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Chester County Law Reporter

(USPS 102-900)

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Butterworth v. Howard, et al.

New trial – Harmless error – Scope of expert report – Hearsay – Article – Adoption of admission

1. There is a two-step process that a trial court must follow when responding to a request for new trial. First, whether one or more mistakes occurred at trial. Second, if the trial court concludes that a mistake occurred, it must determine whether the mistake was a sufficient basis for granting a new trial.
2. The harmless error doctrine underlies every decision to grant or deny a new trial. A new trial is not warranted merely because some irregularity occurred during the trial or another trial judge would have ruled differently; the moving party must demonstrate to the trial court that he or she has suffered prejudice from the mistake.
3. Post-trial relief may not be granted unless the grounds are specified in the motion.
4. An expert witness may not go beyond the fair scope of his or her testimony in the discovery proceedings as set forth in the deposition, answer to an interrogatory, separate report, or supplement thereto. The expert shall not be prevented from testifying as to facts or opinions on matters which the expert has not been interrogated in the discovery proceedings.
5. The purpose of the expert witness report rule is to avoid unfair surprise concerning the facts and substance of an expert's proposed testimony.
6. There is no hard and fast rule for determining when a particular expert's testimony exceeds the fair scope of his pretrial report. The question is whether the discrepancy between the expert's pre-trial report and his trial testimony is of a nature that would prevent the adversary from preparing a meaningful response, or which would mislead the adversary as to the nature of the appropriate response.
7. The opposing party must suffer prejudice as a result of the testimony going beyond the fair scope of the expert's report before admission of the testimony is considered reversible error.
8. In determining whether an expert's trial testimony falls within the fair scope of his pre-trial report, a trial court must determine whether the report provides sufficient notice of the expert's theory to enable the opposing party to prepare a rebuttal witness.
9. An expert's trial testimony that constitutes a reasonable explanation or even an enlargement of the expert's written words may be deemed to fall within the coverage of 'fair scope.'
10. Where a plaintiff introduces certain evidence in his case-in-chief, he cannot later deprive his opposition of the privilege of denying it. Thus, an expert's opinion offered in response to other testimony presented at trial need not be addressed in the expert's report.
11. There is an exception to hearsay for an opposing party's statement offered against that party when that statement is one the party manifested that it adopted or

- believed to be true.
12. As a statement of a reporter is not a statement of a party, newspaper articles are double hearsay.
 13. A party may adopt another's assertion behaviorally by remaining silent in the face of accusation in circumstances in which the party would be expected to deny the accusation were it not true, *i.e.*, when assent appears to be the most reasonable explanation for silence.
 14. The exclusion of evidence is not grounds for the granting of a new trial if evidence of the same fact or facts was introduced by the party seeking a new trial.
 15. Plaintiff filed a complaint alleging breach of contract via an oral agreement establishing a partnership or, alternately, an oral agreement to share revenue. The jury found in favor of Plaintiff on the claim for breach of an oral contract to share revenue with damages amounting to \$102,000.00. Plaintiff moves this court for a new trial based on two alleged errors: (a) allowance of improper expert opinion by Defendants' expert witness; and (b) exclusion of Plaintiff's Exhibit P-23, a magazine article which referred to Plaintiff as a co-owner. Plaintiff alleged this Court erred by allowing Defendants' expert to testify to opinions not included in the expert report via the expert's PowerPoint presentation. Plaintiff failed to point to any specific portion of the presentation. The Court noted that lack of specificity alone would justify this court's rejection of Plaintiff's first ground seeking a new trial. This Court did not err in refusing to admit an article as double-hearsay in which neither layer of hearsay qualifies for an exception. Moreover, any error in excluding such hearsay was harmless as the evidence was cumulative to the plethora of evidence presented by all parties that the parties frequently referred to themselves as partners. As such, even if this Court excluded the evidence in error, no prejudice exists. This Court denied Plaintiff's Motion for a New Trial.

R.E.M.

C.C.P., Chester County, Pennsylvania Civil Action No. 2019-02018-TT; Susan Butterworth vs. Daphne Howard and Direct Link Marketing LLC

Joseph C. Crawford for Plaintiff

Gerald E. Burns for Defendants

Binder, J., November 13, 2023:-

<p>SUSAN BUTTERWORTH Plaintiff</p> <p>vs.</p> <p>DAPHNE HOWARD and DIRECT LINK MARKETING LLC Defendants</p>	<p>IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA</p> <p>NO. 2019-02018-TT</p> <p>CIVIL ACTION – LAW</p>
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ORDER and MEMORANDUM

AND NOW, this 13th day of November, 2023, upon consideration of Plaintiff Susan Butterworth’s Motion for a New Trial filed July 27, 2023, Defendants response thereto, and oral argument on October 24, 2023, 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

Plaintiff moves this court for a new trial based on two alleged errors: (1) Allowance of Improper Expert Opinion by Defendants' Expert Witness; and (2) Exclusion of Plaintiff's Exhibit P-23. For the reasons that follow, this court denies the Motion.

As brief background, Plaintiff filed a complaint against Direct Link Marketing, LLC (DLM) and Daphne Howard (collectively, "Defendants") for breach of contract via an oral agreement establishing a partnership or, alternately, an oral agreement to share revenue. The jury ultimately found in favor of Defendants on the claim of a partnership but in favor of Plaintiff on the claim for breach of an oral contract to share revenue with damages amounting to \$102,000.00.

Plaintiff now claims two errors by this court warranting a new trial. The Pennsylvania Supreme Court detailed the process that this court must follow upon receiving a request for a new trial:

Each review of a challenge to a new trial order must begin with an analysis of the underlying conduct or omission by the trial court that formed the basis for the motion. There is a two-step process that a trial court must follow when responding to a request for new trial. Morrison, 646 A.2d 565, 571 (Pa. 1994); see Riccio v. American Republic Insur. Co., 705 A.2d 422, 426 (Pa. 1997). First, the trial court must decide whether one or more mistakes occurred at trial. These mistakes might involve factual, legal, or discretionary matters. Second, if the trial court concludes that a mistake (or mistakes) occurred, it must determine whether the mistake was a sufficient basis for granting a new trial. See Spang, 545 A.2d 861, 868 (Pa. 1988). The harmless error doctrine underlies every decision to grant or deny a new trial. A new trial is not warranted merely because some irregularity occurred during the trial or another trial judge would have ruled differently; the moving party must demonstrate to the trial court that he or she has suffered prejudice from the mistake. See Stewart v. Motts, 654 A.2d 535, 540 (Pa. 1995); Commonwealth v. Faulkner, 595 A.2d 28, 39 (Pa. 1991), cert. denied, 503 U.S. 989 (1992); Commonwealth v. Ryder, 359 A.2d 379, 382 (Pa. 1976); Dornon, 195 A.2d 520, 522 (Pa. 1963).

Harman ex rel. Harman v. Borah, 756 A.2d 1116 (Pa. 2000) (citations modified). It is with that standard in mind that this court turns to the two alleged errors.

Expert Opinion

Plaintiff alleges that this court erred in allowing "Defendants' expert witness, Mr. Glenn Newman, to testify regarding opinions on issues of liability that were not

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included in (and that went far beyond) the opinions on damages set forth in the expert report served by the Defendants in accordance with [Pa.R.Civ.P. 4003.5].” Motion, 7/27/2023, ¶ 1.

