



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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Joachim vs. DiGiacomo

Motion for Protective Order Prohibiting Deposition

1. The rules governing discovery are intended to prevent surprise and unfairness and to allow a fair trial on the merits.
2. A party may obtain discovery regarding any matter, not privileged, which is relevant to the subject matter involved in the pending action.
3. A court should enter a protective order only when justice requires to protect a party or person from unreasonable annoyance, embarrassment, oppression, burden or expense.
4. Plaintiff desired to be hired as a police officer. The department required a psychological examination. Plaintiff has sued the examiner for Defamation and Interference with Prospective Contractual Relations. Plaintiff has filed a Motion for Protective Order Prohibiting Deposition of his school psychologist who was case manager for his Individualized Education Plan (IEP), arguing Plaintiff's diagnosis of Attention Deficit Hyperactivity Disorder and his IEP are not necessary or relevant because Defendant already has Plaintiff's school records and the proposed deponent is unlikely to recall any potentially relevant information. Defendant responded Plaintiff put the accuracy of the school records at issue because his experts relied on them and because Plaintiff and his mother denied the accuracy of the IEP records. This court noted Plaintiff has put his mental condition at issue and the deposition of the school psychologist may provide relevant and admissible testimony. Accordingly, the court denied the Motion for Protective Order. The court went on to note the school district sent the court a letter in which it raised legal issues and joined Plaintiff's Motion. The court did not reach the merits of the letter but noted the school district could file a motion seeking relief.

R.E.M.

C.C.P., Chester County, Pennsylvania, Civil Action No. 2020-07907-TT; William S. Joachim, III vs. Robert J. DiGiacomo, M.A.

Andrew Park for Plaintiff
Jesse W. McCarthy for Defendant
Binder, J., March 23, 2022:-

Joachim vs. DiGiacomo109 (2022)]

WILLIAM S. JOACHIM, III
Plaintiff

vs.

ROBERT J. DIGIACOMO, M.A.
DefendantIN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2020-07907-TT

CIVIL ACTION – LAW

ORDER

AND NOW, this 23rd day of March, 2022, upon consideration of Plaintiff William Joachim, III's Motion for Protective Order Prohibiting Deposition of Non-Party Witness Melissa Lachall filed March 11, 2022 and Defendant's Response thereto, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Motion is **DENIED**.

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

MEMORANDUM

As his final step to employment as a police officer with the Marcus Hook Police Department (MHPD), Plaintiff was required to undergo a psychological examination to be conducted by Defendant. Plaintiff alleges that Defendant conducted the examination in an inappropriate manner and made false and defamatory statements in his report which caused the MHPD to rescind the employment offer. Plaintiff set forth in his Complaint claims for Defamation and Interference with Prospective Contractual Relations.

Presently before this court is Plaintiff William Joachim, III's Motion for Protective Order Prohibiting Deposition of Non-Party Witness Melissa Lachall filed March 11, 2022. Plaintiff has asked this court to quash the subpoena that Defendant served on Melissa Lachell of Kingsway Regional High School who is a school psychologist and who was the case manager for Plaintiff's Individualized Education Plan (IEP). Motion, 3/11/2022, ¶¶ 4-5. *See also* Motion, 3/11/2022 (proposed order). Plaintiff argued that deposition testimony pertaining to Plaintiff's Attention Deficit Hyperactivity Disorder (ADHD) and IEP are not necessary or relevant. Motion, 3/11/2022, ¶ 11. *See also* Motion, 3/11/2022, ¶¶ 7-9, 23, 25. More specifically, Plaintiff argued that Ms. Lachells' deposition is unnecessary because (1) Defendant already has Plaintiff's school records which were "sufficient to allow Plaintiff's own experts to evaluate and comment on the propriety of Defendants' conduct and [the] purported findings within [Defendant's] Report," Motion, 3/11/2022, ¶ 21, and (2) Ms. Lachell is unlikely to "recall any potentially relevant information." Motion, 3/11/2022, ¶ 22.

Defendant filed his Response on March 21, 2022. Defendant averred that the school records documented Plaintiff's diagnosis of ADHD, his inability to focus, his disorganization, and his need for "in-class support in multiple subjects." Response, 3/21/2022, ¶ 5. Defendant argued that Plaintiff has put the accuracy of the school records at issue because his experts relied on them in their "assessing the propriety and shortcomings associated with Defendant's report," Response, 3/21/2022, ¶ 7, and because both Plaintiff and Plaintiff's mother gave deposition testimony denying the accuracy of the IEP records. Response, 3/21/2022, ¶ 7-9, 11, 20-21, 23, 25. Defendant concluded that "it is necessary to take the deposition of Ms. Lachall to verify the accuracy and content of the records," Response, 3/22/2022, ¶ 21, and that the extent of her memory would be better determined by deposition rather than no deposition. Response, 3/22/2022, ¶ 22.

It is well-established that the rules governing discovery are intended to prevent surprise and unfairness and to allow a fair trial on the merits. Keystone Dedicated Logistics, LLC v. JGB Enterprises, Inc., 77 A.3d 1, 11 (Pa.Super. 2013); McGovern v. Hospital Service Assoc. of Northeastern Pennsylvania, 785 A.2d 1012, 1015 (Pa.Super. 2001); Dominick v. Hanson, 753 A.2d 824, 826 (Pa.Super. 2000). It is the general rule that "a party may obtain discovery regarding any matter, not privileged, which is relevant to the subject matter involved in the pending action."

Pa.R.C.P. No. 4003.1(a). *See also* Berg v. Nationwide Mut. Ins. Co., Inc., 44 A.3d 1164, 1178, fn. 8 (Pa.Super. 2012). Accordingly, a court should enter a protective order only when “justice requires to protect a party or person from unreasonable annoyance, embarrassment, oppression, burden or expense.” Pa.R.C.P. No. 4012(a).

Here, Plaintiff argued that “[b]y its very nature, the anticipated inquiry into Plaintiff’s IEP, special educational needs, and high school performance will undoubtedly subject him to unreasonable annoyance, embarrassment, burden, and expense.” Motion, 3/11/2022, ¶ 26. However, this court is not persuaded that the “very nature” of inquiry is sufficient to warrant the entry of a protective order. This court has previously ruled that Plaintiff has put his mental condition at issue and raised the issue whether he is psychologically fit to be a police officer, Order and Memorandum, 3/9/2022, p. 3, and this court agrees with Defendant that deposition of Ms. Lachell may well “provide relevant and admissible testimony regarding the accuracy of those IEP reports.” Brief, 3/22/2022, p. 4.

Accordingly, for the reasons set forth above, this court will enter an order denying Plaintiff William Joachim, III’s Motion for Protective Order Prohibiting Deposition of Non-Party Witness Melissa Lachall filed March 11, 2022.¹

¹ By letter dated March 16, 2022 (copied to the parties) and delivered to chambers on March 21, 2022, the Kingsway Regional School District informed the undersigned that New Jersey law controls Ms. Lachells’ employment with the school district, that New Jersey recognizes the psychologist-patient privilege, and that Ms. Lachell and the school district join in Plaintiff’s Motion for a Protective Order. This court did not reach the merits of the letter and this order is without prejudice to the school district’s or Ms. Lachell’s right to file a motion of record seeking relief from this court, as appropriate, on those grounds or any other.

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NOTICES

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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 Tuesday, March 1, 2022 for BKK Technologies Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: IT Consulting

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, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation Pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 1101.

The name of the corporation is: **Power Components and Service, Inc.**

Articles of Incorporation have been filed on December 27, 2021

The corporation shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended and supplemented and to do all things exercise all powers, rights, and privileges; which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Business Corporation Law of Pennsylvania

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, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation Pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 1101.

