late of West Chester. Julie Edwards, 110 Bellwood Ct, Phoenixville, PA 19460 & Randy Bower, 12035 Stonewick Place, Glen Allen, VA 23059, Executors.

CARL, Jeffrey David, late of Wallace Township. Cristine Schiavello, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Administratrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

DALE, Rose, a/k/a Rose Carroll Lawrence Dale,

late of Kennett Township. Marianna L. Cayten, 10 Pheasant Dr., Armonk, NY 10504, Executrix. JENNIFER E. SMITH, Esquire, McCollom D'Emilio Smith Uebler LLC, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808, atty.

DAVIS, Marjorie B., late of Penn Township. Timothy J. Davis, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DEWEY, Alexandra Davies, a/k/a Alexandra O'Neill Davies, late of Tredyffrin Township. Paul C. Dewey, Jr. and Frederick Dewey, care of ANDREW J. HAAS, Esquire, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, Executors. ANDREW J. HAAS, Esquire, Blank Rome LLP, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, atty.

DUDEK, Brenda McFarland, late of East Bradford Township. Michael H. Dudek, 2329 Simcoe Road, Columbia Cross Roads, PA 16914, Administrator.

DUFFY, James P., late of Easttown Township. Colleen Duffy Price and Michael J. Duffy, care of KATHRYN LUCE LABRUM, Esquire, 102 W. Front St., Media, PA 19063-2800, Executors. KATHRYN LUCE LABRUM, Esquire, Donaghue & Labrum, LLC, 102 W. Front St., Media, PA 19063-2800, atty.

EMMICK, Robert D., late of Kennett Township. Phillip M. Lang, 79 New Rd., Elverson, PA 19520, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

ERCOLE, Tressa B., late of West Chester. Lynne Ercole Edwards, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

FAHEY, Elizabeth James, late of Penn Township. Susan E. Calio, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GORMEL, Joanne D., late of New Garden Township. Deborah L. Newton and Daniel E. Coates, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

HENNESSEY, Frank W., late of Phoenixville. Francis S. Hennessey, 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.

JOHNSON, David R., late of East Nottingham Township. Elizabeth Good, care of J. DAVID YOUNG, JR., Esquire, PO Box 126, Manheim, PA 17545, Executor. J. DAVID YOUNG, JR., Esquire, Young and Young, PO Box 126, Manheim, PA 17545, atty.

JONES, JR., Frederick B., late of Uwchlan Township. Linda J. Jones, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

KIMES, Kaye M., a/k/a Kay M. Kimes, late of East Coventry Township. Susan Sawchuk, 505 Green St., Royersford, PA 19468, Executrix. DAVID S. KAPLAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

KNIGHT, Irvin C., late of Coatesville City. Rebecca E. Knight-Triplett, 215 Whiteland Avenue, Downingtown, PA 19335, Administratrix. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

MARTIN, JR., William T., a/k/a William Thomas Martin, Jr., late of West Sadsbury. Darren A. Devoe, 8154 N. Moscove Road, Parkesburg, PA 19365, Executor. GRETCHEN M. CURRAN, Esquire, Law Office of Gretchen M. Curran, LLC, 1337 Byerland Church Road, P.O. Box 465, Willow Street, PA 17584, atty.

McCULLOUGH, Jacqueline K., late of Penn Township. Michael Lutman, 44 Mystery Rose Lane, West Grove, PA 19390, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

McDOWELL, Elizabeth L., a/k/a Elizabeth Ann Lysle McDowell, late of New London Township. Linda M. Gigliotti and Margaret E. Chilla, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

MORROW, Nancy S., late of Caernarvon Township. Irene LaHullier, care of DAVID M. D'ORLAN-

DO, Esquire, 53 S. Main St., Yardley, PA 19067, Executrix. DAVID M. D'ORLANDO, Esquire, The D'Orlando Firm, PLLC, 53 S. Main St., Yardley, PA 19067, atty.

MURPHY, III, Timothy J., a/k/a Timothy Murphy, III, late of Upper Uwchlan Township. Michael D. Murphy, 760 Elk Road, Monroeville, NJ 08343, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

NEGANDHI, Usha, late of Phoenixville. Kevin Negandhi, care of NEAL J. SAMPAT, Esquire, 370 Middletown Blvd, Suite 502, Langhorne, PA 19047, Executor. NEAL J. SAMPAT, Esquire, The Sampat Law Firm, LLC, 370 Middletown Blvd, Suite 502, Langhorne, PA 19047, atty.

PORTER, Nannie Mae, late of West Chester. Chuck Baker, 828 Franklin Street, Coatesville, PA 19320, Executor.

