



# Chester County Law Reporter

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# Chester County Law Reporter

(USPS 102-900)

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**Mayock v. Daily Local News, et al.**

Defamation – Discovery of salary when there is no lost wage claim

1. A defamation plaintiff's income is not discoverable when the plaintiff is not making an economic loss claim.
2. Plaintiff alleged Defendants recklessly published news articles that caused her to be passed over for the position of Chester County Solicitor and resign from her position as Deputy Solicitor. Defendant refused to answer discovery concerning her salary at the job she obtained after she left the Solicitor's position. Because Plaintiff is not pursuing a wage loss claim, the Court Held Defendants' Motion to Compel discovery of Plaintiff's subsequent salary was denied.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action No. 2020-04529; Kristen Mayock vs. Michael Rellahan and The Daily Local News

Andrew M. Marth for Plaintiff

Eli Segal for Defendant

Binder, J., October 12, 2022:-

KRISTEN MAYOCK, ESQUIRE,  
Plaintiff

vs.

MICHAEL RELAHAN and  
THE DAILY LOCAL NEWS,  
Defendants

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

NO. 2020-04529-TT

CIVIL ACTION – LAW

**ORDER and MEMORANDUM**

**AND NOW**, this 12th day of October, 2022, upon consideration of Defendants’ Motion to Compel Compliance with Court Order filed April 15, 2022 and Plaintiff’s Response thereto, it is hereby **ORDERED** that the Motion is **DENIED** for the reasons set forth in the accompanying Memorandum.

**BY THE COURT:**

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

MEMORANDUM

This is a case where Plaintiff alleges that Defendants recklessly published news articles that caused her to be passed over for the position of Chester County Solicitor, causing her to resign from her position as Deputy Solicitor, which left her to find a job during the COVID-19 pandemic.

On March 8, 2022, this court granted Defendants' Motion to Compel Interrogatory Responses and Documents Relating to Plaintiff's Job Search. This court ordered Plaintiff to "(1) provide full and complete responses to Interrogatory Nos. 2 and 5 of Defendants' Second Set of Interrogatories, and (2) provide all documents responsive to Request Nos. 1, 2, and 5 of Defendants' Second Set of Document Requests." Order, 3/8/2022, p. 1.

On April 15, 2022, Defendants filed their Motion averring that Plaintiff complied with this court's order except that Plaintiff refuses to divulge her salary at the job she obtained after she left the Solicitor's Office. Motion, 4/15/2022, ¶ 6 (referring to Plaintiff's refusal to answer Defendants' Interrogatory No. 2(a)). *See also* Motion, 4/15/2022, ¶ 8 (referring to Plaintiff causing her employer to redact Plaintiff's salary information from documents her employer supplied to Defendants). Defendants asked this court to order Plaintiff to divulge her salary. *See* Motion, 4/15/2022, p. 6 (wherefor clause).

On May 4, 2022, Plaintiff filed its Response admitting that she refuses to divulge her salary. Response, 5/4/2022, ¶¶ 2-3. Plaintiff represented to this court that she "is not and has never pursued a wage loss claim." Response, 5/4/2022, p. 1. Upon that representation, Plaintiff cited Sprague v. Walter, 656 A.2d 890 (Pa.Super. 1995), *appeal denied*, 670 A.2d 142 (Pa. 1996) for the proposition that "[i]t is well[-] settled in Pennsylvania that a defamation plaintiff's income is not discoverable where the plaintiff is not making an economic loss claim." Response, 5/4/2022, p. 1.

The Superior Court's holding in Sprague is brief and can be reproduced here in its entirety as follows:

In its next claim, PNI argues that the trial judge erred by refusing to compel Sprague to turn over copies of his tax returns to PNI. PNI contends that Sprague's income was relevant to his claim of loss of reputation. The trial court held that Sprague's tax returns were irrelevant because Sprague was not seeking damages for economic loss, but for loss of reputation. We have reviewed the parties' briefs, as well as the certified record in this case and conclude that the opinion of the trial judge, dated October 28, 1993, thoroughly and correctly resolves this issue. Rather than repeat the analysis of the trial court, we hereby affirm on the basis of the trial court's opinion.

Sprague, 656 A.2d at 914-915.

Here, as in Sprague, Plaintiff is seeking damages for loss of reputation and not for economic loss. The plaintiff's income in Sprague was not discoverable and it follows that Plaintiff's income is not discoverable. This court agrees with Plaintiff that Defendants' Motion is squarely within the rule laid down in Sprague.

Accordingly, this court will enter an order denying Defendants' Motion to Compel Compliance with Court Order filed April 15, 2022.