The name of the corporation is: **Hongfeng Composite Materials Corp.**

Articles of Incorporation have been filed on August 30, 2021

The corporation shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended and supplemented and to do all things exercise all powers, rights, and privileges; which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Business Corporation Law of Pennsylvania

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

ANDERSON, Ruth E., late of West Brandywine Township. Kristin Ruth Anderson Bennett, care of LOUIS N. TETI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

ATKINS, Barbara M., late of East Goshen Township. Brian J. McCormick, Sr., 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.

BETZ, John F., late of Willistown Township. John Betz, care of HOLLY L. SETZLER, Esquire, 16 North New Street, West Chester, PA 19380, Executor. HOLLY L. SETZLER, Esquire, Landis & Setzler,

P.C., 16 North New Street, West Chester, PA 19380, atty.

CONAGHAN, Ruth Graham, a/k/a Ruth G. Conaghan, late of Devon. Thomas B. Conaghan, 410 Chester Road, Devon, PA 19333, Executor. JOHN J. LEONARD, Esquire, Leonard, Sciolla, Leonard & Tinari, LLP, 1500 JFK Boulevard, Suite 1910, Philadelphia, PA 19102, atty.

CURAY, Joanne C., late of Kennett Township. Michele Curay-Cramer, 714 Garfield St., Kennett Square, PA 19348, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law Firm, 65 S. Third St., Oxford, PA 19363, atty.

DELDUCCO, Alice R., late of Pennsbury. David Delduco, 2352 Sagamore Hills Drive, Dectaur, GA 30033, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

FORD, Gloria Jean, a/k/a Jean Ford, Gloria Ford, late of Valley Township. Michael Kuhn, 406 Howell Road, Exton, PA 19341, Administrator. HOLLY L. SETZLER, Esquire, Landis & Setzler, P.C., 16 North New Street, West Chester, PA 19380, atty.

HAGEE, JR., John D., late of Phoenixville Borough. Mary B. Hagee, 33 Ridings Way, West Chester, PA 19382, Administratrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

HILL, Robert Wiliam, late of Pottstown. Alexandra R. H. Leake, care of H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Executrix. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

HOVINGTON III, Frederick, late of East Goshen Township. Patricia Griffin, 149 Melissa Lane, West Chester, PA 19382, Administrator. RYAN W.C. BUCHANAN, Esquire, Fink & Buchanan Law Offices, LLC, 158 W. Gay Street, Suite 204, West Chester, PA 19380, atty.

INSALATA, Robert A., a/k/a Dr. Robert A. Insalata, late of West Brandywine Township. Kenneth Neary, P.O. Box 93, Unionville, PA 19375, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law Firm, 65 S. Third St., Oxford, PA 19363, atty.

KAVANAUGH, Angela Talamonti, a/k/a Angela T. Kavanaugh, late of Kennett Township. Marlene Taylor, 2651 Bryson Rd., Cochranville, PA 19330, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law Firm, 65 S. Third St., Oxford, PA 19363, atty.

KORN, Jean Marie, late of Uwchlan Township. William A. Korn, 216 Clearview Lane, Lincoln University, PA 19352, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

MARKWARD, Camille, late of West Caln Township. Charlotte Markward, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administratrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

MATARESE, SR., Vito Anthony, late of New Garden Township. Donna Whitig, 731 Westcroft Place, West Chester, PA 19382, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law Firm, 65 S. Third St., Oxford, PA 19363, atty.

McLIMANS, SR., William P., late of Lower Oxford Township. Kimberly A McLimins, James R. McLimans and William P. McLimins, Jr., care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

NIMMO, Jack W., late of Downingtown. John Justice, care of H. MICHAEL CHOEN, Esquire, 144 West Market Street, West Chester, PA 19382, Executor. H. MICHAEL CHOEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

REICHERT, Herbert R., a/k/a Herbert Reichert, late of Tredyffrin Township. Erica R. Young and Matthew C. Reichert, care of DOUGLAS E. COOK, Esquire, P.O. Box 397, Drexel Hill, PA 19026, Executors. DOUGLAS E. COOK, Esquire, P.O. Box 397, Drexel Hill, PA 19026, atty.

SEIDEL, Elva K., late of Honey Brook Township. Jonathan K. Seidel, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

SEMPLÉ, Norman Westley, late of Coatesville. Samantha Semple-Williams, 1202 Bullens Lane, Woodlyn, PA 19094, Administrator.

VARNER, Hazel, a/k/a Hazel Melinda Varner, late of Oxford Borough. Douglas Varner, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

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WATERBURY, Phyllis N., a/k/a Phyllis Waterbury, late of Uwchlan Township. Leslie G. Waterbury, 113 Timber Springs Lane, Exton, PA 19341, Executor. DOUGLAS A. SMITH, Esquire, Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606, atty.

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2nd Publication

APPLEGATE, Howard L., late of Honey Brook Township. Mark L. Applegate, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

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BARNES, Richard T., late of West Goshen Township. Christine Gabe, 1139 Delaware Lane, Downingtown, PA 19335, Executor. JOHN J. McCREESH, IV, Esquire, McCreesh, McCreesh and Cannnon, 7053 Terminal Square, Upper Darby, PA 19082, atty.

BELUCH, Michael E., late of Phoenixville Borough. Keith R. Borzillo, 213 Elm Street, Reading, PA 19606, Administrator C.T.A. GILBERT M. MANCUSO, Esquire, Brumbach, Mancuso & Fegley P.C., 11 East Lancaster Avenue, P.O. Box 500, Shillington, PA 19607-0500, atty.

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CHARI, Madhavi K., late of Tredeffrin Township. Radhika Srinivas, care of J. WILLIAM WIDING, III, Esquire, 2640 Westview Dr., Wyomissing, PA 19610, Executrix. J. WILLIAM WIDING, III, Esquire, Kozloff Stoudt Attorneys, 2640 Westview Dr., Wyomissing, PA 19610, atty.

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MAHAN, Judith Mary, late of Oxford. William D Mahan, 1207 Lebanon Rd, Manheim, PA 17545, Executor.

MARCOVITZ, William F., late of Tredyffrin Township. Aaron L. Marcovitz, care of ANTHONY MORRIS, Esquire, 118 W Market St, Suite 300, West Chester, PA 19382, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire Morris LLP, 118 W Market St, Suite 300, West Chester, PA 19382, atty.

RUBINCAM, Lois M., late of Caln Township. Barry L. Rubincam, 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.

SHAFFER, Paul J., a/k/a Paul C. Shaffer, late of Phoenixville Borough. Brian W. Ayres, 731 Main St., Phoenixville, PA 19460, Executor. MISTY A. TOOTHMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SHEEHAN, Mary Ellen, late of Willistown Township. Maureen A. Newton, 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.

STROUD, Diana Maxine, a/k/a Diana Johnson, late of West Chester. Marisa Johnson, 2301 E St. NW, Apt. A503, Washington, District Of Columbia 20037, Executrix.

WEIKEL, Jarrad Anthony, a/k/a Jarrad An. Weikel, late of Phoenixville. Joshua P. Weikel, care of GEORGE W. PORTER, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033, Administrator. GEORGE W. PORTER, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033, atty.

3rd Publication

BECKER, Tina H., a/k/a Tina Becker, late of West Goshen Township. Jeffrey A. Becker, care of

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BURKE, Brian Christopher, late of Highland Township. John R. Burke, 74 E. Friendship Road, Coatesville, PA 19320, Administrator.

CASTELLI, Mary Elda, a/k/a Mary E. Castelli, late of Tredyffrin Township. Denise K. Dolin, care of ALBERT R. RIVIEZZO, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. ALBERT R. RIVIEZZO, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

CHURCH, Carolyn W., a/k/a Carolyn Willis Church, late of Birmingham Township. Kenneth B. Church, III, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0606, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0606, atty.

