



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 72

WEST CHESTER, PENNSYLVANIA, JUNE 27, 2024

No. 26

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Chester County Law Reporter

(USPS 102-900)

Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania, Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the Publication of Legal Notices

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION
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Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCBA
Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to
Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

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In re: Geoffrey A. Toth, an incapacitated person

Orphans' court – Incapacitated person – Petition for counsel fees – Jurisdiction – Standing

1. An incapacitated person's attorney-in-fact has no standing to appeal an adjudication of incapacitation where she is a nonrelative and could not ever possess an interest as an intestate heir and was not entitled to be notified of the incapacitation adjudication, nor able to file objections.
2. Pursuant to 20 Pa.C.S. § 5511(a), only those persons who are *sui juris* and would be entitled to share in the alleged incapacitated person's estate are required to be notified of impending incapacitation proceedings and it follows that the class of individuals entitled to challenge the adjudication should be limited to these same intestate heirs and the alleged incapacitated person himself.
3. The Rule of Succession provides that if no parent survives the decedent, then to the issue of each of the decedent's parents.
4. A party seeking judicial resolution of a controversy in this Commonwealth must, as a prerequisite, establish that he has standing to maintain the action.
5. The doctrine of standing is a prudential, judicially created principle designed to winnow out litigants who have no direct interest in a judicial matter.
6. For standing to exist, the underlying controversy must real and be concrete, such that the party initiating the legal action has, in fact, been aggrieved.
7. The core concept of standing is that a person who is not adversely affected in any way by the matter he seeks to challenge is not aggrieved thereby and has no standing to obtain a judicial resolution to his challenge.
8. A party is aggrieved for purposes of establishing standing when the party has a substantial, direct and immediate interest in the outcome of litigation.
9. A party's interest is substantial when it surpasses the interest of all citizens in procuring obedience to the law; it is direct when the asserted violation shares a causal connection with the alleged harm; finally, a party's interest is immediate when the causal connection with the alleged harm is neither remote nor speculative.
10. Pursuant to 20 Pa.C.S. § 5512.2(a), the court shall conduct a review hearing promptly if the incapacitated person, guardian or any interested party petitions the court for a hearing for reason of a significant change in the person's capacity, a change in the need for guardianship services or the guardian's failure to perform his duties in accordance with the law or to act in the best interest of the incapacitated person.
11. The Court issued an order, the disposition of which was to grant a Petition for Counsel Fees filed by the attorney for the guardian of the estate. Following the filing of a notice of appeal, the Court issued its opinion pursuant to Pa.R.A.P. 1925(a).

In re: Geoffrey A. Toth, an incapacitated person

163 (2024)]

C.C.P. Chester County, Orphans' Court Division, No. 1516-0786; In re: Geoffrey A. Toth, an incapacitated person

Donald F. Kohler, Jr. for Guardian Diane M. Cloud
Stephen D. Potts for Incapacitated Person Geoffrey A. Toth
Jerry G. Toth for Intervenors T.T. and Eugene Toth
Binder J., March 20, 2023:-

[Editor's Note: Appeal quashed by the Superior Court on 3/11/24 at 146 EDA 2023]

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IN RE:

Geoffrey A. Toth, an Incapacitated Person

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIAORPHANS' COURT
NOS. 1516-0786
146 EDA 2023OPINION**BINDER, J.****MARCH 20, 2023**

T.T., a minor, and Eugene Toth filed a Notice of Appeal on January 5, 2023 from the order of this court entered December 6, 2022. That order did two (2) things. First, it dismissed the Opposition to Petition Filed 07/15/2022 for Attorneys' Fees, filed by T.T. and Eugene Toth on August 17, 2022. Second, it granted the Petition for the Allowance of Attorneys' Fees filed by Diane M. Cloud and Donald F. Kohler, Esquire on July 15, 2022. This court did not enter an order for a Concise Statement of Errors Complained of On Appeal pursuant to Pa.R.A.P. 1925(b). This opinion is filed pursuant to Pa.R.A.P. 1925(a) and it explains the reasons for this court's order.

Some background may prove helpful. Ms. Cloud is Guardian of the Estate of Geoffrey Toth pursuant to the order entered September 27, 2016 by the Honorable John L. Hall.¹ Mr. Kohler is her attorney. On July 15, 2022, they filed their Petition for the Allowance of Attorneys' Fees alleging that the Estate's current and outstanding obligations have been paid and that the balance of the two (2) accounts in the Estate totals \$859,725.01. Petition, 7/15/2022, ¶¶ 11-12. Petitioners sought from the Estate legal fees and costs totaling \$23,621.00 for the period from October 20, 2020 to June 28, 2022.² Petition, 7/15/2022, ¶ 14.

On August 17, 2022, T.T. and Eugene Toth filed their Opposition to Petition Filed 07/15/2022 for Attorneys' Fees. T.T. and Eugene Toth are the sons of Jerry Toth who is Geoffrey Toth's brother and thus T.T. and Eugene Toth are Geoffrey Toth's nephews.³ The nephews asked this court to deny the Petition in its entirety because "Kohler represents Cloud personally and not Geoffrey." Opposition. 8/17/2022. *See also* Opposition, 8/17/2022, ¶¶ 48-49 ("Kohler's fee arrangement has the inherent risk of dividing Kohler's loyalty between the guardian and the ward who will pay for the services."); p. 62 ("Kohler's fee petition should be disallowed on the ground that Kohler opposes the ward's interest."). The nephews alleged three (3) instances where

¹ Ms. Cloud is not guardian of Geoffrey Toth's person. Geoffrey Toth was not adjudicated to be incapacitated as to his person, only as to his estate.

² Mr. Kohler billed 76.60 hours at first at \$300.00 per hour and then at \$375.00 per hour for a total of \$23,317.50 and Mr. Kohler claimed costs of \$275.00. Petition, 7/15/2022, Exhibit A. *See also* Affidavit, 12/5/2022, ¶ 4 (Mr. Kohler's hourly rate increased from \$300 per hour to \$375 per hour effective January 1, 2022).

³ The nephews are represented by Jerry Toth, who is their father and a licensed attorney.

that alleged conflict-of-interest became manifest: (1) Mr. Kohler filed for Ms. Cloud a petition for permission to transfer funds after the funds were already transferred;⁴ (2) Mr. Kohler on behalf of Ms. Cloud opposed filing a bond;⁵ and (3) Mr. Kohler filed for Ms. Cloud a petition for permission to make her daughter a beneficiary of accounts owned by the Estate.⁶

On December 1, 2022, Petitioners filed a second Petition for the Allowance of Attorneys' Fees which updated the one filed July 15, 2022. The Petitioners requested an additional \$7,872.50 for Mr. Kohler's legal services and costs from July 1, 2022 to December 5, 2022.⁷

On December 6, 2022, this court held a hearing on the Petitions and the Opposition and entered the order presently under appeal. That order did two (2) things. First, it dismissed the Opposition filed by the nephews on August 17, 2022 "for lack of standing and in the alternative pursuant to the doctrine of res judicata." Order, 12/6/2022, p. 1.⁸ Second, it granted the Petition and authorized the Estate to "compensate Donald F. Kohler, Jr., Esquire for reasonable counsel fees and costs in the amount of \$31,465.00." Order, 12/6/2022, p. 1.