STUBBE, Charles Stanley, late of North Coventry Township. David Stubbe, care of CHARLES BENDER, Esquire, 2800 Kelly Rd., Ste. 200, Warrington, PA 18976, Executor. CHARLES BENDER, Esquire, Fox Rothschild LLP, 2800 Kelly Rd., Ste. 200, Warrington, PA 18976, atty.

TIGHE, Kevin Francis, late of East Whiteland. Lori A. Tighe, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

WHITE, Corrine E., late of Phoenixville Borough. Paul R. White, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

WILCOX, Ann Joyce, late of Tredyffrin Township. Kelsey J. Kern, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

2nd Publication

COSENZO, JR., Daniel E., late of East Nottingham Township. Christopher Cosenzo, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363,

Administrator. WINIFRED MORAN SEBASTIAN, Esquire, Lamb McErlane PC, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

FRANCIS, Kerry Lynne, late of East Goshen Township. Gerald G. and Cynthia A. Francis, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Administrators. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

IMPERATORE, India H., a/k/a India Helen Imperatore, late of New London Township. Armand Pohan, 1500 Palisade Ave., Apt. 12F, Fort Lee, NJ 07024, Executor. VICKY ANN TRIMMER, Esquire, Daley Zucker, LLC, 645 N. 12th Street, Suite 200, Lemoyne, PA 17073, atty.

MACKEAND, James Crawford Brunton, late of Pennsbury Township. Anna Marie MacKeand, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

NESCIO, Joseph S., late of East Bradford Township. Diane E. Nescio, care of KARYN L. SEACE, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

OLIVER, Donna Marie, late of Lincoln University. Danielle DiNorscia, 335 Clearfield Drive, Lincoln University, PA 19352 & Alyssa Oliver, 120 King William Street, Newark, DE 19711, Executrices.

WANDERSEE, Edward V., late of West Grove. Kathleen C. Wandersee, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

3rd Publication

BRADLEY, Mark Steven, late of West Fallowfield Township. Lee Bradley, 3 Fairfax Vlg, Media, PA 19063, Executor.

CROSSAN, Marilyn M., late of New Garden Township. Janet L. Gift, care of DENISE A. KUESTNER, Esquire, 1818 Market St., Ste. 2430, Philadelphia, PA 19103, Executrix. DENISE A. KUESTNER, Esquire, Langsam Stevens Silver & Hollaender, LLP, 1818 Market St., Ste. 2430, Philadelphia, PA 19103, atty.

DILLINGER, Terry Seigfried, a/k/a Terry S. Dillinger, late of Schuylkill Township. Rachel Dillinger, 204 Nottingham Dr., Spring City, PA 19475, Executrix. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 309, West Chester, PA 19380, atty.

DUNCAN, Stephen W., late of Tredeyffrin Township. Bonnie L. Mackey, care of LAURA M. TOBEY, Esquire, 229 W. Wayne Ave., Wayne, PA 19087, Executrix. LAURA M. TOBEY, Esquire, Reidenbach & Associates, LLC, 229 W. Wayne Ave., Wayne, PA 19087, atty.

GREER, Virginia L., late of Warwick Township. Kathleen A. Greaves, care of MARC L. DAVIDSON, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executrix. MARC L. DAVIDSON, Esquire, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

HAINES, Thomas J., late of Valley Township. Beverly D. Haines, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

HAINES, Linda A., late of West Goshen Township. Donna M. Murray, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, Executrix. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19382-4806, atty.

HARRINGTON, Elizabeth J., a/k/a Elizabeth J. Harrington, late of Sadsbury Township. Danna Sklar, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

HAUSE, Florence M., late of Willistown Township. Edward Russell, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

HOMAN, Joseph Wallace, late of Willistown Township. Barbara Ellen Homan Ludwig, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

KADYK, Folkert H., late of Honey Brook Township. Winona K. Smith & Charles C. Kadyk, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

KISTLER, Dorothy Lois, a/k/a Lois Kistler, late of Tredyffrin Township. Bonnie MacDougal Kistler, 750 N. Tamiami Trail, Unit 201, Sarasota, FL 34236, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McLane, P.C., 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

KORMANN, Pauline M., late of East Goshen Township. Joseph Kormann, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

LAMBERT, SR., William A., late of Valley Township. Rae L. Ferguson, 88 Landover Drive, Coatesville, PA 19320, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

MOORE, Mary Alice, late of Downingtown. Christopher W. Moore, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Executor. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

PLYLER, Dorothy, late of Kennett Square. Cynthia Plyler Tallamy, 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.