FRANKLIN, Richard L., late of East Caln Township. Nancy Franklin, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

GARVER, Joan M., late of Caln Township. Gail Naomi Barket, 5739 Glen Oaks Drive, Narvon, PA 17555, Executrix. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

GILLIGAN, James J., late of Tredyffrin Township. James J. Gilligan, care of MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, Executor. MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, atty.

HALLOWELL, Barbara G., a/k/a Barbara Gawthrop Hollowell, late of Kennett Township. John F. Hollowell, Charles G. Hollowell and Anne H. Reich, care of WILLIAM J. GALLAGHER, Esquire, 209 E. State St., Kennett Square, PA 19348, Executors. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 209 E. State St., Kennett Square, PA 19348, atty.

HAUSMANN, Frederick H., late of Penn Township. Frederick D. Hausmann, care of FRANK M. FIORE, Esquire, 1112 MacDade Blvd., Box 158, Woodlyn, PA 19094, Executor. FRANK M. FIORE, Esquire, 1112 MacDade Blvd., Box 158, Woodlyn, PA 19094, atty.

HINZ, Joan Herndon, late of Pennsbury Township. Catherine H. McNally, 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.

INCUDINE, Charles Joseph, late of Westtown Twp. Donna M. Mansfield, 659 Rice Blvd., Apt. 421, Exton, PA 19341, Executor.

JALKOWSKI, Ruth Ann, late of Spring City. Christopher Rose, 2617 N. Charlotte St., Pottstown, PA 19464, Executor. SCOTT C. McINTOSH, Esquire, Lewis McIntosh + Teare, LLC, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468, atty.

JENNINGS, Dominique David, late of Coatesville City. Monique N. Artis, 638 Coates St., Coatesville, PA 19320 and Ronald Jennings, Sr., 2212 Hartley Ave., Coatesville, PA 19320, Executors. JOEL W. GOLDBERG, Esquire, Goldberg, Goldberg & Maloney, 213-215 W. Miner St., West Chester, PA 19382, atty.

JOHNSON, Katherine Ann, late of East Fallowfield Township. Charles C. Johnson, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

KRETSCHMAR, Gail C., late of Westtown Township. Donna Trandahl, 202 S. Deerwood Drive, West Chester, PA 19382, Executrix. WILLIAM ADAIR BONNER, Esquire, Law Office Of William Adair Bonner, 40 Blossom Hill Road, Glen Mills, PA 19342, atty.

McCUSKER, Gunnel H., a/k/a Gunnel D. H. McCusker, late of West Chester Borough. Thomas M. McCusker, Jr., care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

McGUIGAN, David J., late of East Whiteland Township. William McGuigan, care of ROCHELLE S. RABIN, Esquire, 101 Lindenwood Drive, Suite 225, Malvern, PA 19335, Administrator. ROCHELLE S. RABIN, Esquire, Law Offices of Rochelle S. Rabin, 101 Lindenwood Drive, Suite 225, Malvern, PA 19335, atty.

MILLER, Steven, late of West Grove. Melissa Dyson, 131 Corby Road, West Grove, PA 19390, Administrator. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

PETTY, Doris A., late of Tredyffrin Township. Gwen A. Puglisi, 781 Red Oak Terrace, Wayne, PA 19087, Executrix. CAROL RYAN LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood, LLC, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, atty.

PRESCOTT, Tyler R., late of West Chester. Jennifer Prescott, 4863 Ogle St, Philadelphia, PA 19127, Executor.

REBER, JR., Mark, late of Easttown Township. Marcie Reber, 312 Landsende Rd., Devon, PA 19333, Executrix.

ROBBINS, JR., Leon Wallace, late of West Brandywine Township. Grace Anna Farrow, 1200 N. St. NW, Apt. 715, Washington, DC 20005, Rachel Agnes Cuyjet Robbins, 168 Highwood Ave., Apt. 2, Weehawken, NJ and Leon Wallace Robbins, III, 1004 Yarmouth Ln., Mt. Laurel, NJ 08054, Executors. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

SARDELLA, Rita G., late of Coatesville. John V. Sardella, care of ALBERT C. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, Executor. ALBERT C. SARDELLA, Esquire, 1240 East Lincoln Highway, Coatesville, PA 19320, atty.

WAGNER, Louise Green, late of Sadsbury Township. Chad Wagner, 117 E Stars Road, Phoenixville, PA 19460 & Stephanie Bedway, 21 Kingfisher Lane, Downingtown, PA 19335, Executors. WILLIAM ADAIR BONNER, Esquire, Law Office Of William Adair Bonner, 40 Blossom Hill Road, Glen Mills, PA 19342, atty.

WALDRON, John B., late of West Goshen Township. John B. Waldron, Jr. and Susan Zacharkiw, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste 211, Paoli, PA 19301, Executors. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste 211, Paoli, PA 19301, atty.

WELCH, Daniel L., late of Riverside County, California. RORY WELCH, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administrator. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

WILBURN, Irene V., late of Tredyffrin Township. Lynne Whitaker, 486 Timber Lane, Devon, PA 19333, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Avenue, Berwyn, PA 19312, atty.

ZABER, Loretta A., late of West Chester Borough. Mary Elizabeth Zaber-Butterworth (a/k/a Mary Beth Zaber), care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

www.pabulletin.com to determine the due date for filing comments.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that Energex Power, Inc. a foreign corporation formed under the laws of the State of Delaware, where its principal office is located at 353 E. Lincoln Highway, Coatesville, PA 19320, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of PA, at Harrisburg, PA, on Monday, March 14, 2022, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at 353 E. Lincoln Highway, Coatesville, PA 19320. Joseph C. Hare, Solicitor

NOTICE OF FILING ARTICLES OF AMENDMENT

Notice is hereby given that, on April 14, 2022, Customers Bank, with its principal place of business located at 99 Bridge Street, Phoenixville, Chester County, PA 19460, filed Articles of Amendment with the Pennsylvania Department of Banking and Securities pursuant to the provisions of Chapter 15 of the Banking Code of 1965, as amended. The purpose of the amendment is to change the principal place of business of the Customers Bank to 40 General Warren Boulevard, Malvern, Chester County, Pennsylvania 19355. Following this change of address, the location at 99 Bridge Street, Phoenixville, Chester County, PA 19460, will be closed permanently. All interested persons may file comments regarding this application, in writing, with the Pennsylvania Department of Banking and Securities, Bureau of Bank Supervision, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290. In order to be considered, comments regarding this application must be received by the Department of Banking and Securities no later than thirty (30) days after the date that notice of the filing of this application is published in the Pennsylvania Bulletin. Publication in the Pennsylvania Bulletin may or may not appear contemporaneously with this notice. Please check the Pennsylvania Bulletin Web site at

NOTICE

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
ELIZABETH L. WASSALL, PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
LILY CALKINS, PA I.D. NO. 327356
HEATHER RILOFF, PA I.D. NO. 309906
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 21-066412
Reverse Mortgage Funding LLC
PLAINTIFF
VS.
Nicholas G. Carbonetta
DEFENDANT

COURT OF COMMON PLEAS
CIVIL DIVISION
CHESTER COUNTY
NO: 2021-08101-RC

To the Defendants, Nicholas G. Carbonetta: TAKE NOTICE THAT the Plaintiff, Reverse Mortgage Funding LLC has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Chester County Lawyer Referral Service
Chester County Bar Assn.
15 W. Gay Street, 2nd Floor
West Chester, PA 19380

2nd Publication of 3

TRUST NOTICE

JOYCE E. LONSDALE, Deceased
Late of West Chester Township

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to SUSAN H. BRODA, TRUSTEE, 8158 North Mayfield Lane, Mechanicsville, VA 23111,

Or to their Attorney:
PETER S. GORDON, Esquire
Gordon, Fourmaris & Mammarella, P.A.
1925 Lovering Avenue
Wilmington, DE 19806

1st Publication of 3

TRUST NOTICE

Maurice E. Miller – Decedent Trust
MAURICE E. MILLER, Deceased
Late of West Chester, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay Thomas K. Miller & Michael C. Miller, CO-TRUSTEES,

Or to their Attorney:
RICK MORTON
Ryan Morton & Imms, LLC
220 West Gay Street
West Chester, PA 19380

1st Publication of 3

TRUST NOTICE

MONTE R. BADASARIAN, Deceased
Late of East Bradford Township, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to James R. Badasarian, Janet L. Bonney and Kenneth W. Badasarian, CO-TRUSTEES, Kenneth Badasarian, 101 Clarke Street, West Chester, PA 19380.