This court respectfully suggests it properly dismissed the nephew's Opposition for lack of standing. This court found guidance in *In re Reidenbach's Estate*, 15 Pa. D. & C.3d 350 (Allegheny Co. 1980), a case where the guardian asked the court to authorize payment of the guardian's counsel fees and expenses from the incapacitated person's estate. The issue was whether the nephew of the incapacitated person had standing to object. The rule for decision was a local rule that required the guardian to give notice to "the next of kin who would take if the inc[apacitated person] died intestate at that time." 15 Pa. D. & C.3d at 352 (emphasis omitted). The court observed that

This notice provision accords with that in section 5511(a) of the Probate, Estates and Fiduciaries Code, 20 Pa.C.S.A. §5511(a), which relates to the adjudication of incompetency and which provides that notice of the petition and hearing shall be given to all persons residing within the Commonwealth who are sui juris and would be entitled to share in the estate of the alleged inc[apacitated person] if she died intestate at that time.

⁴ Opposition, 8/17/2022, ¶¶ 14, 58-59.

⁵ Opposition, 8/17/2022, ¶ 60.

⁶ Opposition, 8/17/2022, ¶ 61.

⁷ Mr. Kohler billed 20.62 hours at \$375 per hour for a total of \$7,732.50 and Mr. Kohler claimed costs of \$140.00. Petition, 12/1/2022, Exhibit A.

⁸ On May 21, 2021, Jerry Toth and T.T. filed a Petition to Disqualify Attorney Kohler. This court entered an Interim Order on July 5, 2022 that denied the Petitioners' request to disqualify Attorney Kohler because Petitioners "lack standing to move for disqualification and any potential grounds for disqualification have been expressly waived by Geoffrey Toth knowingly, intelligently, and voluntarily." Interim Order, 7/5/2022, p. 1. This court's stated rationale reflected that Interim Order.

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15 Pa. D. & C.3d at 352-53 (quotation marks and ellipsis omitted).

In Reidenbach's Estate, the spouse of the incapacitated person was alive and therefore he was the only person entitled to a share of the intestate estate pursuant to 20 Pa.C.S. §2102(1). The nephew had no right to a share of the intestate estate thus no right to notice of a petition seeking an encumbrance on the estate and thus no standing to object to the petition for allowance of attorneys' fees from the estate. The Superior Court cited Reidenbach's Estate with approval in Matter of Brown, 507 A.2d 418 (Pa.Super. 1986) when it held that an incapacitated person's attorney-in-fact had no standing to appeal an adjudication of incapacitation since she was a "nonrelative [and] could not ever possess an interest as an intestate heir and was not entitled to be notified of [the] inc[apacitation] adjudication, nor able to file objections below." 507 A.2d at 419. The Superior Court in Matter of Brown reasoned that "[p]ursuant to 20 Pa.C.S. § 5511(a), only those persons who are sui juris and would be entitled to share in the alleged inc[apacitated person's] estate are required to be notified of impending inc[apacitation] proceedings [and i]t follows that the class of individuals entitled to challenge the adjudication should be limited to these same intestate heirs and the alleged inc[apacitated person] himself." 507 A.2d at 419.

Here, Chester County has no local rule requiring notice on intestate heirs as in Reidenbach's Estate. Still, even if it had, the nephews would lack standing. Geoffrey Toth is without issue, and his parents are deceased, but his brother Jerry Toth is alive. That meant that Jerry Toth's issue, the nephews, had no right to a share of Geoffrey Toth's intestate estate. 20 Pa.C.S. § 2103(3) ("Brothers, sisters, or their issue.-- If no parent survives the decedent, then to the issue of each of the decedent's parents.") (emphasis omitted); 20 Pa.C.S. § 2104 (Rule of Succession). That meant the nephews had no standing to oppose the Petition for the Allowance of Attorneys' Fees which sought attorneys' fees from the Estate. Reidenbach's Estate, supra.

More than that, the nephews lacked standing under the general rule. "[A] party seeking judicial resolution of a controversy in this Commonwealth must, as a prerequisite, establish that he has standing to maintain the action." In re Hickson, 821 A.2d 1238, 1243 (Pa. 2003) (quoting Bergdoll v. Kane, 731 A.2d 1261, 1268 (Pa. 1999)). The doctrine of standing "is a prudential, judicially created principle designed to winnow out litigants who have no direct interest in a judicial matter." Commonwealth of Pennsylvania, Office of the Governor v. Donahue, 98 A.3d 1223, 1229 (Pa. 2014).

For standing to exist, the underlying controversy must be real and concrete, such that the party initiating the legal action has, in fact, been "aggrieved." Pittsburgh Palisades Park, LLC v. Commonwealth, 585 Pa. 196, 888 A.2d 655, 659 (2005). As this Court explained in William Penn Parking Garage, "the core concept [of standing] is that a person who is not adversely affected in any way by the matter he seeks to challenge is not 'aggrieved' thereby and has no standing to obtain a judicial resolution to his challenge." 346 A.2d at 280-81. A party is aggrieved for purposes of establishing standing when

the party has a “substantial, direct and immediate interest” in the outcome of litigation. *Johnson*, 8 A.3d at 329 (quoting *Fumo v. City of Philadelphia*, 601 Pa. 322, 972 A.2d 487, 496 (2009)). A party's interest is substantial when it surpasses the interest of all citizens in procuring obedience to the law; it is direct when the asserted violation shares a causal connection with the alleged harm; finally, a party's interest is immediate when the causal connection with the alleged harm is neither remote nor speculative. *Id.*

Commonwealth of Pennsylvania, Office of the Governor v. Donahue, 98 A.3d at 1229.

Here, the nephews advanced three (3) grounds why they had standing to oppose the Petition for Allowance of Attorneys’ Fees.⁹ First, they argued they have the right, the same as any interested person, to file a petition seeking a review hearing pursuant to 20 Pa.C.S. § 5512.2 which means they have standing to oppose a petition for attorneys’ fees since “[a] petition for guardianship review and opposition to [a guardian’s] petitions are inextricably entwined.” Motion, 2/2/2022, ¶ 59. *See also* Motion, 2/2/2022, ¶ 58 (citing In re: Mark A Howard, an Incapacitated Person, 1428 MDA 2016 (Pa.Super. 2017)). Second, they argued they have standing because Geoffrey Toth told Jerry Toth in November of 2020 he wanted to make T.T. the sole beneficiary of his will and because Geoffrey Toth told Jerry Toth on January 6, 2022 he plans to give Eugene Toth all his books when he dies. Motion, 2/2/2022, ¶ 60. Third, the nephews argued they have standing because the Guardian filed a Second Amended Petition to Utilize Funds Held at Vanguard on May 25, 2021 proposing to name them as alternate beneficiaries of two (2) accounts owned by the Estate. Motion, 2/2/2022, ¶ 61.