SCARTOZZI, Marie C., late of Easttown Township. Stephen P. Scartozzi, care of SUZANNE M. HECHT, Esquire, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, Executor. SUZANNE M. HECHT, Esquire, Haney & Hecht, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, atty.

SMETHURST, Mary Ann, late of West Whiteland Township. Michael G. Smethurst, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McLane, P.C., 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

STEVENS, SR., Barry Dwight, late of Oxford. Deborah Murphy, care of L. THEODORE HOPPE, JR., Esquire, 25 W. Second Street, 2nd Floor, Media, PA 19063, Executrix. L. THEODORE HOPPE, JR., Esquire, 25 W. Second Street, 2nd Floor, Media, PA 19063, atty.

STOCKMAN, William S., late of Kennett Square Borough. Kenneth W. Stockman, 593 County Rd., Lincoln, VT 05443, Executor. BRANDON S. O'CONNOR, Esquire, Tucker Arensberg, P.C., 300 Corporate Center Dr., Ste. 200, Camp Hill, PA 17011, atty.

TESTA, Maryann R., late of West Goshen Township. Carla T. Dinmore, care of CHARLES E. McKEE, Esquire, 1 N. Ormond Ave. – Office, Havertown, PA 19083, Administratrix. CHARLES E. McKEE, Esquire, Donohue, McKee & Mattson, LTD., 1 N. Ormond Ave. – Office, Havertown, PA 19083, atty.

TINDER, Jane S., a/k/a Sarah Jane Tinder, late of Borough of Kennett Square. Claudia M. Hidell, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

VENEZIA, Mary Louisa, late of Uwchlan Township. John Venezia, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

WALSH, Tanya Marie, late of East Nottingham Township. ELAINE S. REIFSTECK, care of MARY ANN PLANKINTON, Esquire, 3711 Kennett Pike, Ste. 100, Wilmington, DE 1807, Administratrix. MARY ANN PLANKINTON, Esquire, Gawthrop Greenwood, P.C., 3711 Kennett Pike, Ste. 100, Wilmington, DE 1807, atty.

WILSON, John W., late of Uwchlan Township. Cathy A. Wilson, care of WILLIAM H. MITMAN, JR., Esquire, 111 South Church Street, West Chester, PA 19382, Administrator. WILLIAM H. MITMAN, JR., Esquire, 111 South Church Street, West Chester, PA 19382, atty.

WORTH, Mildred C., a/k/a Mildred Clarkson Worth, Lark Worth, late of Kennett Township. Robert L. Bergman, Jr., care of TIMOTHY B. BARNARD, Esquire, 218 West Front Street, Media, PA 19063, Executor. TIMOTHY B. BARNARD, Esquire, 218 West Front Street, Media, PA 19063, atty.

**NOTICE OF TRANSFER TO DISABILITY
INACTIVE STATUS**

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated December 30, 2022, Robert Steven Porreca, of Chester County, has been transferred to inactive status, effective immediately, pursuant to Rule 301E, Pa.R.D.E (relating to disabled attorneys) for an indefinite period and until further Order of the Supreme Court.
Marcee D. Sloan
The Disciplinary Board of the
Supreme Court of Pennsylvania

February 10, 2023, in Court Room 12 of the Chester County Justice Center, 201 West Market Street, West Chester, PA 19380. The property to be sold, and the subject of the Petition, consists of approximately ±7.33 acres of land that is partially asphalt paved with limited parking and improved with a vacant one-story school building. The aforementioned property is identified as UPI 15-10-123 with an address of 100 School Lane in the Borough of Phoenixville, Chester County, PA. For further information, you may contact:
FOX ROTHSCHILD LLP
David H. Comer, Esquire
980 Jolly Road, Suite 110
P.O. Box 3001
Blue Bell, PA 19422-3001
(610) 397-6500

NOTICE

Pursuant to Pa.R.J.A. No. 1901, the court of common pleas intends to terminate certain cases at the magisterial district court level without further notice because the docket shows no activity for at least two years. You may stop the court from terminating the case by filing a Statement of Intention to Proceed with: Clerk of Courts, 201 W Market Street, Suite 1400, West Chester PA, 19380 within thirty (30) days of the date of this publication. **IF YOU FAIL TO FILE THE REQUIRED STATEMENT OF INTENTION TO PROCEED THE CASE WILL BE TERMINATED.**

The list of cases and parties as well as the form notice of intention to proceed may be obtained through the link <https://www.chesco.org/4985/Inactive-Case-Search> or at the Clerks of Courts Office at the above address.