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 sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, April 21st, 2022 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 23rd, 2022.** 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 and place of sale. **Payment must be paid in cash, certified check or money order made payable to the purchaser or “Sheriff of Chester County”. The balance must be made payable to “Sheriff of Chester County”. within twenty-one (21) days from the date of sale by 4PM.**

FREDDA L. MADDOX, SHERIFF

3rd Publication of 3

SALE NO. 22-4-76

Writ of Execution No. 2012-11368

DEBT \$4,058.30

ALL THAT CERTAIN tract of land, situate in the Township of Caln, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 39-3-21.5

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Albert L. Whitmore, III**

SALE ADDRESS: 2305 Kings Highway, Caln Township, PA 19320

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

SALE NO. 22-4-77

Writ of Execution No. 2017-04146

DEBT \$1,696.70

All that certain messuage land lot of land, situate in the City of Coatesville, Chester County, Pennsylvania.

Tax Parcel No. 16-2-211

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Traci Morris**

SALE ADDRESS: 786 Coates Street, Coatesville, PA 19320

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

SALE NO. 22-4-79

Writ of Execution No. 2017-02220

DEBT \$1,908.17

ALL THAT CERTAIN lot of land, Hereditaments and Appurtenances, on which is located the South half of a double brick dwelling house, known as No. 93 South Sixth Avenue in the City of Coatesville, County of Chester, State of Pennsylvania.

Tax Parcel No. 16-6-776

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Jennifer Rodriguez**

SALE ADDRESS: 93 S. Sixth Avenue, Coatesville, PA 19320

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

SALE NO. 22-4-80

**Writ of Execution No. 2018-00214
DEBT \$1,664.43**

ALL THAT CERTAIN tract of land known as Lot Nos. 155 and 156 on original plan of Wegargee Heights, Caln Township, Chester County, Pennsylvania.

Tax Parcel No. 39-3Q-22

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Donna Sweeney & United States of America**

SALE ADDRESS: 1326 Walnut Street, Caln Township, PA 19320

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

SALE NO. 22-4-88

**Writ of Execution No. 2020-05507
DEBT \$4,098.57**

All the certain lot or piece of ground situate in the 4th Ward of the Coatesville City, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 16-6-611

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Charnette Coleman**

SALE ADDRESS: 987 Olive Street, Coatesville, PA 19320

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

SALE NO. 22-4-93

**Writ of Execution No. 2018-03625
DEBT \$1,345.56**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments, and appurtenances, situate in the Township of West Whiteland, County of Chester.

Tax Parcel No. 41-5-1270

PLAINTIFF: West Whiteland Township
VS

DEFENDANT: **Mary E. Hufnagel**

SALE ADDRESS: 1430 Redwood Court, West Whiteland, PA 19380

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

SALE NO. 22-4-94

**Writ of Execution No. 2019-12761
DEBT \$3,885.21**

ALL THAT CERTAIN lot or piece of ground, Situate in the Northeasterly side of South Walnut Street, at a distance of 320 feet South of Lacey Street, in the Borough of West Chester, Chester County, Pennsylvania.

Tax Parcel No. 1-9-1190

PLAINTIFF: Borough of West Chester
VS

DEFENDANT: **Chris G. Schultz, Trustee of the Erna Schultz Trust Under Agreement of Trust Dated 12/21/1991**

SALE ADDRESS: 531 S. Walnut Street, West Chester, PA 19382

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

SALE NO. 22-4-97

Writ of Execution No. 2017-00322

DEBT \$1,725.89

ALL THAT CERTAIN lot of land, with the hereditaments and appurtenances, thereon, Situated in the City of Coatesville, County of Chester and State of Pennsylvania.

Tax Parcel No. 16-6-96

PLAINTIFF: City of Coatesville VS

DEFENDANT: **Donald L. Ben & De-
lores M. Ben**

SALE ADDRESS: 107 N. Fifth Avenue,
Coatesville, PA 19320

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

SALE NO. 22-4-98

Writ of Execution No. 2016-00929

DEBT \$3,443.82

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania.

Tax Parcel No. 47-4-72

PLAINTIFF: East Fallowfield Township
VS

DEFENDANT: **Janet S. MacKay**

SALE ADDRESS: 300 Doe Run Road,
East Fallowfield, PA 19320

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

SALE NO. 22-4-100

Writ of Execution No. 2016-00684

DEBT \$5,890.30

ALL THAT CERTAIN brick message (Lot No. 231) and lot of land situate in the Northerly side of West Washington Street, between New and Darlington Streets, in the Borough of West Chester.

Tax Parcel No. 1-8-84

PLAINTIFF: Borough of West Chester
VS

DEFENDANT: **James A. Hunt, Mary
L. Hunt & United States of America**

SALE ADDRESS: 231 W. Washington
Street, West Chester, PA 19380

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

SALE NO. 22-4-104

Writ of Execution No. 2017-01948

DEBT \$2,294.94

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

Tax Parcel No. 16-2-240.1

PLAINTIFF: City of Coatesville
VS

DEFENDANT: **Steve Wah**

SALE ADDRESS: 872 Coates Street,
Coatesville, PA 19320

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

SALE NO. 22-4-107

Writ of Execution No. 2015-06473

DEBT \$10,067.87

ALL THAT CERTAIN lot or piece of

ground, Situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No. 29-7-155.54

PLAINTIFF: West Brandywine Township Municipal Authority

VS

DEFENDANT: **The Heirs of Peter E. Becker, and Unknown Heirs, Successors of Assigns of Peter E. Becker, Deceased, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Peter E. Becker, Deceased, Owner, Reputed Owner or Whoever May Be the Owner by operation of law**

SALE ADDRESS: 114 N. Hawthorne Road, West Brandywine, PA 19320

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

SALE NO. 22-4-109

Writ of Execution No. 2019-11359

DEBT \$1,264.75

ALL THAT CERTAIN portion of lots of land designated at Lots #88 and #89 on a Plan of Building Lots called "Lincoln Heights" on the Lincoln Highway, Valley Township, Chester County, Pennsylvania.

Tax Parcel No. 38-2Q-183

PLAINTIFF: Township of Valley

VS

DEFENDANT: **William Hyden & Ethel Hyden**

SALE ADDRESS: 120 Nichols Avenue, Valley Township, PA 19320

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

SALE NO. 22-4-110

Writ of Execution No. 2018-01684

DEBT \$1,801.06

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected SITUATE in the Township of Easttown, County of Chester and State of Pennsylvania.