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**NOTICES**

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

**LAW NO. 2022-08616-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Lisa Clark was filed in the above-named court and will be heard on Monday, January 30, 2023 at 2:00 PM, in Courtroom 19 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, October 28, 2022  
Name to be changed from: Lisa Clark to: Lisa Kadrark

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

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

**LAW NO. 2022-08614-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Ryan Kadri was filed in the above-named court and will be heard on Monday, January 30, 2023 at 2:00 PM, in Courtroom 19 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, October 28, 2022  
Name to be changed from: Ryan Kadri to: Ryan Kadrark

Any person interested may appear and show cause,

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

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

**LAW NO. 2022-09793-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Cynthia Jean Roehrig was filed in the above-named court and will be heard on Monday, March 6, 2023 at 2:00 PM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, December 9, 2022  
Name to be changed from: Cynthia Jean Roehrig to: Cynthia Jean Brady

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

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

**LAW NO. 2022-08858-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Courtnee Denar Fields was filed in the above-named court and will be heard on Monday, January 9, 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, November 4, 2022  
Name to be changed from: Courtnee Denar Fields to: Courtnee Denae Fields-Kennedy

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



**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**

**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.

**2nd 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 Tredyffrin 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 McLernane, 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 McLernane, 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 Scarlet 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, Wilm-

ington, 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.

### 3rd Publication

**BUTLER**, Thomas R., late of West Chester. Karen Vilcheck, care of ROSANA CHIPLE, Esquire, 31 South High St., West Chester, PA 19382, Administratrix. ROSANA CHIPLE, Esquire, Peak Legal Group, 31 South High St., West Chester, PA 19382, atty.

**CANTAGALLO, JR.**, Paul, late of Caln Township. Thomas R. Ricci, care of R. LEONARD DAVIS, III, Esquire, Bailiwick Office Campus, 252 West Swamp Road, Ste. 15, P.O. Box 1306, Doylestown, PA 18901, Executor. R. LEONARD DAVIS, III, Esquire, Drake, Hileman & Davis, P.C., Bailiwick Office Campus, 252 West Swamp Road, Ste. 15, P.O. Box 1306, Doylestown, PA 18901, atty.

**COBB**, David W., late of West Whiteland Township. Bruce R. Cobb, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Administrator. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

**DAMBRINK**, Lauralee F., a/k/a Lauralee F. Jackson, late of East Coventry Township. Miriam R. Schlotterer, 148 Nelmore Boulevard, Gilbertsville, PA 19525, Administratrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**DesJARDINS**, Barbara R., late of Kennett. Kunya DesJardins, care of JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., Executrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 South High St., West Chester, PA 19382, atty.

**DIBARTOLOMEO, JR.**, Louis F., a/k/a Louis Flavian DiBartolomeo, late of London Britain Township. Jody Rampolla, 560 Cocalico Road, Denver, PA 17517, Executrix. EDWARD J. COYLE, Esquire, Buzgon Davis Law Offices, 525 South 8th Street,

Lebanon, PA 17042, atty.

**FLACCO**, Carmel, late of Uwchlan Township. Brian D. Flacco, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste 1, Downingtown, PA 19464, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste 1, Downingtown, PA 19464, atty.

**HARKIN**, Geraldine Marjorie, a/k/a Geraldine M. Harkin Tuckett, late of Willistown Township. Julia Ann Wilkinson, 124 North St., Phoenixville, PA 19460, Executrix. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**HICKEY, JR.**, Michael J., late of Thornbury Township. Daniel E Hickey, 527 Andover Rd., Wilmington, DE 19803, Administrator C.T.A. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

**HUNT**, Ryan James, late of Westtown Township. Paul S. Hunt & Jennifer Hunt, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19382-0562, Administrators. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19382-0562, atty.

**JONES**, Willie Thadas, late of East Pikeland Township. Laoussa McNemar, 1930 Marlboro Road, Kennett Square, PA 19348, Executrix. ROBERT L. MILLER, JR., Esquire, PO Box 228, Unionville, PA 19375, atty.

**KUNKLE**, Robert G., late of Malvern. Rosemary E. Kunkle, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. KEVIN J. RYAN, Esquire, RMI Law, 220 West Gay Street, West Chester, PA 19380, atty.

**LITKE**, Michael G., late of West Vincent. Laura Meixner, care of JENNIFER H. WALKER, Esquire, 31 S. High St., West Chester, PA 19382, Administratrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High St., West Chester, PA 19382, atty.

**MAHOLLAND**, Marilyn A., late of Downingtown Borough. Roslyn Sue Maholland, 342 East Lancaster Avenue, Downingtown, PA 19335, Executrix. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**MYERS**, Robert A., late of East Whiteland Township. Deborah W. Myers, 13 Knollbrook Circle, Malvern, PA 19355, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

**NAGGAR**, Ali K., late of Westtown Township. Tahany Naggar, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19382-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**PRICE**, Elizabeth E., a/k/a Elizabeth Emory Price, late of West Brandywine. Rebecca J. Stubbs, 11 Patricia Driver, Downingtown, PA 19335, Executrix. STEPHEN J. ROSS, Esquire, Ross, Quinn & Ploppert, P.C., 192 S Hanover Street, Suite 101, Pottstown, PA 19464, atty.

**RIEHL**, Joseph J., a/k/a Joseph James Riehl, Sr., late of Willistown Township. Joanne M. Riehl, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste 100, Hockessin, DE 19707, Executrix. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste 100, Hockessin, DE 19707, atty.