Mr. Newman, CPA/ABV/CFF, MBA, submitted an expert report dated May 26, 2022 (the “Newman Report”). Plaintiff takes issue with a PowerPoint presentation (the “Presentation”) sent to Plaintiff by Defendants on July 19, 2023 at 9:30 p.m., the night before Mr. Newman’s testimony. Plaintiff alleges that the Presentation constituted new opinion on both (1) the ultimate issue of liability and (2) a criticism of Plaintiff’s Exhibits Nos. 96 and 97.

Plaintiff fails to point to any specific parts or slides of the Presentation. See Motion, 7/27/2023, ¶¶ 1-9. Clearly, not all of the Presentation could be objectionable. For example, the second slide of the Presentation lists bullet points of topics for Mr. Newman to address from his education to his credentials to his experience as an expert witness. That lack of specificity, alone, would justify this court’s rejection of Plaintiff’s first ground for post-trial relief. Pa.R.Civ.P. 227.1(b) (2) (setting forth the general rule that post-trial relief “may not be granted” unless the grounds “are specified in the motion”). However, given the discussion at sidebar at trial, this court believes it can respond to the general objection by Plaintiff.

Pennsylvania Rule of Civil Procedure 4003.5(c) provides that an expert witness may not “go beyond the fair scope of his or her testimony in the discovery proceedings as set forth in the deposition, answer to an interrogatory, separate report, or supplement thereto. However, the expert shall not be prevented from testifying as to facts or opinions on matters which the expert has not been interrogated in the discovery proceedings.” Pa.R.Civ.P. 4003.5(c). The purpose of this rule is to avoid unfair surprise concerning the facts and substance of an expert’s proposed testimony. Expressway 95 Business Center, LP v. Bucks County Bd. of Assessment, 921 A.2d 70 (Pa.Cmwth. 2007); Miller v. Brass Rail Tavern, Inc., 664 A.3d 525 (Pa.Super. 1995). “[T]here is no hard and fast rule for determining when a particular expert’s testimony exceeds the fair scope of his pretrial report.” Expressway, 921 A.2d at 78 (citing Wilkes-Barre Iron & Wire Works, Inc. v. Pargas of Wilkes-Barre, Inc., 502 A.2d 210 (Pa.Super. 1985)).

The primary purpose of the Rule is to avoid unfair surprise to an adversary concerning the facts and substance of an expert’s proposed testimony....The question is whether the discrepancy between the expert’s pre-trial report and his trial testimony is of a nature that would prevent the adversary from preparing a meaningful response, or which would mislead the adversary as to the nature of the appropriate response. The opposing party must suffer prejudice as a result of the testimony going beyond the fair scope of the expert’s report before admission of the testimony is considered reversible error. . . . In determining whether an expert’s trial testimony falls within the fair scope of his pre-trial report, a trial court must determine whether

the report provides sufficient notice of the expert's theory to enable the opposing party to prepare a rebuttal witness.... An expert's trial testimony that constitutes a reasonable explanation or even an enlargement of the expert's written words may be deemed to fall within the coverage of 'fair scope.'

Daddona v. Thind, 891 A.2d 786, 805-806 (Pa.Cmwlt. 2006).

Regarding the issue of liability, the Newman Report specifically addressed whether or not there was a partnership or in the alternative an agreement to share revenue 50/50. In fact, paragraphs 31-44 of the Newman Report address the subject heading of "The Basis for the Majority of Plaintiff's Damage Claims Center Around the Existence of a 50:50 Partnership." Newman Report, p. 10. Those paragraphs address that "[f]rom an accounting and financial perspective, partnerships have substantially different characteristics than those employed by the sole proprietorships of both Ms. Butterworth and Ms. Howard." Id. at ¶ 32. The paragraphs that follow discussed the filed tax returns, the financial records, lack of capital contributions, lack of annual financial statements for the partners, testimony of the accountant who prepared the returns for DLM as wholly-owned by Ms. Howard, the lack of partnership return forms (1065 and/or K-1s), nothing governing key decision making authority, and the like. Id. at 31-44. Ultimately, this is exactly in line with disputing Plaintiff's primary claim of a partnership. Slide 5 of the Presentation (although not pointed to specifically by Plaintiff in her post-trial motion) addressed that the "books and records maintained by the parties are not consistent with a partnership." Slide 7 of the Presentation similarly stated – much as the Newman Report did – that "from a financial, economic and accounting perspective, the parties did not operate as partnership in substance or form." This language is directly in line with the Newman Report at ¶ 32 and is neither new opinion nor surprising. This language is entirely encompassed within the Newman Report's opinion that all financial records indicated that Plaintiff and Defendants were not in a partnership. Id. at ¶ 32.¹

Plaintiff also argues about the use of slides by Mr. Newman to contradict the exhibits (P-96 and P-97) Plaintiff repeatedly showed to the jury with her summary or breakdown of the financial records in this case. Plaintiff attempted to illustrate that the parties had operated near a 50/50 net split to prove that was the intent and agreement of the parties. First, looking at the Newman Report, he analyzed the 2015 through 2018 years in his report. Specifically, in Section 2, page 14, Mr. Newman stated that Plaintiff's expert report claiming underpayment based on historical revenue analysis of \$128,000.00 is overstated. Newman Report p. 14. Relevantly, the Newman Report states that the Plaintiff's expert's report "fails to consider the

¹ This court notes that in reviewing the slides at the time of Plaintiff's objection at trial, the court ruled that the headers for slides 7-10 stating "The records indicate the parties were not partners" was ordered stricken as it implied a legal conclusion outside of the financial and accounting expertise of Mr. Newman. Those headers were in fact removed before those slides were shown to the jury and Mr. Newman testified consistent with his report that from an accounting and financial perspective, the parties did not operate as a partnership.

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alleged partnership’s operating costs which would reduce partnership income on a dollar for dollar basis.” Id. at ¶ 49. Further, the Newman Report opines that “Plaintiff asserts damages for its alleged share of the partnership . . . without considering relevant operating costs[.]” Id. at 50.

At trial, Mr. Newman testified and presented two slides, 12 and 13, showing a breakdown of the commissions and earnings as a percentage of gross revenue in a chart similar to Plaintiff’s Exhibits 96 and 97. Specifically, Mr. Newman countered the presentation by Plaintiff from throughout the trial to show an apples-to-apples comparison.² These charts are merely the illustration of the Newman Report stating that Plaintiff failed to consider relevant operating costs (listed on the slides as “Costs of Sales” and “Other Business Expenses”). Presentation at 12, 13. Once again, these slides are not outside of the fair scope; rather they are the representation of exactly what is in the report.

The Newman Report explicitly called out the failure to consider such expenses by Plaintiff’s expert. “The [Plaintiff’s Expert] Report ignores the operating costs incurred by the alleged partnership to determine the asserted underpayment.” Newman Report, p. 16, fn 35. To the extent there is a difference, the Newman Report did not take the last step to list earnings as a percentage of DLM’s gross revenue, whereas slides 12 and 14 of the Presentation does. However, the chart presented merely matched the formatting presented repeatedly by Plaintiff as a concise and easy visual explanation of the opinion in the Newman Report and cannot be said to be outside the fair scope of the report.

To the extent there is any difference, “where a plaintiff introduces certain evidence in his case-in-chief, he cannot later deprive his opposition of the privilege of denying it. . . . Thus an expert’s opinion offered in response to other testimony presented at trial need not be addressed in the expert’s report.” Daddona v. Thind, 891 A.2d 786, 806 (Pa.Cmwlt. 2006) (citing Leaphart v. Whiting Court, 564 A.2d 165 (Pa.Super. 1989); Allegheny Ludlum Corp. v. Mun. Auth. Of Westmoreland County, 659 A.2d 20 (Pa. Cmwlt. 1995); Earlin v. Cravetz, 399 A.2d 783 (Pa.Super. 1979)). Here, Defendants’ questions and Mr. Newman’s presentation in format was both in line with his report and formatted to directly reply to testimony presented by Plaintiff at trial.