Tax Parcel No. 55-2H-134

PLAINTIFF: Easttown Township

VS

DEFENDANT: **Karen J. Grozinski**

SALE ADDRESS: 328 Conestoga Road, Easttown, PA 19333

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

SALE NO. 22-4-111

Writ of Execution No. 2018-00900

DEBT \$2,001.83

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 55-2L-199

PLAINTIFF: Easttown Township

VS

DEFENDANT: **Belinda R. Chambers**

SALE ADDRESS: 861 Maple Avenue, Easttown, PA 19312

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

SALE NO. 22-4-114

**Writ of Execution No. 2019-04671
DEBT \$140,166.56**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF NEW GARDEN, CHESTER COUNTY, PENNSYLVANIA.

Parcel Number: 60-05-0096.040

PLAINTIFF: Nationstar Mortgage LLC
D/M/B Mr. Cooper

VS

DEFENDANT: **Jeffrey E. Hoopes, Tina M. Hoopes A/K/A Tina Hoopes & United States of America**

SALE ADDRESS: 150 Walnut Run Road, Landenberg, PA 19350

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

SALE NO. 22-4-115

**Writ of Execution No. 2019-10271
DEBT \$393,213.34**

PROPERTY SITUATE IN CITY OF COATESVILLE

TAX PARCEL # 16-007-0148.0000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank National Association, not in its Individual Capacity, but solely as Trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **Cari L. Jones aka Cari Jones & William Scott Jones aka William Jones**

SALE ADDRESS: 1016 Stirling Street, Coatesville, PA 19320

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

SALE NO. 22-4-116

**Writ of Execution No. 2019-07976
DEBT \$190,713.19**

All that certain tract of land situate in the Township of West Sadsbury, Chester County, Commonwealth of Pennsylvania, compiled from surrounding deed and set forth as follows, to wit:

BEGINNING at a point in the center of Upper Valley Road (L.R. 15063) said point being the Northwest corner of lands of Pearl B. Cantler, thence passing over a spike on the South side of said road, South eleven degrees twenty minutes East (S 11 20' E), one hundred twenty-five (125) feet to an iron pin, thence continuing along land of Pearl G. Cantler, South seventy-nine degrees ten minutes West (S 79 10' W), one hundred ninety-two and nine tenths (192.9) feet to an iron pin in line of land of Pearl B. Cantler and being a corner of land of Timothy B. Kennedy, et ux; thence along Kennedy's land, South ten degrees 50 minutes East (S 10 50' E), two hundred eighteen and twenty-six hundredths (218.26) feet to an iron pin in the North line of the Penn Central Railroad Company, thence along said last mentioned line one hundred twenty-five (125) feet from a parallel to center line of said Railroad, South eighty-two degrees seven minutes thirty seconds West (S 82° 07' 30" W), two hundred twenty-eight and forty-three hundredths (228.43) feet to a point being the Southeast corner of land of Harold D. Hall, et ux; thence along Halls land North one degrees forty-eight minutes West (N 01° 48' W), one hundred sixty-four and thirty-four hundredths (164.34) feet to a point in line of land of Earl C. Skiles, et ux; thence along Skiles land, North eighty degrees East (N 80° E), forty-seven (47) feet to a pin, thence continuing along land of Skiles North ten degrees West (N 10 W), one hundred twenty-five (125) feet to

a point in the corner of Upper Valley Road (L.R. 15063); thence along said center line North seventy-nine degrees ten minutes East (N 79 10' E), twenty (20) feet to a point being the point and place of BEGINNING.

Said land bounded on the North by land now or late of Earl C. Skiles, and Iris V. Skiles his wife, Upper Valley (LR 15063) and Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler, bounded on the East by land of Pearl B. Cantler and Timothy B. Kennedy, Leslie A. Kennedy, his wife, bounded on the South by land of Penn Central railroad company; and bounded on the west by land of Harold M. Hall and Elizabeth A. Hall, his wife, and Earl C. Skiles and Iris V. Skiles, his wife.

Title is vested in Richard E. Walker and Ethel Marie Walker, husband and wife by deed from Ethel Marie Walker, Married woman, dated 08/28/1986 and recorded 09/05/1986 in Book 431 and Page 541.

Tax ID: 36-05-0135.060

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-BC5 c/o NewRez LLC f/k/a New Penn Financial LLC, d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: **Ethel Marie Walker & Richard E. Walker**

SALE ADDRESS: 3342 Upper Valley Road, Parkesburg, PA 19365

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

SALE NO. 22-4-117

Writ of Execution No. 2020-02720

DEBT \$416,643.33

ALL THAT CERTAIN lot or parcel of land

situated in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 26, 2005 and recorded in the Office of the Chester County Recorder of Deeds on September 19, 2005, in Deed Book Volume 6623 at Page 1101.

Tax Parcel No. 2808 01000900

PLAINTIFF: U.S. Bank National Association, not in its Individual Capacity, but solely as Trustee of the New Residential Mortgage Loan Trust 2020-NPL2

VS

DEFENDANT: **Charles H. Coles Jr. a/k/a Charles H. Coles & Marilyn Coles**

SALE ADDRESS: 103 Tucker Lane, Coatesville, PA 19320

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

SALE NO. 22-4-118

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, INC., DATED 9/18/1986 AND LAST REVISED 12/5/1986, 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 AS "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 SOUTHWEST-

ERLY CORNER OF THIS ABOUT TO BE DESCRIBED TRACT AND A CORNER OF LANDS OF ROBERT M. HOPPER; THENCE LEAVING SAID POINT OF BEGINNING AND LEAVING SAID BARONS HILL ROAD AND ALONG LANDS OF ROBERT M. HOPPER, 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 LAND 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 NO. 29-3-9

PLAINTIFF: Truist Bank fka Branch Banking and Trust Company

VS

DEFENDANT: **Raymond E. Hooper & 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, Honeybrook, PA 19344-1269

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

SALE NO. 22-4-119
Writ of Execution No. 2019-03881
DEBT \$163,158.52

ALL THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER AND COMMONWEALTH OF PA., BEING HOUSE NO. 166 AD MORE FULLY DEFINED AND DESCRIBED IN (A) THAT CERTAIN DECLARATION OF COVENANTS AND EASEMENTS FOR THE VILLAGE OF BRIGHTON, DATED 9/27/1978, RECORDED IN THE RECORDER OR DEEDS OFFICE OF CHESTER COUNTY, PA., IN MISC. BOOK 419 BEGINNING AT PAGE 166 HEREIN THE "VILLAGE DECLARATION") AND (B) THAT CERTAIN PLAN OF THE VILLAGE OF BRIGHTON MADE BY HOWARD W. DORAN, INC., DATED 7/28/1978 AND RECORDED IN THE AFORESAID RECORDERS OFFICE AS PLAN NO. 1929 (HEREINAFTER CALLED THE "VILLAGE PLAN"), TOGETHER WITH AN UNDIVIDED 1/100 INTEREST IN THE COMMON AREA AS MORE FULLY DESCRIBED IN THE VILLAGE DECLARATION AND THE VILLAGE PLAN (HEREINAFTER CALLED THE "PREMISES").

TAX PARCEL NO. 53-2P-254

PLAINTIFF: Citizens Bank of PA

VS

DEFENDANT: **Dorothy S. Plantholt**

SALE ADDRESS: 166 Chandler Drive,
West Chester, PA 19380

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

SALE NO. 22-4-120

**Writ of Execution No. 2019-03141
DEBT \$73,153.39**

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

All that certain, parcel or tract of land, situate on the North side of Charles Street in the Township of Valley, County of Chester, and State of Pennsylvania, and being fully known as Illes Manor Section 2 on a subdivision Plan-Final for Michael Illes, prepared by Berger & Hayes, Inc., Consulting Engineers and Surveyors dated July 8, 1980 and last revised March 12, 1981, Drawing Number 3529-80 and being more fully bounded and described.