**SAVAGE**, Peter J., a/k/a Peter Joseph Savage, Jr. & Peter Joseph Savage, late of East Whiteland Township. Rebecca Waddell, care of JILL R. FOWLER, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428-2983, Executrix. JILL R. FOWLER, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428-2983, atty.

**SCHENFELT**, Carolyn J., late of Pocopson Township. Kenneth E. Schenfelt, care of JANET M. COLLITON, Esquire, 790 E. Market St., Ste 250, West Chester, PA 19382-4806, Executor. JANET M. COLLITON, Esquire, Colliton Elder Law Associates, 790 E. Market St., Ste 250, West Chester, PA 19382-4806, atty.

**SCOTT**, Phyllis Gilman, late of Easttown Township. Willard Scott, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355, atty.

**SMITH**, Edward P., late of Caln Township. Margaret Reif, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19382-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19382-0562, atty.

**WEIR**, Eithne Mary, a/k/a Eithne M. Weir, late of West Whiteland Township. James M. Tyler, 121 S. Broad St., 20th Fl., Philadelphia, PA 19107, Executor. JAMES M. TYLER, Esquire, Schubert Gallagher Tyler & Mulcahey, 121 S. Broad St., 20th Fl., Philadelphia, PA 19107, atty.

**WHITAKER**, Sarah M., late of Coatesville. Anthony Whitaker, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

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### FICTITIOUS NAME

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

**Realty ONE Group Advocates**, with its principal place of business at 255 West Uwchlan Avenue, Downingtown, PA 19335. The application has been (or will be) filed on: Wednesday, August 17, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: RIG Advocates, LLC.

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### FOREIGN REGISTRATION STATEMENT

Notice is hereby given that Prodigy Biotech, Inc., a foreign business corporation formed under the laws of the State of Delaware and its principal office is located at 719 Bradford Terrace, West Chester, PA 19382, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 12/19/22, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Chester County.

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### FOREIGN REGISTRATION STATEMENT

NOTICE IS HEREBY GIVEN THAT application was made to the PA Dept. of State by Delaware Contracting Company, Inc., a foreign corp., formed under the laws of the State of DE, where its principal office is provided by Delaware Corporate Services, Inc. and located at 919 N. Market St., Ste. 725, Wilmington, DE 19801, for foreign registration to do business in PA under the provisions of the PA Business Corp. Law of 1988. The registered office in

PA is located at 674 Cascade Way, Kennett Sq., PA 19348. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

**NONPROFIT CORPORATION NOTICE**

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

The name of the corporation is GARR Academy Limited.

The purpose or purposes for which it was organized are: This is notice that GARR ACADEMY LIMITED, whose purpose is an education company, hereby gives notice that articles of incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania under the provisions of the Nonprofit Corporation Law of 1988.

**NOTICE**

Notice is hereby given that the following Chester County attorneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated November 16, 2022, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective December 16, 2022 for Compliance Group 1.

- King, Martin J.
- Metz, Ryan M.
- Peet, J. Carlisle III
- Robinson, Anne Elizabeth
- Williams, Robert Langston

Suzanne E. Price  
Attorney Registrar  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

**1st 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 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

**2nd Publication of 2**

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of Lebanon Imaging Associates, P.C., a Pennsylvania corporation, with a registered address at 992 Old Eagle School Road, Suite 911, Wayne, PA 19087, 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. Sansweet, Dearden and Burke, Ltd. Solicitors

**2nd Publication of 2****DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of Montgomery Radiology Associates, P.C., a Pennsylvania corporation, with a registered address at 992 Old Eagle School Road, Suite 911, Wayne, PA 19087, 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.

Sansweet, Dearden and Burke, Ltd.  
Solicitors

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**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](http://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**

**2nd 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

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.

IMPROVEMENTS thereon: a residential property

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

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**

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. 23-1-22**

**Writ of Execution No. 2021-07119**

**DEBT \$467,777.48**

**SALE NO. 23-1-23**

**Writ of Execution No. 2022-01502**

**DEBT \$80,961.31**

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

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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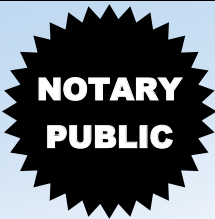
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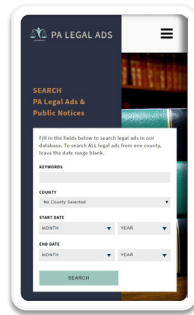
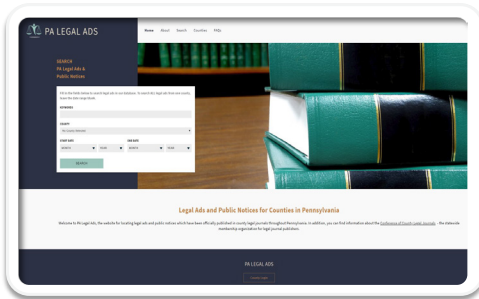
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