This court rejected all three (3) grounds. First, the nephews’ reliance on 20 Pa.C.S. § 5512.2 was misplaced. The statute provides that “[t]he court shall conduct a review hearing promptly if the incapacitated person, guardian or any interested party petitions the court for a hearing for reason of a significant change in the person's capacity, a change in the need for guardianship services or the guardian's failure to perform his duties in accordance with the law or to act in the best interest of the incapacitated person.” 20 Pa.C.S. § 5512.2(a). The nephews argued a *non sequitur* when they argued the right to request a review hearing must lead to the right to oppose a petition for attorneys’ fees. More than that, the nephews employed the term “interested party” as if it means “anyone who cares” which would contradict the limitations on standing enforced by Reidenbach’s Estate and Matter of Brown, *supra*, and indeed do away with the requirement of standing altogether.

Second, the nephews’ argument they might someday be named as heirs or beneficiaries admitted they are not named as heirs or beneficiaries. Speculation as to the rights they might someday possess fell far short of evidence upon which this court could have found that they are aggrieved and that their interest in the grant or denial

⁹ The nephews set forth their grounds for standing in their Motion to Dismiss the Second Amended Petition to Utilize the Funds at Vanguard and to Terminate the Guardianship of Cloud filed February 2, 2022.

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of the Petition for Allowance of Attorneys' Fees is "substantial, direct and immediate." See *Johnson*, *supra*.¹⁰

For the reasons set forth above this court believes it properly ruled that the nephews of Geoffrey lacked standing to oppose the Petition for the Allowance of Attorneys' Fees. However, even if that ruling was error, it was nevertheless proper to dismiss the nephew's Opposition because it lacked merit on its face. The nephews opposed the Petition for the Allowance of Attorneys' Fees on the ground Ms. Cloud ought not be Guardian and that no attorney representing her should receive compensation. That alone warranted dismissing the nephews' Opposition since this court had already denied Jerry Roth's request to disqualify Mr. Kohler by Interim Order entered July 5, 2022. See *In re Trust Under Will f/b/o Campbell*, 276 A.3d 209 2022 WL 620319 (Pa.Super. 2022) (preliminary objections to GAL's fee petition required no discovery or hearing where objections amounted to claim GAL ought not have been appointed and was therefore entitled to no compensation) (unpublished memorandum). Also lacking merit on its face was the nephews' claim that Mr. Kohler ought not be compensated for: (1) filing for Ms. Cloud a petition for permission to transfer funds; (2) opposing for Ms. Cloud the request that she post bond; and (3) filing for Ms. Cloud a petition for permission to make her daughter a beneficiary of accounts owned by the Estate. The nephews opposed those actions as contrary to Geoffrey Toth's best interests, not on the ground they were frivolous, dilatory, obdurate, or vexatious. Any opposition based on that ground would have lacked merit, in any event, since this court found Ms. Cloud's various requests and positions to be reasonable, if not necessarily warranting judicial relief.

Finally, dismissing the nephews' Opposition caused no prejudice to the nephews or to the Estate of Geoffrey Toth. This court reviewed the Petition for the Allowance of Attorneys' Fees on its merits (albeit without input from Jerry Toth, Esquire on behalf

¹⁰ It should be noted that Jerry Toth vacillates in his filings and arguments if he is filing on behalf of himself or on behalf of his children, Eugene and T.T. However, Jerry's attempts to intervene on behalf of himself and his children in matters concerning the Toth family have not been limited to this action. Rather, he filed on behalf of himself and his children to intervene in a matter regarding a transfer of property by a guardian for Marian Toth, who was Jerry and Geoffrey's mother. The Honorable Judge Hall held that Jerry, Eugene, and T.T. did not have standing in that guardianship matter as he was not an aggrieved party. The Superior Court, in an unpublished opinion, held that Jerry, Eugene, and T.T. Toth had no standing to object to the transfer of Property solely by the basis of being an heir at law. *Matter of Toth*, 2019 WL 1529655, *5 (Pa.Super. 2019). Nor did the naming of Eugene and T.T. in Marian's will as beneficiaries confer standing. *Id.*

Ultimately, the Superior Court opined that Jerry, Eugene, and T.T. were not a party to the transfer of Property and thus were not third-party beneficiaries. *Id.* Similarly, here the payment of fees is a transfer of property for services rendered to which Jerry, Eugene, and T.T. are not a party and in which they have no interest. Moreover, the Superior Court noted that the PEF Code did not confer standing to Jerry, Eugene, and/or T.T. *Id.* at *6. Specifically, the Superior Court noted that Jerry "as a potential heir to Marian's intestate estate, had standing under the PEF Code to appear in the prior orphans' court proceedings to determine whether Marian was incapacitated and required a guardian." *Id.* (citing *In the Matter of Brown*, 507 A.2d 418, 419 (Pa.Super. 1986); 20 Pa.C.S. § 5511(a)). However, such standing at the initial hearing to determine incapacity and appoint a guardian if needed "does not mean his standing extended to all later proceedings involving his mother's property[.]" *Id.* Similarly, here, Jerry, Eugene, and/or T.T. may have had standing at the initial guardianship hearing but not to the payment of fees to the guardian and/or legal counsel once appointed. The current matters on appeal simply rehash these arguments despite the prior rulings in an analogous situation involving Marian Toth.

of the nephews) and found Mr. Kohler's hourly rate to be reasonable in light of Mr. Kohler's experience and prevailing local rates for such legal services. Mr. Kohler's time billed and work product were reasonable given the tangled history of this case and the assets of the estate.

Accordingly, it is respectfully requested that this court's order entered December 6, 2022 should be affirmed.