Beginning at a point on the North side of Charles Street said point also being a corner of Lot #12 on said plan, thence extending from said beginning point along Lot 12, North 33 degrees 48 minutes 50 seconds West 97.58 feet to a point in line of lands or National R.R. Passenger Corp., thence extending along same north 76 degrees 44 minutes 25 seconds East 81.53 feet to a point along Lot 14 on said plan thence extending along same South 11 degrees 48 minutes 50 seconds East 96.64 feet to a point on the North side of Charles Street, thence extending along same South 78 degrees 11 minutes 10

seconds West 81.50 feet to the first mentioned point and place of beginning.

Containing 8,036 square feet of land be the same more or less.

Being Lot 13 on said Plan.

BEING THE SAME PROPERTY CONVEYED TO SUSAN F. BOYD NOEL WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM JOHN P. HEMCHER AND PHILLIP E. HEMCHER, DATED JUNE 20, 2001, RECORDED JULY 18, 2001, AT INSTRUMENT NUMBER 0049316, AND RECORDED IN BOOK 5013, PAGE 1651, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 38-05C-0086.070

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Susan F. Boyd-Noel,
AKA Susan F. Boyd-Noel**

SALE ADDRESS: 915 Charles Street,
Coatesville, PA 19320

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

SALE NO. 22-4-121

**Writ of Execution No. 2013-05784
DEBT \$353,416.48**

ALL THAT CERTAIN lot or parcel of land situated in the Township of Brandywine, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated February 28, 2012 and recorded in the Office of the Chester County Recorder of Deeds on March 2, 2012, in Deed Book Volume 8369 at Page 1995, as Instrument No. 11162603.

Tax Parcel No. 30-06-0023.040

PLAINTIFF: U.S. Bank National Asso-

ciation, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **Shari L. Hardin & Darryl F. Ferron**

SALE ADDRESS: 505 Rock Raymond Road, Downingtown, PA 19335

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

SALE NO. 22-4-122

Writ of Execution No. 2019-03763

DEBT \$195,269.93

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

Parcel Number: 280400663700

PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company

VS

DEFENDANT: **Geraldine J. Webb & Carl L. Webb**

SALE ADDRESS: 123 Nevins Way, Coatesville, PA 19320

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

SALE NO. 22-4-123

Writ of Execution No. 2019-12289

DEBT \$337,255.96

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF EASTTOWN, COUN-

TY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF DEVON PARK DEVELOPMENT, AS PREPARED BY FRANKLIN AND LINDSEY, CIVIL ENGINEERS, PHILA., PA DATED 12-14-1938 AND RECORDED IN PLAN BOOK #2 PAGE 10, BOUNDED AND DESCRIBED ACCORDING TO SAID PLAN, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER LINE OF HIGHLAND AVENUE (50 FEET WIDE) SAID POINT BEING AT THE DISTANCE OF 425 FEET MEASURED SOUTH 75 DEGREES 57 MINUTES EAST, FROM A SPIKE AT THE INTERSECTION OF THE CENTER LINE WITH THE CENTER LINE OF CENTER AVENUE (50 FEET WIDE); THENCE NORTH 14 DEGREES 03 MINUTES EAST, ALONG LOT #27 OF SAID PLAN OF LOTS FOR A DISTANCE OF 231.72 FEET TO A CORNER POINT IN THE SOUTHERLY LINE OF LOT #8 OF SAID PLAN OF LOTS; THENCE SOUTH 79 DEGREES 43 MINUTES 50 SECONDS EAST, ALONG PART OF LOT #8 AND PART OF LOT #9 OF SAID PLAN OF LOTS FOR A DISTANCE OF 60.13 FEET TO A CORNER POINT OF LOT #29 OF SAID PLAN OF DISTANCE OF 235 FEET; THENCE NORTH 75 DEGREES 57 MINUTES WEST ALONG SAID CENTER LINE OF HIGHLAND AVENUE FOR A DISTANCE OF 60 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #28 ON SAID PLAN.

BEING THE SAME PREMISES WHICH MICHAEL Z. NICKLAS AND BROOKE M. NICKLAS, HUSBAND AND WIFE, BY DEED DATED JUNE 5, 1999 AND RECORDED JULY 21, 1999 IN THE COUNTY OF CHESTER, IN DEED BOOK 4603 PAGE 870 &C., GRANTED AND CONVEYED UNTO RICHARD E.

DISIMONE AND ELIZABETH ZACHAI. THEIR HEIRS AND ASSIGNS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, IN FEE.

TITLE TO SAI D PREMISES IS VESTED IN RICHARD DISIMONE A/K/A RICHARD E. DISIMONE AND ELIZABETH ZACHAI A/K/A ELIZABETH E. ZACHAI, HUSBAND AND WIFE, BY DEED FROM RICHARD E. DISIMONE AND ELIZABETH E. ZACHAI DATED MAY 25, 2005 AND RECORDED JUNE 2, 2005 IN DEED BOOK 6508, PAGE 557 INSTRUMENT NUMBER 10538935.

BEING PARCEL NO. 55-2H-232.

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master Participation Trust

VS

DEFENDANT: **Richard Disimone A/K/A Richard E. Disimone & Elizabeth Zachai A/K/A Elizabeth E. Zachai**

SALE ADDRESS: 327 Highland Avenue, Devon, PA 19333

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

SALE NO. 22-4-124

Writ of Execution No. 2016-06126

DEBT \$346,964.84

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN SADBURY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA.

BEING PARCEL NUMBER: 37-04-0115 AND 37-04-0116

IMPROVEMENTS thereon: a residential property PLAINTIFF: Loancare, LLC

VS

DEFENDANT: **Joseph Zydinsky; United**

States of America, Department of Treasury - Internal Revenue Service

SALE ADDRESS: 2085 Valley Road, Parkesburg, PA 19365

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

SALE NO. 22-4-125

Writ of Execution No. 2021-07585

DEBT \$255,235.60

PROPERTY SITUATE IN BOROUGH OF PHOENIXVILLE

SOLD AS THE PROPERTY OF: ABBY SUE CANNON Solely in Her Capacity as Heir of ROBERT T. CANNON, Deceased, and SABRINA CANNON-HENKEN Solely in Her Capacity as Heir of ROBERT T. CANNON, Deceased

TAX PARCEL NO: 15-13-580

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its Individual Capacity but solely as owner Trustee for Cascade Funding Mortgage Trust HB4

VS

DEFENDANT: **Abby Sue Cannon Solely in her Capacity as Heir of Robert T. Cannon, Deceased & Sabrina Cannon-Henken Solely in her Capacity as Heir of Robert T. Cannon, Deceased**

SALE ADDRESS: 330 4th Avenue, Phoenixville, PA 19460

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

SALE NO. 22-4-126

Writ of Execution No. 2016-06785

DEBT \$617,828.05

PROPERTY SITUATE IN TOWNSHIP OF WEST PIKELAND

SOLD AD THE PROPERTY OF: JOE BOUSKA A/K/A JOSEPH R. BOUSKA and SHERRIE BOUSKA

TAX PARCEL NO: 34-04-0251.0000

PLAINTIFF: PNC Bank, N.A. c/o Bank of America, N.A.