2nd Publication of 3

NOTICE

IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PA
DOCKET NO. 2022-04666-RC
PETITION OF THE BOARD OF SCHOOL
DIRECTORS OF PHOENIXVILLE AREA
SCHOOL DISTRICT FOR THE SALE OF REAL
PROPERTY
NOTICE OF HEARING
ON THE PETITION OF THE BOARD OF
SCHOOL DIRECTORS OF PHOENIXVILLE
AREA SCHOOL DISTRICT FOR THE SALE OF
REAL PROPERTY
NOTICE IS HEREBY GIVEN that upon the Petition of the Board of School Directors of Phoenixville Area School District for the Sale of Real Property (“Petition”) and pursuant to Court Order, a hearing on the Petition will be held at 10:00 a.m. on

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, January 19th, 2023 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Tuesday, February 21st, 2023.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

3rd Publication of 3

SALE NO. 23-1-3

Writ of Execution No. 2018-08833

DEBT \$1,198.93

ALL THAT CERTAIN tract of land situated in Valley Township, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 38-5C-88.2

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Dale Welsh**

SALE ADDRESS: 925 Madison Street, Valley Township, PA 19320

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

SALE NO. 23-1-8

Writ of Execution No. 2020-07641

DEBT \$3,607.10

ALL THAT CERTAIN lot of land situate in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 16-6-108.1

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Ernest Douglas**

SALE ADDRESS: 651 Lumber Street, Coatesville, PA 19320

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

SALE NO. 23-1-11

Writ of Execution No. 2019-01785

DEBT \$72,925.41

PROPERTY SITUATE IN THE TOWNSHIP OF VALLEY TAX PARCEL NO. 38-5C-86.7

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Pennsylvania Housing Finance Agency

VS

DEFENDANT: **Susan F. Boyd-Noel a/k/a Susan Bradley**

SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320

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

SALE NO. 23-1-12

Writ of Execution No. 2020-02007

DEBT \$232,015.54

PROPERTY SITUATE IN THE TOWNSHIP OF WILLISTOWN

TAX PARCEL NO. 54-3-326

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK
VS

DEFENDANT: **LINDA B PATTON AKA LINDA BALL PATTON and DANIEL J. PATTON**

SALE ADDRESS: 121 Davis Road, Malvern, PA 19355

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

SALE NO. 23-1-13

Writ of Execution No. 2015-07056

DEBT \$332,403.08

Property situate in the NEW GARDEN TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 60-2-93.8

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **RICHARD WANNEMACHER, JR. A/K/A RICHARD WANEMACHER and NANI WANNEMACHER A/K/A NANI SHIN-WANNEMACHER**

SALE ADDRESS: 800 Sunrise Drive, Kennett Square, PA 19348

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

SALE NO. 23-1-14

Writ of Execution No. 2022-02197

DEBT \$252,047.58

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

BLR # 27-5B-1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **MICHAEL J. FINEGAN and COURTNEY JOHNS**

SALE ADDRESS: 1016 Livingston Avenue, Phoenixville, PA 19460

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

SALE NO. 23-1-15

Writ of Execution No. 2019-11263

DEBT \$94,263.74

Property situate in the BOROUGH OF HONEY BROOK, CHESTER County, Pennsylvania, being

BLR # 12-02-0073

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **DAVID W. PURCELL A/K/A DAVID PURCELL**

SALE ADDRESS: 2519 Conestoga Avenue, Honey Brook, PA 19344

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

SALE ADDRESS: 39 Lahawa Drive, West Brandywine Township n/k/a Downingtown, PA 19335

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

SALE NO. 23-1-16
Writ of Execution No. 2016-02606
DEBT \$409,552.43

SALE NO. 23-1-17
Writ of Execution No. 2022-01664
DEBT \$230,475.34

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described according to a Plan of Sutton Woods made by Bursich Associates, Inc., dated 6/20/2001 revised 8/22/2001 recorded in Chester County as Plan No. 15913, as follows, to wit:

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

BEGINNING at a point in the East side of Lahawa Drive a corner of Lot No. 27 as shown on said plan; thence from said point of beginning along Lahawa Drive, North 4°47'27" East, 150 feet to a point a corner of Lot No. 25; thence along Lot No. 25, South 85°12'33" East, 295 feet to a point in line of Open Space, thence along Open Space, South 4°47'27" West, 150 feet to a point a corner of Lot No. 27; thence along Lot No. 27, North 85°12'38" West, 295 feet to the first mentioned point and place of BEGINNING.

All that certain lot or piece of ground situate in East Fallowfield Township, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEING Lot No. 26 on said Plan.