Accordingly, this court did not err in permitting the Presentation to be displayed to the jury nor for Mr. Newman to testify regarding: (1) the failure of the parties to act in a financial or accounting manner consistent with a partnership; and (2) the flaws in Plaintiff’s charts regarding the 50/50 net revenue split for failure to take into account the operating costs of the business.

Exclusion of Plaintiff’s Exhibit 23

Plaintiff seeks a new trial due to this court’s exclusion of Plaintiff’s Exhibit 23,

² This court confirmed with Plaintiff’s counsel repeatedly that the objection was not to the form of the data shown; rather it was to the content. Namely, Mr. Newman could have presented the data by drawing it on a chart to illustrate by example with numbers that which was in his report – the allocation/split of costs not being used by Plaintiff in her allegations of a 50/50 net revenue split. Instead, Mr. Newman did the drawing before and it was not the format but the substance to which Plaintiff objected.

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namely an online article from Boston Magazine entitled “Maine Retreat Reflects Easygoing Spirit of Coastal Village.” See Motion, 7/27/2023, ¶¶ 10-17. In that article, the author wrote that Ms. Howard “co-owns a television marketing company.” See Plaintiff’s Memorandum on Admissibility of July 27, 2017 Boston.com Article (P-23) filed July 6, 2023. The bulk of the article discussed Ms. Howard’s family home in Maine and gave the “co-owns” statement not as a quote but as quick background on Ms. Howard.

Plaintiff argues that the inclusion of the co-owns language coupled with the facts that Ms. Butterworth read the article in the presence of Ms. Howard and discussed it with her without Ms. Howard raising an objection to that terminology means it is an admission by adoption pursuant to Pa.R.E. 803(25)(B).³

Pennsylvania Rule of Evidence 803(25)(B) provides an exception to hearsay for an opposing party’s statement offered against that party when that statement “is one the party manifested that it adopted or believed to be true.” Pa.R.E. 803(25)(B). Essentially, a party may, expressly or impliedly, manifest a belief in the truth of an assertion made by another. The party thereby adopts the other’s assertion as the party’s own. This is an adoptive admission, excepted from the hearsay rule by Pa.R.E. 803(25)(B), when evidence of the assertion is offered by an opposing party. For example, in Commonwealth v. Lewis, 39 A.3d 341, 352, n.10 (Pa.Super. 2012), the defendant’s affirmation that anything her husband told the chief county detective was true made her husband’s statements her admissions by adoption under Pa.R.E. 803(25)(B). A party may adopt another’s assertion verbally, for example, by replying, “I agree.” A party may also adopt another’s assertion behaviorally, for example, by nodding the head. See United States v. Joshi, 896 F.2d 1303, 1311–12 (11th Cir. 1990). Police and insurance investigators often interview people, write down what the people say, and then ask them to sign the statements. If a person signs a statement from an interview with police or insurance investigators, the person adopts it, and it is excepted from the hearsay rule if it is offered against the person by an opposing party. Even if the person refuses to sign the statement, it may still be offered against him or her if he or she verbally agreed with it. See Commonwealth v. Holloway, 739 A.2d 1039, 1046–47 (Pa. 1999) (allowing admission of a statement from the defendant that the interviewing detective wrote down where the defendant stated, “It’s what I said, but I’m not going to sign it.”).

Perhaps most relevantly here, a party may also adopt another’s assertion behaviorally by remaining silent in the face of accusation in circumstances in which the party would be expected to deny the accusation were it not true, *i.e.*, when assent appears to be the most reasonable explanation for silence. See United States v. Hale, 422 U.S. 171, 176 (1975); Commonwealth v. Coccioletti, 425 A.2d 387, 392 (Pa.

³ To the extent Plaintiff implies that there would be a right pursuant to Pa.R.E. 803(25)(A) as an opposing party statement “made by the party in an individual or representative capacity,” that subsection is inapplicable here. The statement in the article was not a quote of Defendant Howard but the statement of the reporter. As such, it is not a statement “made by the party.” Moreover, the courts have regularly held that newspaper articles are double hearsay. Commonwealth v. Castro, 93 A.3d 818, 826 (Pa. 2014); Presbyterian SeniorCare v. Unemployment Comp. Bd. of Review, 900 A.2d 967, 978 (Pa.Cmwlth. 2006). As such, Plaintiff cannot prevail as an exception under 803(25)(A).

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1981); Commonwealth v. Gribble, 863 A.2d 455, 463–66 (Pa. 2004). An admission by silence is often called a “tacit” admission.

The rationale for excepting an admission by silence in the face of accusation from the hearsay rule is explained by Justice Castille in Commonwealth v. Cull, 656 A.2d 476, 481 (Pa. 1995):

The justification of this rule is to be sought in the age-long experience of mankind that ordinarily an innocent person will spontaneously repel false accusations against him, and that a failure to do so is therefore some indication of guilt. Commonwealth v. Vallone, 347 Pa. 419, 421, 32 A.2d 889, 890 (1943). Its probative force is derived not from the credibility of the accuser but from the silence of the accused in response to it. Id.

This reasoning is perhaps illustrated best by Commonwealth v. O’Kicki, 597 A.2d 152 (Pa.Super. 1991). In that matter, the Commonwealth prosecuted Joseph O’Kicki, the former president judge of Cambria County, for crimes arising out of corruption in office. The clerk of courts testified that when he reported to Judge O’Kicki that another person publicly stated that he had paid \$500 to the judge for a job, but the judge reneged on the deal, the clerk observed “no reaction whatsoever from Judge O’Kicki.” The Superior Court, affirming a conviction, approved admission of this evidence as a tacit admission by the defendant. Judge Cavanaugh held that the trial judge properly charged the jury that it could consider Judge O’Kicki’s failure to respond as an admission “if you find that the silence . . . occurred under circumstances that would have brought a denial from an innocent person.” Id. at 164.

A further example of this principle may be found in Commonwealth v. Barnett, 121 A.3d 534, 539 (Pa.Super. 2015), a murder case. After the robbery in which the murder was committed, the defendant and his son drove to a friend’s home. The friend testified at trial that when the defendant bragged about the robbery, his son said, “You didn’t have to shoot him.” The defendant’s response was to glare at his son. The Superior Court, affirming the conviction, held that this evidence was properly admitted as a tacit admission by the defendant.

Although less common, civil cases have also excepted admissions by silence in the face of accusation from the hearsay rule in civil cases. In Chambers v. Montgomery, 192 A.2d 355, 357 (Pa. 1963), a civil assault and battery case, the Supreme Court, in affirming a jury verdict for the plaintiff, said the defendant’s silence in the face of an accusation that he struck the plaintiff was properly admitted as an admission of an opposing party.

However, the Pennsylvania Supreme Court has, in the past, taken a jaundiced view of tacit admissions:

Who determines whether a statement is one which “naturally” calls for a denial? What is natural for one

person may not be natural for another. There are persons possessed of such dignity and pride that they would treat with silent contempt a dishonest accusation. Are they to be punished for refusing to dignify with a denial what they regard as wholly false and reprehensible?

* * *

It may be desirable and dramatic for the wrongly accused person to shout: “I am innocent!” but not everybody responds spontaneously to stimuli. The accusation may be so startling that the accused is benumbed into speechlessness. There are persons so sensitive and hurt so easily, that they swallow their tongue in the face of overwhelming injustice.