VS

DEFENDANT: **Joe Bouska A/K/A Joseph R. Bouska & Sherrie Bouska**

SALE ADDRESS: 1016 Mulberry Street, Chester Springs, PA 19425

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

SALE NO. 22-4-127

Writ of Execution No. 2019-08737

DEBT \$192,199.61

PROPERTY SITUATE IN TOWNSHIP OF WEST BRANDYWINE

SOLD AD THE PROPERTY OF: KELLY E. THOMSON

TAX PARCEL NO: 29-04-0118

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Kelly E. Thomson**

SALE ADDRESS: 3553 Manor Road, Glenmoore, PA 19343

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

SALE NO. 22-4-128

Writ of Execution No. 2019-01307

DEBT \$241,276.05

PROPERTY SITUATE IN CALN TOWNSHIP

SOLD AD THE PROPERTY OF: JOHN P. BOCCELLI

TAX PARCEL NO: 39-4-359

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank National Association, not Individually but solely as Trustee for Bluewater Investment Trust 2017-1

VS

DEFENDANT: **John P. Boccelli**

SALE ADDRESS: 404 Country Edge Circle, Downingtown, PA 19335

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

SALE NO. 22-4-129

Writ of Execution No. 2018-12076

DEBT \$240,062.42

ALL THAT CERTAIN lots or pieces of ground SITUATE in Penn Township, Chester County, Pennsylvania bounded and described according to a 5 Lot subdivision for Fred Ham, made by Concord Land Planners & Surveyors, Inc. P.O. Box 378 Oxford, Pennsylvania 19363 (610) 932-5119, dated 10/23/2001 and last revised 05/09/2002 as follows, to wit:

BEGINNING at a concrete monument set on the Southerly side of a cul-de-sac at the end of Dutton Farms Lane a corner of Lot 2 on said plan, thence extending along same, South 00 degrees 20 minutes 37 seconds East 240.36 feet to an iron pin set in line of Lot 1, thence extending along same, North 67 degrees 28 minutes 33 seconds West 201.97 feet to an iron set in line of lands now or formerly of Walter G & E Lou-

ise Harris, thence extending along same, North 15 degrees 20 minutes 00 seconds West 235.00 feet to an iron pin set in a corner of Lot 4, thence extending along same, South 87 degrees 51 minutes 34 seconds East 187.23 feet to an iron pin set on the Westerly side of said cul-de-sac at the end of Dutton Farms Lane, thence extending along same, on the arc of circle curving to the left having a radius of 60.00 feet the arc distance of 89.59 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said plan.

BEING the same premises in which William T. O'Neill, by deed dated 09/24/2003 and recorded 10/30/2003 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 5958, Page 921, and Instrument No. 10328448, granted and conveyed unto Warren Lapham and Constance L. Lapham, Husband and wife.

Parcel ID No. 58-4-93.2B

PLAINTIFF: U.S. Bank National Association, not in its Individual Capacity but solely as Owner Trustee for VRMTG Asset Trust

VS

DEFENDANT: **Constance L. Lapham & Warren Lapham**

SALE ADDRESS: 25 Dutton Farms Lane, West Grove, PA 19390

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

SALE NO. 22-4-130

Writ of Execution No. 2020-02782

DEBT \$125,847.18

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

All those two certain lots or pieces of ground on which is located a frame dwelling house, hereditaments and appurtenances, situate in Valley Township, Chester County, Pennsylvania, bounded and described according to a Plan of Poplar Terrace, recorded in Plan Book 1, page 87, as follow, to wit:

Beginning at the intersection of the center line of Valley Road with the center line of Linden Avenue; thence along the center line of Valley Road, North 70 degrees 42 minutes East, 70 feet to a corner of Lot #32; thence by said Lot #32, South 19 degrees 18 minutes East 187 feet to the center line of a 15 feet wide alley; thence along the same, South 70 degrees 42 minutes West, 70 feet to the center line of Linden Avenue; thence by the same, North 19 degrees 18 minutes West, 187 feet to the place of beginning. Containing 13,090 square feet of land be the same more or less.

Being Lots #30 & #31 as shown on said Plan.

Containing 13,090 square feet of land be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO PAYGE A. SLOYER AND RONALD F. SLOYER, WIFE AND HUSBAND WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM PAYGE SLOYER , DATED MARCH 25, 2004, RECORDED MARCH 31, 2004, AT DOCUMENT ID 10395348, AND RECORDED IN BOOK 6106, PAGE 2247, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 68-5F-42

PLAINTIFF: LNV Corporation

VS

DEFENDANT: **Ronald F. Sloyer, AKA Ronald Sloyer & Payge A. Sloyer, AKA Payge Sloyer**

SALE ADDRESS: 1596 Valley Road, Coatesville, PA 19320

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

RECORDED SEPTEMBER 23, 2014, AT DOCUMENT ID 11367155, AND RECORDED IN BOOK 8989, PAGE 335, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 16-06-0648

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

VS

DEFENDANT: **Mohamed Kargbo & Miesha Williams, AKA Miesha L. Williams**

SALE ADDRESS: 615 Belmont Street, Coatesville, PA 19320

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

**SALE NO. 22-4-131
Writ of Execution No. 2017-10312
DEBT \$60,659.05**

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

All that certain lot of land, upon which is erected the West house of a block of two brick dwelling houses, situate in the Fourth Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly as bounded and described as follows:-

Beginning at a point in the center line of Belmont Street, 18.8 feet Westwardly from the West line of White Alley, a corner of land late or James E. Dunleavy, deceased; thence along the said center line of Belmont Street, South 80 degrees 44 minutes West 21.2 feet to a point, a corner of land of Stanley Staneski, and his wife; thence by the same North 09 degrees 16 minutes West 115 feet to the South line of Harmony Street; thence by the same North 80 degrees 44 minutes East 21.2 feet to a point, another corner of land late of James E. Dunleavy, deceased; thence by the same, South 09 degrees 16 minutes East and passing through the center of the middle dividing partition in said block of two brick dwelling houses, 115 feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO MIESHA WILLIAMS AND MOHAMED KARGBO WHO ACQUIRED TITLE, WITH RIGHTS TO SURVIVORSHIP, BY VIRTUE OF A DEED FROM HARMUN DEVELOPMENT, INC., DATED AUGUST 6, 2014,

SALE NO. 22-4-132

**Writ of Execution No. 2019-01609
DEBT \$30,395.17**

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF NEW GARDEN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN OF PALMERS RUN, MADE FOR LEWIS L. AND FRANCES P PALMER, BY GEORGE E. REGISTER, JR. & SONS, INC., REGISTERED LAND SURVEYORS, KENNETT SQUARE, PA, DATED 10/19/1982, LAST REVISED 2/2/1983 AND RECORDED AS CHESTER COUNTY PLAN #4275, AS FOLLOW, TO WIT:

BEGINNING AT AN IRON PIN ON THE TITLE LINE IN THE BED OF PUBLIC ROAD (T-390), KNOWN AS WALNUT

RUN ROAD AT THE NORTHWEST-ERLY CORNER OF THIS ABOUT TO BE DESCRIBED LOT AT THE SOUTH- WESTERLY CORNER OF LAND NOW OR LATE OF FRANK S. RZUCIDCO; THENCE EXTENDING ALONG THE SAME CROSSING THE EASTERLY SIDE OF SAID ROAD, NORTH 84 DE- GREES, 52 MINUTES, 00 SECONDS EAST, 730.50 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF TRACT #3, AS SHOWN ON SAID PLAN; THENCE EXTENDING, ALONG THE SAME, SOUTH 05 DEGREES, 04 MINUTES, 30 SECONDS EAST, 200.00 FEET TO A POINT AT THE NORTH- EASTERLY CORNER OF LOT #2, AS SHOWN ON SAID PLAN, THENCE EX- TENDING ALONG THE SAME, SOUTH 84 DEGREES, 52 MINUTES, 00 SEC- ONDS WEST, CROSSING THE EAST- ERLY SIDE OF SAID PUBLIC ROAD T-390, KNOWN AS WALNUT RUN ROAD, 730.50 FEET TO A PIN TON THE TITLE LINE IN THE BED OF THE SAME; THENCE EXTENDING ALONG THE SAME, NORTH 05 DEGREES, 04 MINUTES, 30 SECONDS WEST, 200.00 FEET TO THE FIRST MENTIONED POINT AN PLACE OF BEGINNING.