BY THE COURT:

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

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CHANGE OF NAME NOTICE

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

LAW NO. 2024-05015-NC

NOTICE IS HEREBY GIVEN that the name change petition of Ana Esther Vargas, a/k/a Ana Manners was filed in the above-named court and will be heard on Monday, July 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, June 13, 2024 Name to be changed from: Ana Esther Vargas, a/k/a Ana Manners to: Ana Esther Vargas-Manners Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Thursday, June 13, 2024, effective Thursday, June 13, 2024 for AlignMed Medical Group, PC in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Medical professionals operating under corporation.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at

Harrisburg, PA on 5/23/2024, for:

ATG HOLDCO INC

Having a registered office address of:

11 Wildwood Drive
Malvern, PA 19355

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

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

ALEKSINAS, Patricia Bernadette, a/k/a Patricia Aleksinas, late of East Goshen Township. Lauren Sandusky, care of JOHN A. GAGLIARDI, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. JOHN A. GAGLIARDI, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

ALIFERIS, Shirley, late of East Bradford Township. Joseph A. Pethes, 959 N. River Rd., #407, Ottawa, ON K1K 3V3 Canada, care of HEATHER L. TURNER, Esquire, 137 N. Narberth Ave., Narberth, PA 19072, Executor. HEATHER L. TURNER, Esquire, Law Office of Heather L. Turner, 137 N. Narberth Ave., Narberth, PA 19072, atty.

AMBRUCH, Eugene M., late of Pottstown, South Coventry Township. Andrew D. Ambruch, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

BARRETT, Edward P., late of Easttown Township. Luann Barrett, care of ANDREW H. DOHAN, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 E. King Rd., Malvern, PA 19355-3049, atty.

DOYLE, Mary B., late of Tredeyffrin Township. Elizabeth Moran, care of DENIS A. GRAY, Esquire, 115 Bloomingdale Ave., Carriage House, Ste. 100, Wayne, PA 19087, Executrix. DENIS A. GRAY, Esquire, Palmer & Gray LLP, 115 Bloomingdale Ave., Carriage House, Ste. 100, Wayne, PA 19087, atty.

EKSTRAND, Gail E., a/k/a Gail Ellen Ekstrand, late of West Brandywine Township. Catherine Box, 32 Conshohocken State Rd., E3, Bala Cynwyd, PA 19004 and Stephanie Heavens, 1208 Porter St., Chester Springs, PA 19425, care of BRIAN F. BOLAND, Esquire, 2640 Westview Dr., Wyomissing, PA 19610, Executrices. BRIAN F. BOLAND, Esquire, Kozloff Stoudt, 2640 Westview Dr., Wyomissing, PA 19610, atty.

FOWLER-LAW, Caroline, late of East Whiteland Township. Linda Sweeney, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

GAULTIERE, William, late of Downingtown. Shawn Pritchett, 41 Musket Court, West Chester, PA 19382, Administratrix.

GOULD, Susan M., late of Willistown Township. Sarah M. Mears, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

HAMMAKER, Dolores, late of Chadds Ford. Robert Hammaker, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

HENNIGAN, Josephine Mary, late of Westtown Township. Joanne M. Verna, 939 Sage Road West Chester, PA 19382, Personal Representative.

JOHNSON, Tyrone, late of London Britain Township. Christina F. Russell, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administratrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

KENWORTHY, Shane M., late of Parkesburg Borough. Sheila Anne Kenworthy, care of ARTHUR S. CAVALIERE, Esquire, P.O. Box 194, Lafayette Hill, PA 19444-0194, Administratrix. ARTHUR S. CAVALIERE, Esquire, P.O. Box 194, Lafayette Hill, PA 19444-0194, atty.

KILGALLEN, Margaret M., late of Downingtown. Kevin F. Kilgallen, 411 Oakland Drive, Downingtown, PA 19335, care of JOHN J MCCREESH, IV, Esquire, 7053 Terminal Square, Upper Darby, PA

19082, Executor. JOHN J MCCREESH, IV, Esquire, McCreesh, McCreesh and Cannon, 7053 Terminal Square, Upper Darby, PA 19082, atty.

McCABE, JR., James L., late of East Goshen Township. Mary Fliieger, care of ROMAN J. KOROPEY, Esquire, 237 S. Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010, Executrix. ROMAN J. KOROPEY, Esquire, Timoney Knox LLP, 237 S. Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010, atty.

MENTO, Francis M., late of Wallace Township. Robin L. Riley, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

MILLER, F. Bruce, late of Coatesville. Sandra Blythe Miller Davies, care of GEORGE S. DONZE, Esquire, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, Donze & Donze, 696 Unionville Road, Suite 6, Kennett Square, PA 19348, atty.

NASK, Harry J., a/k/a Harry R. Nask, Sr., late of E. Goshen Twp.. Lou Ann Nask, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

PATTON, John Mateer, late of Coatesville PA, West Bradford Township. Emily Patton, 1941 W Strasburg Rd, Coatesville PA 19320, Executrix.

SIMMERS, Dolores M., late of Wallace Township. Robin L. Riley, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

SMITH, Stephen D., late of West Whiteland Township. Wesley Philip Smith, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executor. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

SOKOLOSKI, Gail R., a/k/a Gail Sokoloski, late of West Whiteland Township. Catherine Ann Sokoloski, care of RACHEL FITOUSSI, Esquire, 62 W. Princeton Rd., Bala Cynwyd, PA 19004, Executrix. RACHEL FITOUSSI, Esquire, 62 W. Princeton Rd., Bala Cynwyd, PA 19004, atty.

VENDITTA, Elizabeth H., a/k/a Elizabeth Han- num Venditta, late of East Caln Township. William H. Venditta, 220 Derry Meeting Road, Cochranville, PA 19330, care of ANITA FULWILER O'MEARA, Esquire, P.O. Box 209, Doe Run Road, Unionville, PA 19375, Executor. ANITA FULWILER O'MEARA, Esquire, The O'Meara Law Firm, P.C., P.O. Box 209, Doe Run Road, Unionville, PA 19375, atty.

WAKIL, Abraham Albert, a/k/a Abraham A. Wakil, late of East Marlborough Township. Anita M. D'Amico, 65 S. Third St., Oxford, PA 19363, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Administratrix C.T.A.. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

2nd Publication

AYOUNG, Daphne Mattie, late of Pocopson Township. Meiling Conway, 503 Radek Ct., West Chester, PA 19382, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

BARR, Douglas R., late of East Bradford Town- ship. John S. Barr, 229 Hunting Hill Ln., West Ches- ter, PA 19382, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

BELL, Helen L., late of Coatesville City. Louise Bell Devanny, 363 Kingsberry Dr., Annapolis, MD 21409, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Mat- thews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

BLAIR, Donald J., late of Phoenixville Borough. Sarah Schultz, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Administratrix. ELIZABETH R. HOW- ARD, Esquire, 301 Gay Street, P.O. Box 507, Phoe- nixville, PA 19460, atty.

BONSALL, Dolores Cynthia Thoroughgood, a/k/a Dolores C. Bonsall, late of Willistown Town- ship. Samuel G. Bonsall, Jr., 1946 Fox Hill Lane, Paoli, PA 19301, care of MARY KAYE ANTHONY, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executor. MARY KAYE ANTHONY, Es- quire, Breslin, Murphy & Roberts, 3305 Edgmont

Avenue, Brookhaven, PA 19015, atty.