Commonwealth v. Dravec, 227 A.2d 904, 906-07 (Pa. 1967). See also Commonwealth v. DiNicola, 866 A.2d 329, 337, n.8 (Pa. 2005) (citing the same with approval); Burton v. Horn & Hardart Baking Co., 88 A.2d 873, 875 (Pa. 1952) (quoting *Wigmore on Evidence* (3rd ed.) § 1071 in stating “the inference of assent may safely be made only when no other explanation is equally consistent with silence.”).

Nonverbal conduct indicating assent may constitute an adoptive admission, even when accompanied by a verbal denial. In Commonwealth v. Hawkins, 701 A.2d 492, 508–09 (Pa. 1997), the Pennsylvania Supreme Court allowed in as a tacit admission the fact that a detective, in questioning the defendant, said, “You killed her, didn’t you?” The defendant responded by lowering his head for about 30 seconds. He then raised it and said, “I didn’t hurt Andrea.” The Supreme Court affirmed the conviction and death sentence and held that this evidence was properly admitted as a tacit admission by the defendant.

Presently, this court declines to find that the article’s background representation that Ms. Howard “co-owns a television marketing company” is akin to an accusation. Moreover, the representation does not approach the type of statement to which one would expect a denial of some sort. As such, no reasonable inference of assent may be made from Ms. Howard’s silence since her silence is equally explained by, first, excitement and focus on the family home being subject of an article and second, Ms. Howard feeling the statement was not worth correcting given that both parties had routinely and loosely used the term “partner” while referring to each other and third parties.

For the reasons above, this court did not err in refusing to admit the article as double-hearsay in which neither layer of hearsay qualifies for an exception. Moreover, any error in excluding such hearsay would be harmless as the evidence was cumulative to the plethora of evidence presented by all parties that Ms. Howard and Ms. Butterworth frequently referred to themselves as partners – including in emails and statements directly from Ms. Howard. The jury was

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presented with multiple statements to that effect and could reasonably have found that the term was used loosely and colloquially while giving greater weight to the actions of the parties and other statements suggestive of a lack of formal or legal partnership. As such, even if this court excluded the evidence in error, no prejudice exists. See Soda v. Baird, 600 A.2d 1274, 1277 (Pa.Super. 1991) (“The exclusion of evidence is not grounds for the granting of a new trial if evidence of the same fact or facts was introduced by the party applying for a new trial.”) (citing Eldridge v. Melcher, 313 A.2d 750 (Pa.Super. 1973)).

Accordingly, for the reasons set forth above this court will enter an order denying Plaintiff Susan Butterworth’s Motion for a New Trial filed July 27, 2023.

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Chester County Court of Common Pleas
Orphans' Court Division

CALL OF THE AUDIT LIST

THE HONORABLE NICOLE R. FORZATO COURTROOM 11

WEDNESDAY; APRIL 03, 2024 09:00 AM

ROBERT F. CARROLL

1521-2374

CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNT

COLEEN KRYST

ANDREW J. MALONE, EXECUTOR

DONALD D. TAYLOR

15-23-2227

CALL OF THE AUDIT LIST

FIRST ACCOUNT

NICOLE B. LABELTA

JAMES J. RUGGIERO, JR., TRUSTEE

HARRY R. MOST

1599-1268

CALL OF THE AUDIT LIST

FIRST AND FINAL ACCOUNT

ADAM G SILVERSTEIN

WELLS FARGO BANK, N.A., PETITIONER

ADAM G SILVERSTEIN

WELLS FARGO BANK, N.A., TRUSTEE

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

LAW NO. 2024-00168-NC

NOTICE IS HEREBY GIVEN that the name change petition of Abigail McNeil was filed in the above-named court and will be heard on Monday, April 8, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, March 19, 2024
Name to be changed from: Abigail McNeil to:
Abigail Sikes

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

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

LAW NO. 2024-02152-NC

NOTICE IS HEREBY GIVEN that the name change petition of John Allen Ruley III was filed in the above-named court and will be heard on Monday, June 17, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, March 13, 2024

Name to be changed from: John Allen Ruley III to:
John Joseph Ruley

Any person interested may appear and show cause,

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

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

LAW NO. 2024-02198-NC

NOTICE IS HEREBY GIVEN that the name change petition of Katherine Jo Barker Ingram was filed in the above-named court and will be heard on Monday, June 17, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, March 15, 2024
Name to be changed from: Katherine Jo Barker Ingram to: Katherine Joëlle Barker Bailey

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

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

LAW NO. 2024-01767-NC

NOTICE IS HEREBY GIVEN that the name change petition of Britt Underwood on behalf of minor child Christopher Axel Underwood was filed in the above-named court and will be heard on Monday, April 15, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, February 29, 2024

Name to be changed from: Christopher Axel Underwood to: Axel Christopher Underwood

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that the Northwestern Chester County Municipal Authority, with its principal office at 187 Dampman Road, Honey Brook, Pennsylvania 19344, intends to file an Amendment to its Articles of Incorporation with the Commonwealth of Pennsylvania Department of State in Harrisburg, PA on or after **April 4, 2024** in accordance with the provisions of the Pennsylvania

Municipality Authorities Act, as amended. The Amendment will extend the term of existence of the Authority to 50 years from the date of approval of the Amendment to the Articles of Incorporation by the Secretary of the Commonwealth.

Michael R. Kerns, Secretary

Northwestern Chester County Municipal Authority

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the sole shareholder of **DJBF Enterprises Inc.**, a Pennsylvania corporation, with an address of 301 Fox Hollow Lane, West Chester, PA 19382, (Chester County), has unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the directors and shareholders of **Hyduke Veterinary Services, Inc.**, a Pennsylvania corporation, with an address of 545 S Warren Ave, Malvern, PA 19355, (Chester County), have unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the directors of **The Kistler-Tiffany Foundation**, a Pennsylvania nonprofit corporation, with an address of 400 Berwyn Park, Suite 200, 899 Cassatt Road, Berwyn, PA 19312, (Chester County), have approved a proposal that the corporation voluntarily dissolve and are now engaged in winding up and settling affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of Starr Road Farms, Inc., a Pennsylvania corporation with an address at 649 W. South Street, Kennett Square, PA 19348, 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.

ANTHONY D. GIANNASCOLI, Esq.

Lamb McErlane, PC

460 Creamery Way, Suite 109

Exton, PA 19341

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

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

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

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

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

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

DORAN, Marguerite Ryan, late of East Pikeland Township. Roy E. Doran, 1127 Rapps Dam Rd., Kimberton, PA 19442, care of COURTNEY E. DOL-

AWAY, Esquire, 1810 Chapel Ave. W, Cherry Hill, NJ 08002, Executor. COURTNEY E. DOLAWAY, Esquire, Flaster Greenberg PC, 1810 Chapel Ave. W, Cherry Hill, NJ 08002, atty.

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

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

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

FORBES, Wayne, late of Willistown Township. Scudder G. Stevens, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, care of SCUDDER G. STEVENS, Esquire, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, Administrator. SCUDDER G. STEVENS, Esquire, M. Lyons Law Group, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

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

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

GOWMAN, Donna Kay, a/k/a Donna K. Gowman, late of Schuylkill Township. Jeffrey S. Gowman, care of MICHAEL J. MATTSON, Esquire, 21 W. Third St., Media, PA 19063, Executor. MICHAEL J. MATTSON, Esquire, Musi, Merkins, Daubenber-

er & Clark LLP, 21 W. Third St., Media, PA 19063, atty.