Beginning at a point in the North right of way line of the Strasburg Road, the Southwest corner of property of Roy W. Rubincan and wife; thence along the North right of way line of said Road, South seventy-eight degrees thirty minutes West one hundred and eighty feet to a point, thence leaving the Strasburg Road, North eleven degrees thirty minutes West two hundred forty and eight tenths feet, more or less, to a point; thence along a line, North seventy-eight degrees thirty minutes East one hundred eighty feet to the Northwest corner of the said property of the Grantors herein; thence along the same, South eleven degrees thirty minutes East two hundred forty and eight tenths feet to the place of beginning.

BEING THE SAME PREMISES which Charles S. Schell, by Deed dated 7/21/2010 and recorded 7/26/2010 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7958, Page 1963, granted and conveyed unto Stephen M. Ignatin and Kristine E. Strecker.

Tax Parcel No.: 29-5-25.2

IMPROVEMENTS thereon: a residential property

PLAINTIFF: **CITIZENS BANK, N.A. F/K/A CITIZENS, N.A.**

Bounded on the South by the Strasburg Road, on the West and North by other land of the said Horace G. Brown, and on the East by land of the said Roy. W. Rubincan and wife.

VS

DEFENDANT: **Stephen M. Ignatin & Kristine E. Strecker**

BEING THE SAME PROPERTY CONVEYED TO JOY E. WINDLE AND

ROSS W. WIGGINS, HER HUSBAND WHO ACQUIRED TITLE AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM JOSEPH A. MASCHERINO AND JOAN A. MASCHERINO, NO MARITAL STATUS SHOWN, DATED AUGUST 8, 1991, RECORDED AUGUST 13, 1991, AT BOOK 2544, PAGE 120, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

ROSS W. WIGGINS DECEASED, AND THROUGH THE TENANCY BY ENTIRETY ON THE ABOVE DEED ALL OF THIS INTEREST PASSED TO JOY E. WINDLE.

Tax Parcel No.: 4705 00300000

PLAINTIFF: MidFirst Bank

VS

DEFENDANT: **Lucinda Ann Stonesifer, as Administratrix of the Estate of Joy E. Windle**

SALE ADDRESS: 2255 Strasburg Road AKA 2255 Strasburg Road, East Fallowfield, PA 19320, Coatesville, PA 19320

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

SALE NO. 23-1-18

Writ of Execution No. 2019-11852

DEBT \$240,533.26

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF WEST BRANDYWINE, CHESTER COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 30 NORTH HAWTHORNE DRIVE, COATESVILLE, PENNSYLVANIA 19320.

TAX PARCEL NO. 29-7-155.21

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

DEFENDANT: **Charlene Hudson, George Hickman and Walter Hudson**

SALE ADDRESS: 30 North Hawthorne Drive, Coatesville, PA 19320

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

SALE NO. 23-1-19

Writ of Execution No. 2021-06386

DEBT \$90,682.41

ALL THAT CERTAIN tract of land situated in the Township of West Sadsbury, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a corner in the Limestone Road, a corner of land now or late of Earl Crawford; thence leaving said road by said land, South eighty-eight degrees and fifty-six minutes West; one hundred and twenty feet to an iron pin a corner of said land, being on the east side of a twenty foot wide alley; thence along the east side of said alley, North one degree four minute West, thirty-six feet to an iron pin; thence along the south side of another alley, twenty feet in width, North eighty-eight degrees and fifty-six minutes East, one hundred and twenty feet to a corner in the Limestone Road; thence along in said road, South one degree and four minutes East; thirty-six feet to the place of beginning.

CONTAINING fifteen and seven-tenths perches of land, be the same more or less, by a survey of January 8, 1957, by Jerre P. Trout (registered Engineer)

PREMISES BEING KNOWN AS: 642 NORTH LIMESTONE ROAD, PARKESBURG, PENNSYLVANIA 19365

BEING Uniform Parcel Identifier No. 36-5-78.

TITLE TO SAID PREMISES IS VESTED IN ELWOOD RONALD GRAY and MARCELLA GRAY A/K/A MARCELLA C. GRAY BY A DEED DATED June 1, 1961 AND RECORDED JUNE 2, 1961 IN DEED BOOK C33, Page 201.