BREWTON, Theresa Marie, late of Uwchlan Township. Robert Brewton, 410 Fairfax Dr., Exton, PA 19341, care of KRISTEN R. MATTHEWS, Es- quire, 14 E. Welsh Pool Rd., Exton, PA 19341, Ex- ecutor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

BROWN, Douglas Wayne, late of Township of West Whiteland. Kristin Brown, care of STEVEN M. ROMANO, Esquire, 250 W. Lancaster Ave., Suite 160, Paoli, PA 19301, Administrator. STEVEN M. ROMANO, Esquire, 250 W. Lancaster Ave., Suite 160, Paoli, PA 19301, atty.

CAMPBELL, Zachary T., late of Sadsbury Town- ship. Jeffrey B. Campbell, 6 S. Singer Ave., Paradise, PA 17562, care of KRISTEN R. MATTHEWS, Es- quire, 14 E. Welsh Pool Rd., Exton, PA 19341, Ad- ministrator. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

CLARK, Frances E., late of West Fallowfield Township. Charles E. Clark, 380 Faggs Manor Rd., Cochranville, PA 19330, care of ANITA M. D'AMI- CO, Esquire, 65 S. Third St., Oxford, PA 19363, Ad- ministrator. ANITA M. D'AMICO, Esquire, D'Ami- co Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

DiBIASE, Vincent, late of West Chester. Michelle MacPherson, 1401 Full Cry Ct., West Chester, PA 19380, care of MARISSA MURTAUGH, Esquire, 1800 E. Lancaster Ave., Paoli, PA 19301, Executrix. MARISSA MURTAUGH, Esquire, Platt, DiGiorgio & DiFabio, 1800 E. Lancaster Ave., Paoli, PA 19301, atty.

FORBUS, Margaret A., late of Tredyffrin Town- ship. Carlotta Johnston-Pugh, 1368 Upper Gulph Road, Radnor, PA 19087, Administrator.

GALLAGHER, JR., Gerard A., late of West Goshen Township. Alicia Gallagher, 306 Reynolds Ln., West Chester, PA 19380 and Charles Gallagher, 834 St. Charles Place, Ocean City, NJ 08226, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executors. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

GOSLINE, Sandra L., late of East Marlborough Township. Sharon M. Blake, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Es- quire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GROSS, John Robert, late of Easttown Township. Robert Brewton, 410 Fairfax Dr., Exton, PA 19341, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

ADMINISTRATORS NOTICE

ESTATE OF THERESA E. HANLEY

LATE OF COATESVILLE, CHESTER COUNTY
NO. 15-24-0363

Berks County, Pennsylvania, **Deceased**

Letters of Administration on the above estate having been granted to Edward Hanley, Administrator, all persons indebted to the estate are requested to make payment and those having claims present the same, without delay, to the undersigned.

SCOTT G. HOH, Esquire
Resolution Law Group, LLC
606 North 5th Street
Reading, PA 19601

HORAN, Margaret P., late of East Whiteland Township. Sharon A. Horan, care of JOSEPH T. MATTSON, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083, Administratrix. JOSEPH T. MATTSON, Esquire, Donohue, McKee & Mattson, LTD., 1 N. Ormond Ave., Office, Havertown, PA 19083, atty.

KEEGAN, III, William F., late of Westtown Township. Michael A. Keegan, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

KINNEY, Geraldine, late of Coatesville. Troy Kinney, 118 Jacobs Drive, Coatesville, PA 19320, care of DANIEL D. MARTIN, Esquire, 107 W. Clay Creek Lane, Kennett Square, PA 19348, Executor. DANIEL D. MARTIN, Esquire, Daniel D. Martin & Associates LLC, 107 W. Clay Creek Lane, Kennett Square, PA 19348, atty.

LAUER, Carol G., late of Kennett Square. Jodi L. Mackey, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

MARTONIK, Brian Christopher, late of Oxford. Kristin Martonik, 5 Breckenridge Drive, Oxford, PA 19363, care of MARTA M. DYBOWSKI, Esquire, 726 Yorklyn Road, Hockessin, DE 19707, Personal Representative. MARTA M. DYBOWSKI, Esquire, The Marta Firm, 726 Yorklyn Road, Hockessin, DE

19707, atty.

MCCOOL, Charlotte Joan, late of Penn Township. Susan Essich-Kruse, PO Box 14314, Greenville, South Carolina 29610, and Robin M. Ristenbatt, PO Box 14314, Greenville, South Carolina 29610, Executors.

McQUAID, Dora A., late of Pocopson Township. Robert McQuaid, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

MOYER, Kay S., late of the Borough of Pottstown, PA. Diane Moyer, 806 Hunters Run Road, Pottstown, PA 19465, Executrix.

NOBLE, Cynthia A., late of East Coventry Township. Tammy I. Noble, care of KENNETH E. PICARDI, Esquire, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464-0776, Executrix. KENNETH E. PICARDI, Esquire, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464-0776, atty.

PATTON JR., John Mateer, late of Coatesville, West Bradford Township. Emily Patton, 1941 W. Strasburg Rd, Coatesville, PA 19320, Executor.

PETIET, Melinda Susan, a/k/a Melinda S. Petiet, late of East Pikeland Township. Ron Kirk Stevens, 1107 Denise Circle, Phoenixville, PA 19460, care of JAMES R. FREEMAN, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. JAMES R. FREEMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

PROSS, Kathleen J., late of Warwick Township. Ronald A. Hughes, 2852 S. Hill Camp Rd., Pottstown, PA 19465, care of DAVID A. KAPLAN, Esquire, 41 E. High St., Pottstown, PA 19464, Administrator. DAVID A. KAPLAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SHAH, Abhi V., a/k/a Abhi Vinubhai Shah, late of Birmingham Township. Suthida Shah, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

SIGISMONDI, John C., late of East Goshen Township. Linda S. Giannini, 22453 Tiki Dr, Boca Raton, FL, 33428, Executor.

SPEARS, James E., a/k/a James Edward Spears, late of Oxford Township. Rebekah Marshall, 142 Tweed Rd., Oxford, PA 19363, 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.

STEPHANO, Eleanor Rhue, a/k/a Rhue Stephano, late of West Brandywine Township. Alisa R. Stephano, 1720 S. Iseminger St., Philadelphia, PA 19148, Executrix.

WALLIS, Dustin Jay, late of West Whiteland Township. Carolina Romero Zamora, 430 Ivory Road, York, PA 17402, care of ERIK D. SPURLIN, Esquire, 96 S. George St, Ste. 520, York, PA 17401, Administratrix. ERIK D. SPURLIN, Esquire, MPL Law Firm, 96 S. George St, Ste. 520, York, PA 17401, atty.