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

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

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

LEMUZ, Miguel Bedolla, a/k/a Miguel Bedolla Lemus, late of Township of East Marlborough. Jimmy Bedolla Diaz, care of JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, Executor. JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

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

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

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

NASTASE, Hilda Jane, a/k/a Hilda J. Nastase, late of Downingtown Borough. Michael A. Nastase,

809 Tremont Drive, Downingtown, PA 19335, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

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

RICE, Jean M., late of Township of Coatesville. John A. Novello, care of JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, Executor. JOHN A. NOVELLO, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

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

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

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

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

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

2nd Publication

AUGER, Arnold D., late of East Goshen Township. Stephanie A.C. Sheller, care of STACEY WIL-

LITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

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

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

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

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

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

GROVE, JR., Wayne K. a/k/a Wayne Kenneth Grove, Jr., late of East Goshen Township. Bernadette J. Grove, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executrix. KARA A. KLAIBER, Esquire, McCausland Keen & Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

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

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

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

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

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

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

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

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

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

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

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

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

PAWLICZEK, Gary Michael, late of London Grove Township. Marion Pawliczek, 715 Sullivan Road, London Grove Township, PA 19311, care of SHARON D. ALEXANDER, Esquire, PO Box 190, Landenberg, PA 19350, Executrix. SHARON D. ALEXANDER, Esquire, Andris Law, LLC, PO Box 190, Landenberg, PA 19350, atty.

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

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

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

SLINGHOFF, Linda Gring, a/k/a Linda G. Sling-

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

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

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

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

VALICK, Betty Louise, late of West Chester. Kristen Blumenfeld, 233 Sills Ln., Downingtown, PA 19335, Administrator C.T.A..

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

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

WIEST, Nancy J., late of Coatesville. Ruth Ifrig, 1665 Beacon Hill Road, West Bradford, PA 19335, care of JAYNE A. GARVER, Esquire, 6723

Allentown Blvd., Harrisburg, PA 17112, Executrix. JAYNE A. GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

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

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

WYNNE, Nancy J., late of Borough of Oxford. Kristen D. Friend, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

3rd Publication

BENNETT, Stephen R., late of East Nantmeal Township. John R. Bennett, attn: of KURT M. EBNER, CPA, 211 Welsh Pool Rd., Ste. 110, Exton, PA 19341, Executor. KURT M. EBNER, CPA, 211 Welsh Pool Rd., Ste. 110, Exton, PA 19341.

BIFFEN, JR., David F., a/k/a David F. Biffen, late of West Goshen Township. Matthew D. Biffen, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

CAPPS, Linda S., late of Pocopson Township. Sheridan R. Capps, care of BRUCE W. LAVERTY, Esquire, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, Executor. BRUCE W. LAVERTY, Esquire, Laverty, Abele & Russell, LLC, 1398 Wilmington Pike, Suite B, West Chester, PA 19382, atty.

CHRISTIANSEN, Florence H., late of West Chester. Stephen B. Christiansen and Sharon C. Margetch, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, West Chester, PA 19380, Executors. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, West Chester, PA 19380, atty.

COATS, Gregory, late of West Whiteland Town-

ship. Gwenne Alexander, 123 Riverside Lane, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

COLELLA, Michael Joseph, late of West Chester. Kim Lewis Colella, 400 Leslie Lane, West Chester, PA 19382, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D, West Chester, PA 19380, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

FOGEL, Joanne H., late of Penn Township. Edward J. Fogel, IV, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FUSON, Marian Darnell, late of Kennett Township. Allan D. Fuson, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GALESE, JR., Joseph, a/k/a Joseph Galese, late of Uwchlan Township. Nikolaos I. Tsouros, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executor. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Bleczynski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

HANNA, Robert H., late of West Brandywine Township. Suzanne Haile, care of CARRIE A.S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A.S. KENNEDY, Esquire, Connor Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

HARROP, Helen Marie, late of Borough of Phoenixville. Dorothy Joan Harrop, care of ELIZABETH R. HOWARD, Esquire, P.O. Box 507, 301 Gay St., Phoenixville, PA 19460, Executrix. ELIZABETH R. HOWARD, Esquire, P.O. Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

INSETTA, Robert J., late of Caln Township. Robert W. Insetta, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State

Street, Kennett Square, PA 19348, atty.

KAUFMANN, Thomas R., a/k/a Thomas Raymond Kaufmann, late of Tredeyffrin Township. Eric J. Kaufmann, care of LOUIS N. TETI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

LA FRANCE, Ann H., late of Downingtown. Benjamin La France, 17 Pinewood Dr., Downingtown, PA 19335, Executor.

LAPELUSA, Marie Carmella, late of Kennett Square. John G. LaPelusa, 615 Aberdeen Road, Kennett Square, PA 19348, care of KAREN E. EICHMAN, Esquire, 8 Federal Road, Suite 3, West Grove, PA 19390, Executor. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

LEWIS, Thea G., late of North Coventry Township. Rebecca Lewis Capuano, care of ALICE J. TILLGER, Esquire, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915, Executrix. ALICE J. TILLGER, Esquire, 271 Bethlehem Pike, Ste. 100, Colmar, PA 18915, atty.

LOVELL, James Barnett, late of North Coventry Township. Cristin L. Lovell, 1519 Chestnut Hill Road, Pottstown, PA 19465, care of DOUGLAS A. SMITH, Esquire, P.O. Box 5349, Lancaster, PA 17606, Executor. DOUGLAS A. SMITH, Esquire, Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606, atty.

MAAS, Mary Kathryn, a/k/a Mary K. Maas, late of Easttown Township. Irena Kubsik, 128 Waterloo Ave., Berwyn, PA 19312, care of ELIZABETH ZWAAN MILNE, Esquire, P.O. Box 161, Berwyn, PA 19312, Executrix. ELIZABETH ZWAAN MILNE, Esquire, Elizabeth Z. Milne, LLC, P.O. Box 161, Berwyn, PA 19312, atty.

McCORMACK, Susan K., a/k/a Susan K. MC, late of East Goshen Township. Thomas H. McCormack, care of CHARLES E. McKEE, Esquire, 1 N. Ormond Ave. – Office, Havertown, PA 19083, Executor. CHARLES E. McKEE, Esquire, Donohue, Mckee & Mattson, LTD., 1 N. Ormond Ave. – Office, Havertown, PA 19083, atty.

RAMSEY, Sylvia, late of Malvern. Gregory Ricker, care of THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

SCHLIESMAN, Ellen Ann, a/k/a Ellen A. Schliesman, late of Schuylkill Township. Jon Erik Schliesman, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

SOLEN, Janice J., late of Coatesville, East Fal-lowfield Township. Venessa E. Solen, care of VIN-CENT CAROSELLA, JR, Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Executrix. VINCENT CAROSELLA, JR, Esquire, Carosella & Associates, P.C., 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

SULLIVAN, Eileen M., a/k/a Eileen Marie Sulli- van and Eileen Sullivan, late of Tredyffrin Township. Brian W. Sullivan, care of MARK T. CARLIDGE, Esquire, 620 W. Germantown Pike, Ste. 350, Plym- outh Meeting, PA 19462, Executor. MARK T. CARLIDGE, Esquire, Nachmias Morris & Alt LLC, 620 W. Germantown Pike, Ste. 350, Plymouth Meet- ing, PA 19462, atty.

TARQUINIO, SR., John C., late of Malvern. John C. Tarquinio, Jr., 82 Conestoga Rd., Malvern, PA 19355, care of DANIEL F. MONAHAN, Esquire, 600 Eagleview Blvd., Suite 300, Exton, PA 19341, Executor. DANIEL F. MONAHAN, Esquire, Bran- dywine Estate and Elder Law, 600 Eagleview Blvd., Suite 300, Exton, PA 19341, atty.