ALL THAT CERTAIN TRACT OF LAND SITUATED IN WEST SADBURY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A NEW SURVEY MADE BY J.W. HARRY, C.E., OCTOBER 20, 1945, AS FOLLOWS:

BEGINNING AT A SPIKE IN THE MIDDLE OF THE LIMESTONE ROAD, A CORNER OF REMAINING LAND OF THE GRANTOR HEREIN AND DISTANT 282.96 FEET SOUTHWARDLY FROM A STAKE AT THE SOUTHWEST CORNER OF LAND OF H. DONOVAN QUEEN, MEASURING ALONG THE MIDDLE OF THE LIMESTONE ROAD; THENCE ALONG THE MIDDLE OF THE LIMESTONE ROAD SOUTH ONE DEGREE FOUR MINUTES EAST, ONE HUNDRED FEET TO A SPIKE ANOTHER CORNER OF REMAINING LAND OF THE GRANTOR HEREIN; THENCE LEAVING SAID ROAD AND ALONG SAID LAND PASSING OVER A STAKE ON LINE SIXTEEN AND SEVENTY-FIVE HUNDREDTHS FEET FROM THE LAST MENTIONED POINT SOUTH EIGHTY-EIGHT DEGREES FIFTY-SIX MINUTES WEST, ONE HUNDRED TWENTY FEET TO A STAKE ANOTHER CORNER OF REMAINING LAND OF THE GRANTOR; THENCE STILL ALONG THE SAME NORTH ONE DEGREE FOUR MINUTES WEST, ONE HUNDRED FEET TO A STAKE; THENCE STILL ALONG THE SAME PASSING OVER A STAKE ON LINE TWELVE AND EIGHTY-SEVEN HUNDREDTHS FEET FROM THE NEXT MENTIONED POINT NORTH EIGHTY-EIGHT DEGREES, FIFTY-SIX MINUTES EAST, ONE HUNDRED TWENTY FEET TO THE PLACE OF BEGINNING.

CONTAINING TWELVE THOUSAND SQUARE FEET OF LAND MORE OR LESS.

PREMISES BEING KNOWN AS: 614 NORTH LIMESTONE ROAD, PARKESBURG, PENNSYLVANIA 19365

Being Uniform Parcel Identifier No. 36-5-79

TITLE TO SAID PREMISES IS VESTED IN MARCELLA GRAY A/K/A MARCELLA C. GRAY AND ELWOOD RONALD GRAY BY DEED DATED OCTOBER 17, 1960 AND RECORDED ON MAY 31, 1961 IN DEED BOOK C33, PAGE 47.

ALL THAT CERTAIN tract of land situated in the Township of West Sadsbury, County of Chester and State of Pennsylvania, bounded and described according to a new survey made by J.W. Harry, C.E., October 20, 1945, as follows:

BEGINNING at a spike in the middle of Limestone Road, a corner of remaining land of the grantor herein and distant 282.96 feet southwardly from a stake at the south west corner of land of H. Donovan Queen, measuring along the middle of the Limestone Road; thence along the middle of the Limestone Road south one degree four minutes east, one hundred feet to a spike another corner of remaining land of the grantor herein; thence leaving said road and along said land passing over a stake on line sixteen and seventy-five hundredths feet from the last mentioned point south eighty-eight degrees fifty-six minutes west, one hundred twenty feet to a stake another corner of remaining land of the grantor; thence still along the same north one degree four minutes west, one hundred feet to a stake; thence still along the same passing over a stake on line twelve and eighty-seven hundredths feet from the next mentioned point north eighty-eight degrees, fifty-six minutes east, one hundred twenty feet to the place of beginning.

CONTAINING twelve thousand square feet of land more or less.

PREMISES KNOWN AS 606 NORTH LIMESTONE ROAD, PARKESBURG, PENNSYLVANIA 19365

TITLE TO SAID PREMISES IS VESTED IN MARCELLA GRAY A/K/A MARCELLA C. GRAY BY DEED FROM MARCELLA C. GRAY DATED OCTOBER 6, 2004 AND RECORDED OCTOBER 20, 2004 IN DEED BOOK 6312, PAGE 2266.

BEING Uniform Parcel Identifier No. 36-5-80

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LoanCare, LLC

VS

DEFENDANT: **Marcella Gray A/K/A Marcella C. Gray**

SALE ADDRESS: 614 North Limestone Road, Parkesburg, PA 19365

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

SALE NO. 23-1-20

Writ of Execution No. 2022-04061

DEBT \$69,263.83

Property situated in Valley Township Tax Parcel No. 38-6A-12

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: First Resource Bank

VS

DEFENDANT: **Marlon Long**

SALE ADDRESS: 64 Gap Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LACHALL COHEN & SAGNOR LLP 610-436-9300**

SALE NO. 23-1-21

Writ of Execution No. 2022-02046

DEBT \$15,393.78

ALL THAT CERTAIN Unit in the Property, known, named and identified as Goshen Commons Condominium located in West Goshen Township, Chester County, Pennsylvania, which has previously been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3103, et seq., by the recording of a Declaration of Condominiums, dated 4/28/1989 and recorded 7/24/1989 in Record Book 1627 page 023, and a First Amendment thereto dated 7/24/1989 and recorded 7/24/1989 in Record Book 1659 page 426, a Second Amendment thereto dated 9/29/1989 and recorded 10/18/1989 in Record Book 1738 page 144, a Third Amendment thereto dated 11/17/1989 and recorded 11/22/1989 in Record Book 1784 page 108, a Fourth Amendment thereto dated 11/30/1990 and recorded 12/20/1990 in Record Book 2258 page 324, a Fifth Amendment thereto dated 11/9/1990 and recorded 12/27/1990 in Record Book 2258 page 336, a Sixth Amendment thereto dated 11/27/1995 and recorded 12/7/1995 in Record Book 3971 page 754, a Seventh Amendment thereto dated 5/30/1996 and recorded in Record Book 4068 page 306.