WHITING, Chester E., late of West Bradford Township. Victoria Willard, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

WRIGHT, Lida A., a/k/a Lida W. Merz, late of Willistown Township. Leanne Merz McMenamin, care of MERIDETH E. KETTERER, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrix. MERIDETH E. KETTERER, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

3rd Publication

ABRAHAMSEN, Thomas Christian, a/k/a Thomas C. Abrahamsen and Thomas Abrahamsen, late of West Whiteland Township. Renee Abrahamsen, care of MICHAEL DELTERGO, Esquire, 13 Rockland Circle, Wayne, PA 19087, Personal Representative. MICHAEL DELTERGO, Esquire, 13 Rockland Circle, Wayne, PA 19087, atty.

BAIRD, Irma M., late of Upper Uwchlan Township. Barbara Baird, care of CYNTHIA LOVE DENGGLER, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Executrix. CYNTHIA LOVE DENGGLER, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

BOYD, Patricia Ann, late of Exton. Linda L. Draves, 6 Fox Ridge Road, Glenmore PA 19343, care of CHARLES W. PROCTOR, III, Esquire, 1450 E Boot Road, Bldg 400D, West Chester, PA 19380, Executrix. CHARLES W. PROCTOR, III, Esquire, PLA Associates PC, 1450 E Boot Road, Bldg 400D, West Chester, PA 19380, atty.

BRUNET, Helen Tower, late of Coatesville. Stuart R. Brunet, PO Box 1602, San Anselmo, CA 94979 and Geoffrey Brunet 1370 S York St, Denver, CO 80210, Executors.

COLLINS, Mary Elizabeth, late of Willistown Township. Patrick Timothy Collins, care of JENNIFER L. SIMONS, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Administrator. JENNIFER L. SIMONS, Esquire, McAndrews, Mehalick, Connolly, Hulse & Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

CONAWAY, Wayne Elias, late of West Chester. Teresa McCarthy, 3510 Goshen Road, Newtown Square, PA 19073, Executrix.

DESCOURS, Mariah Ann, a/k/a Ann Descours and Mariah Ann Hunsberger Descours, late of Malvern. Melissa Hunsberger-Raby, 48 Fahnestock Road Malvern, PA 19355, care of LEO T. WHITE, Esquire, 1220 Valley Forge Road, Ste. 37B, Phoenixville, PA 19460, Executrix. LEO T. WHITE, Esquire, Law Offices of Leo T. White, LLC, 1220 Valley Forge Road, Ste. 37B, Phoenixville, PA 19460, atty.

DEVLIN, Joan Theresa, a/k/a Joan T. Devlin, late of East Goshen Township. Nicole C. Devlin, 418 Henley Dr., Exton, PA 19341, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

DRAGONETTI, Joan Celebre, a/k/a Joan A. Dragonetti, late of Honey Brook Township. Lisa K. Schubel, 25 South Main Street, #163, Yardley, PA 19067, care of LISA K. SCHUBEL, Esquire, 25 S. Main Street, #163, Yardley, PA 19067, Executrix. LISA K. SCHUBEL, Esquire, 25 S. Main Street, #163, Yardley, PA 19067, atty.

GLASS, JR., Clarence T., late of West Chester Borough. Suzanne M. Tronco, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Media, PA 19063, Executrix. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 W. Third St., Media, PA 19063, atty.

HOLSCLAW, Irene S., late of East Whiteland Twp. Nanette L. Holsclaw, 105 E. Philadelphia Ave., Boyertown, PA 19512, care of NICOLE C. MANLEY, Esquire, 105 E. Philadelphia Ave., Boyertown, PA 19512, Executrix. NICOLE C. MANLEY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 E. Philadelphia Ave., Boyertown, PA 19512, atty.

KOMARA, Joseph Victor, a/k/a Joe Komara and Joseph V Komara, late of Upper Uwchlan. Deborah J Gunn, 1436 Gallagherville Road, Downingtown, PA,

19335, Executrix.

KRAUSS, Ruth Ann, late of Penn Township. Eric C. Krauss, 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.

KUNTZLEMAN, Eleanor, late of East Coventry Township. Joseph R. Buchert, 23 Chestnut Ln., Bechtelsville, PA 19505, care of JAMES C. KOVALESKI, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

LAW III, Charles Stanton, late of Tredyffrin Township. Linda Sweeney, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

LOGAN, Thomas M, a/k/a Thomas Martin Logan, late of West Whiteland Township. Andrew S. Logan, care of LISA COMBER HALL, Esquire, 27 South Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 South Darlington Street, West Chester, PA 19382, atty.

MAGUIRE, David Brian, late of East Fallowfield. Maura Maguire, 1617 Horseshoe Trail, East Fallowfield, PA 19320, Executrix.

MANTHORPE, Sandra A., late of West Brandywine Township. Linda M. Manthorpe, 1405 Norman Rd., Havertown, PA 19083, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

MIDGETT JR, Raymond Whitehurst, late of Kennett Square. Steven Midgett, Box 2031 South-eastern, PA 19399, Executor.

MILLER, Glenn A., late of East Coventry Twp.. Mark A. Miller, 37 Chapel Rd., New Hope, PA 18938, care of DOROTHY K. WEIK-HANGE, Esquire, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964, Executor. DOROTHY K. WEIK-HANGE, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964, atty.

MURPHY, Edward Thomas, late of Spring City. John R. Murphy, 20 Bowman Ct, Royersford, PA 19468, Executor.

PALADINO, Barbara A., late of East Bradford Township. Kate Paladino, 8 Kristen Circle, Downingtown, PA 19335, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

SCHOCK, Joan Etta, a/k/a Joan E. Schock, late of West Bradford Township. Deborah J. Fransiscus, 112 Friends Meeting House Road, Cochranville, PA 19330, 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.

STAUTS, Barbara A., late of Tredyffrin Township. Elizabeth L. Boyle, 200 E. 84TH St., #16G, New York, NY 10028, care of KRISTEN R. MATTHEWS, Esquire, 14 E. Welsh Pool Rd., Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341, atty.

TOMPKINS, Jacques H., late of Tredyffrin Township. Jacques L. Tompkins, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executor. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

WICKWARD, Donald L., late of Phoenixville. Donald L. Wickward, Jr., 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, care of JUDITH L. WATTS, Esquire, 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, Executor. JUDITH L. WATTS, Esquire, Yergey.Daylor.Allebach.Scheffey.Picardi, 1129 E. High Street, P. O. Box 776, Pottstown, PA 19464, atty.