TAYLOR, Josephine Mary, a/k/a Josephine M. Taylor, late of Caln Township. John J. Volpe, 2081 Dutton Mill Road, Newtown Square, PA 19073, care of KATHLEEN K. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. KATH- LEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

TOMPKINS, Joyce J., late of Caln Township. Robert F. Tompkins, care of RYAN J. GRIFFIN, Es- quire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

VALLELY, Joyce M., late of West Chester. James Scott, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

WEBER, Richard D., late of East Nantmeal Township. Joan L. Glenn, care of LOUIS N. TETI, Esquire, 17 W. Miner St., P.O. Box 660, West Ches- ter, PA 19381-0660, Executrix. LOUIS N. TETI, Es-

quire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

WRIGHT, Janet Moffatt, a/k/a Janet Wright, late of Phoenixville Borough, Phoenixville. Dina D. Rea- son, care of VINCENT CAROSELLA, JR., Esquire, 822 S. Matlack Street, Suite 101, West Chester, PA 19382, Administratrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 822 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

ZANG, Katherine Anne, a/k/a Katherine A. Zang, late of West Whiteland Township. Lynda K. Siedlecki, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

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

An application for registration of the fictitious name Charny Wellness, 1265 Drummers Lane, Suite 120, Wayne, PA 19087, was filed in the Department of State at Harrisburg, PA, March 11, 2024, pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registra- tion is Dr. David Charny, Psy.D., 1265 Drummers Lane, Suite 120, Wayne, PA 19087. Kurtz and Partners P.C. 3 Glenhardie Corp. Ctr. 1265 Drummers Lane Suite 120 Wayne, PA 19087

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation – Nonprofit have been filed with the Department of State of the Commonwealth of Penn- sylvania, at Harrisburg, PA on or about 3/4/2024, for:

Impact Senegal, Inc.

1521 Hilltop Road
Downingtown, PA 19335

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

1st Publication of 3

TRUST NOTICE

THOMAS M. HOBSON IRREVOCABLE TRUST

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

Trustee Name: Michael Hobson, Trustee

Trustee Address: Michael Hobson, Trustee

276 Mill House Drive

Lincoln University, PA 19352

Attorney: VINCENT CAROSELLA, JR., Esquire

Carosella & Associates, P.C.

882 S. Matlack Street, Suite 101

West Chester, PA 19382

Sheriff Sale of Real Estate

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

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

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

KEVIN D. DYKES, SHERIFF

1st Publication of 3

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

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

Tax Parcel No.: 52-IP-272

PLAINTIFF: West Goshen Township

VS

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

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

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

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

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

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

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

PLAINTIFF: Goshen Valley III Condo-
minium Association

VS

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

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

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

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

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

TAX PARCEL NO. 39-3M-11

PLAINTIFF: Coatesville Area School
District

VS

DEFENDANT: **Hugh Simmons**

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

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

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

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

TAX PARCEL NO. 39-3M-11.3

PLAINTIFF: Coatesville Area School
District

VS

DEFENDANT: **Hugh L. Simmons**

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

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

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

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

TAX PARCEL NO. 16-6-484

PLAINTIFF: Coatesville Area School
District

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 630 Belmont Street,
Coatesville, PA 19320

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

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

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

BEING PARCEL NUMBER: 62-05-
0029.020

PLAINTIFF: PHH MORTGAGE COR-
PORATION

VS

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

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

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

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

PROPERTY SITUATE IN TOWNSHIP OF WILLISTOWN

TAX PARCEL #5401N00030000

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

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

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

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

PROPERTY SITUATE IN CITY OF COATESVILLE

TAX PARCEL #16-6-345

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: **FREEDOM MORTGAGE CORPORATION**

VS

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

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

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

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

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

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

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

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

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

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

PARCEL #2510 00030200

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

VS

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

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

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

SALE NO. 24-4-106

Writ of Execution No. 2017-09494

DEBT \$192,649.32

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

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

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

Tax Parcel # 29-3-9

PLAINTIFF: Truist Bank fka Branch Banking and Trust Company

VS

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

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

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

SALE NO. 24-4-107

Writ of Execution No. 2022-07904

DEBT \$57,967.23

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

BLR#: 27-06G-0076

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

VS

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

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

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

SALE NO. 24-4-108

Writ of Execution No. 2023-04334

DEBT \$147,530.57

PROPERTY SITUATE IN HIGHLAND TOWNSHIP

TAX PARCEL #45-01-0005

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FLAGSTAR BANK, N.A.

VS

DEFENDANT: **GIEDRIUS VIRKETIS**

SALE ADDRESS: 14 Boroline Road, Parkesburg, PA 19365

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

SALE NO. 24-4-109

Writ of Execution No. 2022-06205

DEBT \$383,247.54

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

BEGINNING at a spike in the title line of the bed of a public road leading in a North-erly direction to Whitford and in a South-erly direction to Grove a corner of lands of McAllister Edwards; thence leaving said road and crossing the Westerly side thereof and extending along said lands of McAllister Edwards South 87 degrees 47 minutes West 223.6 feet to a point in line of lands of Grove Gardens; thence extend-

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

CONTAINING 2.515 acres more or less.

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

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

Parcel No: 41-5-228

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Karen J. Herrmann**

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

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

SALE NO. 24-4-110

Writ of Execution No. 2022-03518

DEBT \$217,631.97

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND

DESCRIBED, AS FOLLOWS, TO WIT:

All that certain piece or parcel of land, together with the buildings and improvements thereon erected and the appurtenances thereto, situate in East Fallowfield Township, County of Chester, Commonwealth of Pennsylvania, being: Unit Number: 2 in Brook Crossing, a Planned Community as established by the filing of Declaration of Covenants, Restrictions, Easements and Establishment of Homeowners Association for Brook Crossing, a Planned Community in East Fallowfield Township, Chester County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 5413, Page 1891.

BEING THE SAME PROPERTY CONVEYED TO ANNA F. JOHNSON WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM BROOK CROSSING DEVELOPMENT CORP., DATED SEPTEMBER 23, 2004, RECORDED OCTOBER 19, 2004, AT INSTRUMENT NUMBER 10470451, AND RECORDED IN BOOK 6311, PAGE 1522, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 47-4-493

PLAINTIFF: U.S. Bank National Association

VS

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

SALE ADDRESS: 103 Crossing Boulevard, Coatesville, PA 19320

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

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

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

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

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

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

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

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

PARCEL NO.: 43-9L-30

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

VS

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

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

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

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

**SALE NO. 24-4-113
Writ of Execution No. 2023-04703
DEBT \$137,580.55**

PROPERTY SITUATE IN TOWNSHIP OF EAST BRANDYWINE

TAX PARCEL # 30-2J-101

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **ROBERT L. COATES**

SALE ADDRESS: 38 Lakeview Court, Downingtown, PA 19335

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

**SALE NO. 24-4-114
Writ of Execution No. 2023-05971
DEBT \$198,064.96**

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

Parcel # 28-5-27.9

PLAINTIFF: Allied First Bank, sb dba Servbank

VS

DEFENDANT: **Tammy L. Heaps**

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

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

**SALE NO. 24-4-115
Writ of Execution No. 2023-01658
DEBT \$267,297.28**

PROPERTY SITUATE IN BOROUGH OF SOUTH COATESVILLE

TAX PARCEL #09-10-0166

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

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

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

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

**SALE NO. 24-4-116
Writ of Execution No. 2023-03054
DEBT \$523,581.92**

ALL THAT CERTAIN TRACT OR LOT OF LAND TOGETHER WITH THE BUILDING AND IMPROVEMENTS THEREON ERECTED, KNOWS AS #11 ON PLAN OF PROPERTY OF WILLIAM H. DOYLE, ET UX, SITUATE IN THE TOWNSHIP OF EASTTOWN,

COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

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

BEING THE SAME PREMISES WHICH GRANTORS A. DANA BURNETT AND ANNE E. BURNETT, HIS WIFE, BY DEED DATED DECEMBER 19, 1973 AND RECORDED DECEMBER 20, 1973 IN THE OFFICE OF THE RECORDER

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

TAX PARCEL # 55-2M-52

PLAINTIFF: Carrington Mortgage Services LLC

VS

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

SALE ADDRESS: 528 Woodside Avenue, Berwyn, PA 19312

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

SALE NO. 24-4-117
Writ of Execution No. 2023-06346
DEBT \$142,172.09

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

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

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF ANDREW DRIVE (FIFTY FEET WIDE) WHICH POINT IS MEASURED THE 2 FOLLOWING COURSES AND DISTANCES FROM A POINT OF CURVE ON THE NORTHWESTER SIDE OF FREDERICK ROAD (FIFTY FEET WIDE) (AS SHOWN ON SAID PLAN), (1) EX-

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

BEING LOT NO. 7 AS SHOWN ON SAID PLAN

BEING THE SAME PREMISES which GRANTORS Federal Home Loan Mortgage Corporation by Daniel A. McGovern by Power of Attorney recorded on 06/17/2008 BK 7457 PG 1235

INST#10853359, by Deed dated October 25, 2013 and recorded November 20, 2013 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 8848, Page 1937, Instrument No. 11318376 granted and conveyed unto Melanie A. Richmond in fee.

TAX PARCEL # 3702 00290800

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

VS

DEFENDANT: **Melanie A. Richmond**

SALE ADDRESS: 17 Andrew Drive, Coatesville, PA 19320

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

SALE NO. 24-4-118

Writ of Execution No. 2023-00812

DEBT \$551,605.28

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

BEING PARCEL NUMBER: 53-4L-127

PLAINTIFF: AMERIHOME MORTGAGE COMPANY, LLC

VS

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

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

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

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

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

BLR# 16-10-0055

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **ANTHONY SPENCER**

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

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

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

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

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD (NORTH LEG) (60 FEET WIDE) A CORNER OF LOT #35; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG LOT #35, SOUTH 50

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

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

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

PARCEL#:52-03Q-0291-0000

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

VS

DEFENDANT: **Kristine A. Pelosi-Vaughn and Robert J. Vaughn, Jr.**

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

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

SALE NO. 24-4-121
Writ of Execution No. 2022-03983
DEBT \$179,735.20

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

UPI: 16-6-92

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: PENNYMAC LOAN SER-
VICES, LLC

VS

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

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

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

SALE NO. 24-4-122
Writ of Execution No. 2022-02211
DEBT \$496,256.81

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

PARCEL NUMBER: 18-04-0135

IMPROVEMENTS thereon: a residential
property

PLAINTIFF: AMERIHOME MORT-
GAGE COMPANY, LLC

VS

DEFENDANT: **DOMINIC ANTHONY**

**D’ACCIARO, SR. A/K/A DOMINIC A.
D’ACCIARO, SR.**

SALE ADDRESS: 32 Meadow Lane,
Pottstown, PA 19465

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

SALE NO. 24-4-123
Writ of Execution No. 2023-01188
DEBT \$69,880.90

PROPERTY SITUATE IN THE TOWN-
SHIP OF HONEY BROOK

TAX PARCEL #2204 003 000 00

IMPROVEMENTS thereon: a residential
dwelling

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

VS

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

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

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

SALE NO. 24-4-124
Writ of Execution No. 2023-04628
DEBT \$204,221.82

ALL THAT CERTAIN lot or piece of
ground with the buildings and improve-
ments thereon erected, Hereditaments and
Appurtenances, SITUATE in Caln Town-

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

Tax Parcel # 39-4L-5

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

VS

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

SALE ADDRESS: 3159 Hazelwood Avenue, Downingtown, PA 19335

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

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

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

Tax Parcel # 54-8E-27

PLAINTIFF: Specialized Loan Servicing, LLC

VS

DEFENDANT: **Larisa Tamamyian and Gagik Amyan**

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

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

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

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

Parcel Number: 30-5-150

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

VS

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

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

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

SALE NO. 24-4-127

Writ of Execution No. 2023-05905

DEBT \$237,225.79

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

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

Tax Parcel # 52-1P-40

PLAINTIFF: Lakeview Loan Servicing, LLC

VS

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

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

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

SALE NO. 24-4-128

Writ of Execution No. 2022-06509

DEBT \$155,556.65

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

BLR# 16-6-446.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: GUARANTEED RATE, INC.

VS

DEFENDANT: **OLABODE ODUSOGA**

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

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

SALE NO. 24-4-129

Writ of Execution No. 2023-06782

DEBT \$60,367.42

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

TAX PARCEL NUMBER: 54-3-22.26

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

VS

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

SALE ADDRESS: 11 Harvey Lane, Malvern, PA 19355

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

SALE NO. 24-4-130

Writ of Execution No. 2022-03519

DEBT \$317,023.21

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

Parcel Number: 47-04-0063.090

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

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

VS

DEFENDANT: **Michael Brownback, Donna Brownback**

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

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

SALE ADDRESS: 383 Devon Drive, Ex-
ton, PA 19341

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

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

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

PROPERTY SITUATE IN TOWNSHIP
OF CALN

TAX PARCEL #39-04B-0041

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: LAKEVIEW LOAN SER-
VICING, LLC

VS

DEFENDANT: **NANCY DINGMAN,
ANGELIQUE JONES, CHRISTO-
PHER JONES**

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

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

SALE NO. 24-4-132
Writ of Execution No. 2019-01236
DEBT \$404,958.99

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

All that certain lot or piece of ground, with
the buildings and improvements thereon
erected, hereditaments and appurtenanc-
es, situate in the Township of Wallace,
County of Chester and State of Pennsyl-
vania, bounded and described according to
a Preliminary and Final Plan, Subdivision
of land of Carolyn and Albert Quartucci,
made By K. R. Comstock, Jr., Registered
Land Surveyor, Glen Moore, PA., dated
April 5, 1971 and revised June 4, 1971 as
follows, to wit:

Beginning at a point in the title line in
the bed of Marshall Road (T-410), which
point is measured South Thirty-one de-
grees, thirteen minutes West, One hundred
fifty-two and ninetytwo one-hundredths
feet front a point marking the intersec-
tion of the title line in the bed of Mar-
shall Road with the title line in the bed of
Creek Road (Rt. 282) (as shown on said
Plan); thence extending from said begin-
ning point, South Thirty-five degrees, thirty-
three minutes, forty seconds East, One
hundred ten and fifty-eight onehundredths
feet to an iron pin; thence extending South
Sixty-six degrees East, One hundred sev-
enty-five feet to an iron pin; thence extend-
ing South Twenty-five degrees, fifty-sev-
en minutes West, Two hundred thirty and
thirtyfive one-hundredths feet to an iron

ALL THAT CERTAIN LOT OR PIECE
OF GROUND WITH THE BUILDING
AND IMPROVEMENTS THEREON
ERECTED, SITUATE IN THE TOWN-
SHIP OF UWCHLAN, COUNTY OF
CHESTER, COMMONWEALTH OF
PENNSYLVANIA

BEING PARCEL NUMBER: 33-05J-0324

PLAINTIFF: NEWREZ LLC, F/K/A
NEW PENN FINANCIAL, LLC, D/B/A
SHELLPOINT MORTGAGE SERVIC-
ING

VS

DEFENDANT: **JEFFREY R. LARISON**

pin in line of land now or late or George Logan; thence extending along the same North Sixty-seven degrees, thirty-six minutes West, Two hundred ninety-nine and ninety-three one-hundredths feet to a point in the title line in the bed of Marshall Road, aforesaid; thence extending along the same North Thirty-one degrees, thirteen minutes East, Two hundred ninety-six and ninety-seven one-hundredths feet to the first mentioned point and place of beginning.