BEING UNIT #611, together with a proportion of undivided interest in the common elements (as defined in such Declaration, as amended, to be 1.130826%).

BEING the same premises which Lori M. Anderson Greene, by Deed dated May 24, 2002 and recorded at Chester County in Deed Book 5236 page 953, et seq., granted and conveyed unto Keith Anderson, in fee. BEING ALSO the same premises which P&W Developers, Inc., a Pennsylvania Corporation, by Deed dated October 31, 1996 and recorded at Chester County in Deed Book 4102 page 1934, granted and conveyed unto, granted and conveyed unto Lori M. Anderson Greene, in fee.

AND THE SAID Keith Anderson, a/k/a Keith J. Anderson, did depart this life on June 18, 2017, leaving a Last Will and Testament dated April 13, 2014, duly admitted to probate and registered at the Chester County Register of Wills (File No. 1517-1407) wherein Letters Testamentary thereon were granted to Lori M. Anderson-Greene, on July 10, 2017. Keith Anderson, a/k/a Keith J. Anderson's Last Will and Testament dated April 13, 2014 bequeaths his estate to Lori M. Anderson-Greene, as the sole residuary beneficiary.

BEING UPI 52-5A-294

PLAINTIFF: Goshen Commons Condominium Association

VS

DEFENDANT: **Lori M. Anderson Green**

SALE ADDRESS: 750 East Marshall Street, Unit #611, West Chester, PA 19380

PLAINTIFF ATTORNEY: **JAMES D. DOYLE, ESQ. 610-696-8500**

SALE NO. 23-1-22

Writ of Execution No. 2021-07119

DEBT \$467,777.48

All that certain lot or piece of ground situate in West Goshen Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Green Hill Manor No. 2 survey for Howard Shoemaker, by Thomas G. Colesworthy, County Surveyor, in May 1953, as follows, to wit:

Beginning at a point in the southwest side of Howard Avenue (40 feet wide) at the distance of 120, south 01 degree 22 minutes east, from a point of intersection of the southwest corner of Howard Road and Howard Avenue, which said last mentioned point is 893.01 feet south 72 degrees 52 minutes 20 seconds west along southeast side of Howard Road from the southwest side of Greenhill Avenue; thence from the

last mentioned point of beginning along the southwest side of Howard Avenue, south 01 22 minutes east 120 feet to a point a corner of Lot 11; thence leaving the said Howard Avenue along Lot 11 south 88 degrees 38 minutes west 100 feet to a point in land now or late of Walter J. Few; thence along the same north 01 degree 22 minutes west 120 feet to a point a corner of Lot 12; thence along Lot 12; the first mentioned point and place of beginning.

Subject to any restrictions, easements and/or adverbs that pertain to this property.

BEING UPI # 52-3E-16

PLAINTIFF: Truist Bank

VS

DEFENDANT: **Zachery A. Pickard and Amanda L. Brandt**

SALE ADDRESS: 119 Howard Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **JOSHUA D. BRADLEY 410-727-6600**

SALE NO. 23-1-23

Writ of Execution No. 2022-01502

DEBT \$80,961.31

ALL THAT CERTAIN property situated in the Township of Oxford, n the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI: #57-3-22 being more fully described in a Deed Dated July 22, 1986 and recorded March 29, 1994 Among the land records of the county and state set forth above, in Deed Volume 3730 and Page 0081.