WILSON, Nancy C., a/k/a Nancy Johnson Cunningham and Nancy Jean Cunningham, late of Tredyffrin Township. ERIN KIRSCH, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

WILSON, Russell W., late of Tredyffrin Township. Erin Kirsch, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, 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

Career News Today LLC, with its principal place of business at 53 Darby Road, Suite F, Paoli, PA 19301. The application has been (or will be) filed on: Sunday, June 16, 2024. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Lynne Williams, 53 Darby Road, Suite F, Paoli, PA 19301.

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 14, 2024, for **To The Bloom** with a principal place of business located at 805 Winchester Ct., West Chester, PA 19382 in Chester County. The individual interested in this business is Erin Wallace, also located at 805 Winchester Ct., West Chester, PA 19382. This is filed in compliance with 54 Pa.C.S. 311.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation – Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 6/5/2024, for:

West Goshen Police Association
1025 Paoli Pike
West Chester, PA 19380

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

2nd Publication of 3

TRUST NOTICE

DEED OF TRUST OF LIDA A. WRIGHT DATED FEBRUARY 3, 2009, AS AMENDED

LIDA A. WRIGHT a/k/a LIDA W. MERZ, Deceased

Late of Willistown Township, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to LEANNE M. McMENAMIN, SALLY M. LAYDEN and BANK OF AMERICA (attn.: Christine Lademann), TRUSTEES, c/o Merideth E. Ketterer, Esq., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428,
Or to their Attorney:
MERIDETH E. KETTERER
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.
1001 Conshohocken State Rd., Ste. 1-300
West Conshohocken, PA 19428

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, July 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, August 19th, 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. 24-7-177

Writ of Execution No. 2023-08885

DEBT \$164,179.39

All that certain messuage and lot of land Situate in Honeybrook Township, Chester County, Pennsylvania, bounded and described as follows:

Beginning at a milestone on the south bank of saw mill race, thence by land late of D. McFarlan's saw mill tract, South 28 1/4 degrees West 2.2 perches to a walnut tree; thence by said tract along the north side of a public road, South 66 degrees West, 16.7 perches to a stake; thence by land late of Samuel Crouse, North 20 degrees

West, 10.9 perches to a lime stone on the south side of race, and along same North 84 degrees East 9.8 perches to a stone, and South 26 degrees East 10.9 perches to the place of beginning.

Containing 130 perches, more or less

Also all those two certain lots or pieces of ground, situate in Honey Brook Township, Chester County, Pennsylvania bounded and described according to a Subdivision Plan for William J. McCuen, Jr., made by Comstock & Stapleton, Registered Land Surveyors, dated July 4, 1973, as follows, to wit:

Beginning at a spike on the title line in the bed of Cupola Road (T-376) a corner of lands of Rose Spinelli; thence along said lands North 15 degrees 51 minutes 30 seconds West crossing the Northerly side of Cupola Road 231.56 feet to an iron pin in line of lands now or late of King; thence along the same North 58 degrees 38 minutes 30 seconds East 98.97 feet to a marble monument, a corner of lands of George J. Miller; thence along the same South 37 degrees 32 minutes 00 seconds East 201.00 feet to an iron pin, a corner of lands of Walter W. Barto; thence along the same South 36 degrees 17 minutes 00 seconds East recrossing the Northerly side of Cupola Road 38.00 feet to a spike on the title line in the bed of said road; thence along the same South 63 degrees 07, minutes - seconds West 386.29 feet to the first mentioned spike and place of beginning.

Containing .7579 acres of land more or less. Being tract #1 on said plan.

And also beginning at an iron pin near the Northerly side of Cupola Road (T- 376), said pin being set in line of Tract #1, on said plan, and also being set at the Northwesterly corner of lands of Walter W. Barto, and the Southwesterly corner of lands of George J. Miller, thence from said beginning point and along lands of Miller the four following courses and distances:

(1) North 64 degrees 35 minutes 30 seconds East 285.00 feet to an iron pin set on the Northerly side of Cupola Road; (2) North 26 degrees 37 minutes 30 seconds East 33.56 feet to an iron pin; (3) North 78 degrees 09 minutes 30 seconds West 32.99 feet to an iron pin; (4) North 47 degrees 36 minutes 30 seconds East 31.21 feet to a concrete monument a corner of lands of Lewis R Frame; thence leaving said corner of Frame and along lands of William J. McCuen, Jr. of which this was a part, the three following courses and distances: (1) South 37 degrees 25 minutes 00 seconds East crossing the Northerly side of Cupola Road 67.89 feet to a spike set on the title line in the bed of said road; thence along the same (2) South 63 degrees 53 minutes 20 seconds West 151.15 feet to a spike; (3) South 58 degrees 19 minutes 00 seconds West 112.45 feet to a spike in line of lands of Walter W. Barto; thence along said lands South 89 degrees 32 minutes 15 seconds West recrossing the Northerly side of Cupola Road 73.07 feet to the first mentioned iron pin and place of beginning. Containing .1719 acres of land more or less. Being Tract #2 on said plan.

BEING THE SAME PREMISES which William O. Trindle, Jr., and Jane M. Trindle, his wife, by Deed dated November 20, 1965 and recorded November 30, 1965 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book T36, Page 53 granted and conveyed unto George J. Miller, Sr., and Janet K. Miller, his wife in fee.

BEING THE SAME PREMISES which GRANTORS William J. McCuen, Jr, and Dawn K. McCuen, his wife, by Deed dated May 31, 1974 and recorded May 31, 1974 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book K43, Page 54 granted and conveyed unto George J. Miller, Sr., and Janet K. Miller, his wife in fee.

BEING THE SAME PREMISES which GRANTORS Janet K. Miller and George

J. Miller, Sr., by Deed dated February 23, 2017 and recorded March 7, 2017 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 9504, Page 275, Instrument No: 11531364 granted and conveyed unto Janet K. Miller and George J. Miller in fee.

AND THE SAID George J. Miller, Sr. departed this life on or about May 19, 2019 thereby vesting title unto Janet K. Miller by operation of law.

AND THE SAID Janet K. Miller departed this life on or about June 13, 2023 thereby vesting title unto George J. Miller, Jr, and Jodyann Tait, known heir of Janet K. Miller and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or interest from or under Janet K. Miller, deceased.