BEING THE SAME PREMISES CON- VEYED TO JEFFREY E. HOOPES AND TINA M. HOOPES, HUSBAND AND WIFE FROM DIANA C. HOOPES BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED ON OCTOBER 6, 2003, AS INSTRUMENT NUMBER: 10314370 IN BOOK: 5923, PAGE: 1644.

TAX I.D.# 60-5-96.4

PLAINTIFF: Truist Bank fka Branch Banking and Trust Company

VS

DEFENDANT: **Jeffrey E. Hoopes, Tina M. Hoopes A/K/A Tina Hoopes & Unit- ed States of America**

SALE ADDRESS: 150 Walnut Run Road, Landenberg, PA 19350

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

SALE NO. 22-4-133
Writ of Execution No. 2018-12296
DEBT \$169,045.28

Property situate in the TOWNSHIP OF SADSBUARY, CHESTER County, Penn- sylvania, being

BLR# 37-4A-1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: HBSC Bank USA, N.A. as Indenture

Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3

VS

DEFENDANT: **Linda K. Seal**

SALE ADDRESS: 47 Settlers Path A/K/A 47 Settlers Pa, Parkesburg, PA 19365

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

SALE NO. 22-4-134
Writ of Execution No. 2020-03164
DEBT \$145,079.15

Property situate in the LOWER OXFORD TOWNSHIP, CHESTER County, Penn- sylvania, being

BLR# 56-7K-9

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wells Fargo Bank, Nation- al Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1

VS
 DEFENDANT: **John Higgins**
 SALE ADDRESS: 4651 Forge Road, Nottingham, PA 19362
 PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646**

#2933.
 TAX PARCEL NO. 54-1-263
 PLAINTIFF: Nationstar Mortgage LLC D/B/A Champion Mortgage Company
 VS

SALE NO. 22-4-135
Writ of Execution No. 2019-01103
DEBT \$228,170.58

DEFENDANT: **Linda Napoli, in her capacity as known heir, devisee, and/or distribute of the Estate of Charles T. Derry, Deceased; Mark Eastlake Derry, in his capacity as known heir, devisee, and/or distribute of the Estate of Charles T. Derry, Deceased & Unknown Heir(s) of the Estate of Charles T. Derry, Deceased**

Gateway Bank, F.S.B. v. Jean M. Fash and Phillip R. Fash, 502 Victoria Gardens Drive, Township of Kennett Square, PA 19348. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$228,170.58.

SALE ADDRESS: 1205 Weatherstone Drive, Paoli, PA 19301

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

UPI No. 62-04-0782
 IMPROVEMENTS thereon: a residential dwelling
 PLAINTIFF: Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC

SALE NO. 22-4-137
Writ of Execution No. 2019-02143
DEBT \$165,846.97

VS
 DEFENDANT: **Jean M. Fash & Phillip R. Fash**
 SALE ADDRESS: 502 Victoria Gardens Drive, Kennett Square, PA 19348
 PLAINTIFF ATTORNEY: **STERN & EISENBERG, PC 215-572-8111**

ALL THAT CERTAIN Westerly half of a certain lot of land thereunto belonging, situate in the Borough of Spring City, Chester County, Pennsylvania, being part of the Lot No. 38 on plan of lots of the Yost & Finkbiner farm in the Borough of Spring City aforesaid, bounded and described as follow:

BEGINNING at a pint in the Southern margin of Yost Avenue and corner of Lot No. 40 as shown on said plan of lots at the distance of Ninety-five and two tenths feet Northeast from a point at the intersection of the Southern margin line of Yost Avenue and the eastern margin line of Penn Street; thence along the Southern margin line of Yost Avenue, North Seventy-five degrees and thirty-two minutes East twenty-two feet six inches to a point directly opposite the center of the division wall of the dwelling house on the hereby granted premises and the dwelling house on the property adjoining on the East (property of Howard

SALE NO. 22-4-136
Writ of Execution No. 2019-04973
DEBT \$494,307.17

ALL THAT CERTAIN UNIT OR PARCEL OF GROUND SITUATE IN THE TOWNSHIP OF WILLISTOWN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA BEING MORE FULLY DESCRIBED IN A DEED DATED DECEMBER 11, 1978 AND RECORDED ON MARCH 27, 1980 IN A PLAN FILE

Barley); thence South Fourteen degrees and Twenty-eight minutes East passing through the center of the division wall aforesaid One hundred ninety-four and six-tenths feet to a point in the Northern margin of a twenty feet wide alley; thence along the Northern margin of the same South Sixty-eight degrees and Three minutes West and Twenty-two and sixty-eight one hundredths feet to a corner of Lot #40 on the aforementioned plan of lots; thence along Lot #40 North fourteen degrees and twenty-eight minutes West One hundred ninety-seven and five-tenths feet to the place of BEGINNING.

BEING the same premises which Rosemarie T. Wilhelm, by Deed dated 12/18/09 and recorded 12/22/09 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7834 Page 1218, granted and conveyed unto Sean P. Bailey and Gretchen Bailey, in fee.

UPI NO. 14-4-166

PLAINTIFF: BANKUNITED N.A.

VS

DEFENDANT: **Sean P. Bailey & Gretchen E. Bailey**

SALE ADDRESS: 256 Yost Avenue, Spring City, PA 19475

PLAINTIFF ATTORNEY: **HILL WALLACK LLP 215-579-7700**

SALE NO. 22-4-138

Writ of Execution No. 2019-06688

DEBT \$79,290.52

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

BLR# 39-4D-1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. S/B/M to Wachovia Bank, National Asso-

ciation

VS

DEFENDANT: **George R. Crompton A/K/A G. Richard Crompton**

SALE ADDRESS: 618 Bondsville Road, Downingtown, PA 19335

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

SALE NO. 22-4-139

Writ of Execution No. 2019-12740

DEBT \$599,798.84

Property situate in the TOWNSHIP OF PENN, CHESTER County, Pennsylvania, being

BLR# 58-3-33.67

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-4, Mortgage Loan Asset- Backed Certificates, Series 2007-4

VS

DEFENDANT: **Karen L. Klemaszewski & Michael P. Klemaszewski**

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19390

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

SALE NO. 21-10-119

Writ of Execution No. 2021-00359

DEBT \$366,816.46

ALL THAT CERTAIN lot or piece of ground situate in the Township of Upper Uwchlan, Chester County, Commonwealth of Pennsylvania, as shown on a plan of "the reserve at eagle", made by Eastern States Engineering, Inc., dated November 19, 1999, last revised September 21, 2001 and

recorded in Plan # 15948, bounded and described as follows, to wit:

BEGINNING at a point on the northwesterly side of Prescott Drive (50 feet wide) a corner lot 32 on said plan: thence extending along the northwesterly side of Prescott Drive south 24 degrees 40 minutes 00 seconds west 4.98 feet to a point of curve; thence still along the same on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 135.41 feet to a point of tangent; thence still along the same south 69 degrees 00 minutes west 7.77 feet to a point; thence extending along lot 30 on said plan north 21 degrees (00 minutes west 125.00 feet to a point thence extending along open space on said plan north 48 degrees 03 minutes 09 seconds east 49.55 feet to a point; thence extending along lot 32 aforementioned south 65 degrees 20 minutes 00 seconds east 125.00 feet to a point and place of beginning.

UPI NO.: 32-3-456

IMPROVEMENTS thereon: consist of a single family residence

PLAINTIFF: ESSA Bank & Trust

VS

DEFENDANT: **Timothy P. Schwarz & Theresa R. Schwarz & the United States of America**

SALE ADDRESS: 217 Prescott Drive,
Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **JACK M. SEITZ, ESQ. 610-530-2700**

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