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

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

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

PARCEL NO.: 31-04-0131

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

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

SALE ADDRESS: 680 Marshall Road, Glenmoore, PA 19343

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

SALE NO. 24-4-134

Writ of Execution No. 2023-00997

DEBT \$170,596.60

ALL THAT CERTAIN Unit in the property

known, named and identified in the Declaration Plan referred to below as Summit House Condominium, 1450 West Chester Pike, East Goshen Township Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, act of July 3, 1963, P.L. 196, by recording in the Office for the Recording of Deeds, in and for the County of Chester, Pennsylvania of the Declaration, dated 6-27-1972 and recorded 6-28-1972 in Miscellaneous Deed Book 198 page 272, a First Amendment thereto dated 7-7-1972 and recorded 7-7-1972 in Misc. Deed Book 198 page 472, a Second Amendment thereto dated 7-16-1973 and recorded 7-16-1973 in Misc. Deed Book 206 page 852, and a Third Amendment thereto dated 5-31-1974 and recorded 05-31-1974 in Misc. Deed Book 236 page 202, and a Fourth Amendment thereto dated 12-19-1974 and recorded 12-19-1974 in Misc. Deed Book 265 page 68, a Fifth Amendment thereto dated 1-12-76 and recorded 1-12-1976 in Misc. Deed Book 314 page 102, a Sixth Amendment thereto dated 8-12-1976 and recorded 8-17-1976 in Misc. Deed Book 341 page 114, and a Seventh Amendment thereto dated 12-21-1976 and recorded 12-23-1976 in Misc. Deed Book 359 page 202, an Eighth Amendment thereto dated 1-30-1979 and recorded 1-31-1979 in Misc. Deed Book 432 page 364 a Declaration Plan dated October of 1971 executed and acknowledged 6-27-1972 and recorded 06-28-1972 in Plan Book 43 page 24, a First Amendment thereto dated July of 1973 and recorded in Plan Book 51 page 1, and a Second Amendment dated May of 1974 and recorded 5-31-1974 in Plan Book 57 page 24, a Third Amendment thereto dated January of 1976 and recorded 1- 12-1976 in Plan No. 236 and a Fourth Amendment thereto dated August of 1976 and recorded 8-17-1976 in Plan File No. 544 and a Fifth Amendment thereto dated December of 1976 and recorded 12-23-1976 in Plan File No. 767 and Code of Regula-

tions dated 6-27- 1972 and recorded 6-28-1972 in Misc. Deed Book 198 Page 306, a First Amendment thereto dated 5-31-1974 and recorded 5-31-1974 in Miscellaneous Deed Book 236 Page 210, and a Second Amendment thereto dated 8-4-1978 and recorded 8-4-1978 in Misc. Deed Book 414 page 248, a Third Amendment thereto dated 1-30-1979 and recorded 1-31-1979 in Misc. Deed Book 432 page 366 a Fourth Amendment thereto dated 11-12-1977 and recorded 11- 13-1979 in Misc. Deed Book 460 page 417, and a Fifth Amendment thereto dated 10-10- 1980 and recorded 12-8-1980 in Misc. Deed Book 500 page 144, a Sixth Amendment thereto dated 11-8-1982 and recorded 11-9-1982 in Misc. Deed Book 572 page 398; being and designated on such Declaration Plan as Unit 474 as more fully described in such Declaration Plan and Declaration, as the same have been or shall, time to time, hereafter be amended together with an initial proportionate undivided interest in the Common Elements (as defined in such Declaration) as .2348%

BEING THE SAME PREMISES which Matt McCaslin, by Deed dated December 21, 2005 and recorded January 9, 2006 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 6733 Page 1856 Instrument No. 10613175 granted and conveyed unto Javier Camacho in fee.

Tax Parcel 53-6-1524.74A

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: **Javier Camacho**

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

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

SALE NO. 24-4-135

Writ of Execution No. 2023-06151

DEBT \$61,861.25

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

Tax Parcel #51-7D-66

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

VS

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

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

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

SALE NO. 24-4-136

Writ of Execution No. 2023-06407

DEBT \$234,214.69

ALL THAT CERTAIN tract of land, known as Tract No. 2 on a Plan of Lots of William McClimon and Robert McClimon along the North side of Ridge Road, with hereditaments and appurtenances thereon, situate in East Coventry Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

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

Road; thence along in Ridge Road North 54° West, 206 feet to the place of BEGINNING.

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

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

BEING THE SAME PREMISES which Stephanie M. Hubert, Executrix of the Estate of Robert M. Mosera, Deceased and Stephanie M. Schmoyer a/k/a Stephanie M. Murray a/k/a Stephanie M. Hubert, by Deed dated December 16, 2020 and recorded December 28, 2020 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 10389, Page 1954, granted and conveyed unto Pamela Iva Shecter.

PARCEL NO.: 18-6-68-1G

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A.

VS

DEFENDANT: **Pamela Iva Shecter**

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

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

SALE NO. 24-4-137

Writ of Execution No. 2022-10259

DEBT \$217,466.11

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

TAX PARCEL #52-6E-60

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: **Shawn Springer**

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

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

SALE NO. 24-4-138

Writ of Execution No. 2019-05804

DEBT \$52,042.61

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

BEGINNING at a point on the south line of Chestnut Street, said point being distant one hundred fiftyfour and four tenths

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

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

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

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

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

Title to said Premises vested in Shaun L. Rutherford by Deed from James C. Rutherford et al dated September, 28 2010 and recorded February 4, 2013 in the Ches-

ter County Recorder of Deeds in Book 8633, Page 1828 as Instrument Number 11246645.

Tax Parcel # 38-2Q-27

PLAINTIFF: MCLP ASSET COMPANY, INC.

VS

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

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

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

SALE NO. 24-4-139

Writ of Execution No. 2023-07357

DEBT \$919,608.02

WILLISTOWN TOWNSHIP, CHESTER COUNTY

DEED: BOOK NO. 10895, PAGE NO. 206

TAX PARCEL NO. 54-03-175

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

PLAINTIFF: TVC Funding IV, LLC

VS

DEFENDANT: **Laurel Property Holdings, LLC**

SALE ADDRESS: 58 Laurel Circle, Malvern, PA 19355

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

SALE NO. 24-4-140
Writ of Execution No. 2023-00099
DEBT \$410,984.36

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

Parcel Number: 21-1-282

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

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V

VS

DEFENDANT: **Tiffani Kytte; Jonathan R. Wynn**

SALE ADDRESS: 607 Columbus Drive, Spring City, PA 19475

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

SALE NO. 24-4-141
Writ of Execution No. 2023-08515
DEBT \$50,046.38

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

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

COURT, PHOENIXVILLE, PA 19460, BOOK 8595, PAGE 789, INSTRUMENT NO. 11233366

PARCEL NUMBER 35-2-451

PLAINTIFF: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION

VS

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

SALE ADDRESS: 158 Lewisville Court, Phoenixville, PA 19460

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