UPI: #57-3-22

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust, Series 2007-SEA1

VS

DEFENDANT: **Billy Ray Rowe a/k/a Billy R. Rowe, solely in his capacity as**

Executor of the Estate of Hazel M. Cooper a/k/a Hazel Mae Cooper a/k/a Hazel Cooper a/k/a Hazle Cooper, deceased

SALE ADDRESS: 300 Village Road, Cochranville, PA 19330

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

SALE NO. 23-1-25

Writ of Execution No. 2022-02945

DEBT \$199,726.90

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SUBDIVISION OF FOX KNOLL MADE BY BERGER AND HAYES, INC., CONSULTING ENGINEERS THORNDALE, PA DATED 9/01 1987, LAST REVISED 3/31/1988 AND RECORDED IN CHESTER COUNTY AS PLAN NO. 8989-9002 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF TROTTERS WAY (FORMERLY HUNTERS CIRCLE) (50 FEET WIDE), SAID POINT BEING A MUTUAL CORNER OF LOTS NO. 3 AND 2, THE HEREIN DESCRIBED LOT THENCE LEAVING TROTTERS WAY AND ALONG LOT NO. 3, SOUTH 46 DEGREES 07 MINUTES 25 SECONDS WEST, 210 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF H. MARTIN; THENCE ALONG LANDS OF MARTIN NORTH 43 DEGREES 52 MINUTES 35 SECONDS WEST. 169.55 FEET TO A POINT A CORNER OF LOT NO. 1; THENCE ALONG LOT NO. 1, NORTH 49 DEGREES 15 MINUTES 30 SECONDS WAY, THENCE ALONG SAID RIGHT-OF-WAY THE TWO

(2) FOLLOWING COURSES AND DISTANCES: (1) ON THE ARC OF A CIR-

CLE CURVING TO THE LEFT, HAVING A RADIUS OF 275 FEET, THE ARC DISTANCE OF 15.04 FEET, AND (2) SOUTH 43 DEGREES 52 MINUTES 35 SECONDS EAST, 143 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BE THE CONTENTS THEREOF WHAT THEY MAY.

CONTAINING 34,367 SQUARE FEET OF LAND, MORE OR LESS. BEING LOT #2 ON SAID PLAN

Fee Simple Title Vested in WILLIAM E. SUPPLEE, JR., by deed from WILLIAM E. SUPPLEE, JR., AND MICHELLE L. FENNIMORE, N/K/A MICHELLE SUPPLEE, HUSBAND AND WIFE, dated 10/07/2003, recorded 11/10/2003, in the Chester County Clerk's Office in Deed Book 5971, Page 1711.

TAX PARCEL NO. 47-6-39.2

PLAINTIFF: PHH Mortgage Corporation
VS

DEFENDANT: **William E. Supplee, Jr.**

SALE ADDRESS: 310 Trotters Way, Coatesville, PA 19320-4620

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

SALE NO. 23-1-26

Writ of Execution No. 2018-04609

DEBT \$159,767.72

ALL THAT CERTAIN Unit in the property, known named and identified in the Declaration Plan referred to below as Village Knoll Condominium, 199 King Street, Borough of Malvern County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act by the recording in the Office for the Recording of Deeds, in and for the County of Chester of a Declaration of Condominium, dated 5/16/1985 and recorded in Miscellaneous deed Book

687 page 299 and a Declaration Plan dated 8/24/1983 and recorded in Condominium Plan Book 687 page 299, being and designated in said Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 7.143%

Fee Simple Title Vested in ALEXANDER B. ANDERSON and KATHLEEN J. ANDERSON, husband and wife, as tenants by entireties., by deed from, Sharon Sellstedt, dated 12/31/1992, recorded 01/08/1993, in the Chester County Recorder of deeds, as Book 3449 Page 241.

Tax Parcel No.: 02-030266

PLAINTIFF: Wells FARGO BANK, National Association as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1

VS

DEFENDANT: **Alexander B. Anderson and Kathleen J. Anderson**

SALE ADDRESS: 199 West King Street Apartment G-1, Malvern, PA 19355

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

SALE NO. 23-1-27

Writ of Execution No. 2019-00303

DEBT \$218,039.23

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

TAX PARCEL NO.: 6204 00390000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Finance of America Reverse, LLC

VS

DEFENDANT: **KAY LYNN COOPER**

A/K/A KAY L. COOPER A/K/A KAY LYNN COOPER LUTSKY

SALE ADDRESS: 616 Millers Hill, Kennett Square, PA 19348

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

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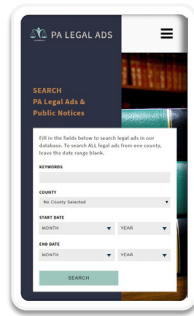
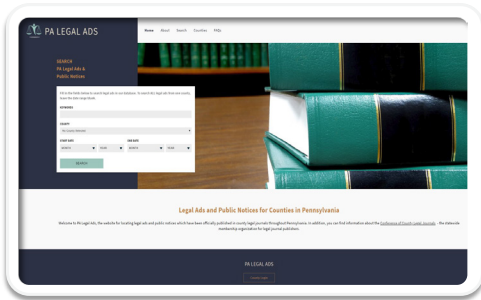
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