Tax Parcel # 22-8-37

PLAINTIFF: Planet Home Lending, LLC
VS

DEFENDANT: **George J. Miller, Jr., Executor of the Estate of Janet K. Miller, Deceased**

SALE ADDRESS: 759 Cupola Road, Honey Brook, PA 19344

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

SALE NO. 24-7-178

Writ of Execution No. 2023-04803

DEBT \$216,058.37

All that certain lot or tract of land, with the hereditaments and appurtenances thereon erected, situate in the Township of East Vincent, County of Chester and State of Pennsylvania, bounded and described in accordance with a draft of lands of Paul G. Hoffecker made by Ralph E. Shaner and Son, Engineering Company, Pottstown, PA dated July 19, 1965 as follows, to wit:

Beginning at a point a corner of this and lot

No.19 on said Draft, said point being in the bed of Hoeffecker Road (legal width thirty three feet and ultimate width of fifty feet) and being distant along and in the bed of said road the 2 following courses and distances from a corner of lands now or late of Paul Huston viz;(1) South 36 degrees 15 minutes West four hundred thirty five feet to a point an angle in said road, and (2) South 12 degrees 02 minutes West twenty six and forty two one hundredths feet thence extending from said point of beginning and continuing along and in the bed of said Hoeffecker Road the next 2 courses and distances(1) South 12 degrees 02 minutes West ninety seven and ninety six one hundredths feet to a point an angle in said road and (2) South 05 degrees 03 minutes East fifty two and four one hundredths feet to a point a corner of this and other lands of Robert E. Wilson and Barchester, Inc. of which this was a part; thence extending along the same the 3 next courses and distances (1) South 84 degrees 57 minutes West two hundred ninety five feet to a point a corner (2) North 05 degrees 03 minutes West ninety six and thirty five one hundredths feet to a point and (3) North 12 degrees 02 minutes East one hundred forty two and twenty seven one hundredths feet to a point a corner of this and lot No. 19 on said Draft; thence extending along the same South 77 degrees 58 minutes East two hundred ninety five feet to a point a corner in bed of Hoeffecker Road aforesaid being the first mentioned point and place of beginning.

Being lot No. 18 on the above mentioned plan BEING THE SAME PREMISES which John Michael Duffy and Lisa Duffy, by Deed dated 6/10/2005 and recorded in the Office of the Recorder of Deeds of Chester County on 6/15/2005 in Deed Book Volume 6520, Page 1151, granted and conveyed unto Erik Van Sinderen and Stephanie Selig.

Tax Parcel # 21-5-1943C

IMPROVEMENTS thereon: a residential

property

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2023-A

VS

DEFENDANT: **Erik Van Sinderen & Stephanie Selig**

SALE ADDRESS: 233 Hoeffecker Road, Phoenixville a/k/a Spring City, PA 19460

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

SALE NO. 24-7-181

Writ of Execution No. 2016-01474

DEBT \$6,296.89

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected,

hereditaments and appurtenances, situate in the Township of West Goshen, County of Chester, State of Pennsylvania.

Tax Parcel # 52-7-26.2

PLAINTIFF: West Goshen Township

VS

DEFENDANT: **Sara J. Franco**

SALE ADDRESS: 205 Larchwood Road, West Chester, PA 19382

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

SALE NO. 24-7-182

Writ of Execution No. 2022-07220

DEBT \$117,712.22

PROPERTY SITUATE IN BOROUGH OF SOUTH COATESVILLE

Tax Parcel # 090300400500

IMPROVEMENTS thereon: a residential dwelling

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

VS

DEFENDANT: CAMERON BROWN Solely in Her Capacity as Heir of Terry Louis Goins Sr, Deceased, TERRON GOINS Solely in His Capacity as Heir of Terry Louis Goins Sr, Deceased, TERRY GOIN JR., Solely in His Capacity as Heir of Terry Louis Goins Sr, Deceased, TIERRA GOINS Solely in Her Capacity as Heir of Terry Louis Goins Sr, Deceased, The Unknown Heirs of Terry Louis Goins Sr., Deceased, SHANEA ROBINSON Solely on Her Capacity as Heir of Terry Louis Goins Sr, Deceased

SALE ADDRESS: 10 Lafayette Avenue, Coatesville, PA 19320

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

SALE NO. 24-7-183

Writ of Execution No. 2023-05662

DEBT \$29,483.32

PROPERTY SITUATE IN TOWNSHIP OF WEST WHITELAND

Tax Parcel # 4105R01830000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: RELIANCE G. JULES

SALE ADDRESS: 183 Stirling Court, West Chester, PA 19380

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

SALE NO. 24-7-184

Writ of Execution No. 2024-01869

DEBT \$5,753.20

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances situate in the Township of Caln, County of Chester and State of Pennsylvania bounded and described according to an "as built" plan of Lots 31 through 38 "Caln Crest" made by Berger & Hayes, Inc. Consulting Engineers and Surveyors of Thorndale, Pennsylvania under date of 1/22/1974 as follows, to wit:

BEGINNING at a point on the southwesterly side of Caranel Road (50 feet wide), which said point is distant 136.64 feet, measured the two following courses and distances from the southern terminus of a radial round corner of the northwesterly side of Andrew Road (50 feet wide); (1) on the arc of a circle curving to the left and having a radius of 10 feet the arc distance of 12.41 feet; and (2) north 53 degrees 28 minutes 18 seconds west 124.23 feet; thence extending along the said southwesterly side of Caranel Road north 53 degrees 28 minutes 18 seconds west 20 feet to a corner of Lot No. 36; thence extending along line of side lot south 36 degrees 31 minutes 42 seconds west passing through the middle of a party wall erected between these and premises to the southwest 135.01 feet to a point; thence extending south 53 degrees 28 minutes 18 seconds east 20 feet to a corner lot no 34; thence extending along line of said lot north 36 degrees 31 minutes 42 seconds east passing through the middle of a party wall erected between these and premises to the northeast 135 feet to the first mentioned point and place of beginning.

BEING the same premises which Stephanie Jacks, by Deed dated October 5, 2010 and recorded in the Office for the Recording of Deeds in and for Chester County

in Deed Book 8020 at Page 711 et seq., granted and conveyed unto Crestline Investments LLC.

Tax Parcel # 39-3R-158

PLAINTIFF: Caln Crest Community Association

VS

DEFENDANT: **Crestline Investments LLC**

SALE ADDRESS: 1806 Crest Drive, Coatesville, PA 19320

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

SALE NO. 24-7-185

Writ of Execution No. 2024-00162

DEBT \$183,945.08

ALL THAT CERTAIN unit in the property known, named and identified as Sugartown Ridge Condominium, located in East Whiteland Township, Chester County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C. S. 3101 et seq by the recording in the County of Chester Department of Records of a Declaration dated 9-24-1999 and recorded 9-29-1999 in Record Book 4643 Page 95, being and designated as Unit #3 together with a proportionate undivided interest in the common Elements (as defined in such Declaration) of ___%.

AND ALSO DESCRIBED AS FOLLOWS: BEGINNING at a point on the Southeasterly side of Shady Brook Lane, a corner of Unit #2 as shown on said plan, thence extending from said point and along said side of Unit #2 South 28 degrees 20 minutes, 26 seconds East 88.98 feet to a point and corner of Lands of Open Space as shown on said Plan, thence extending along said side of lands of Open Space South 67 degrees 34 minutes, 42 seconds West 84.64 feet to a point and corner of

Unit #4 on said Plan, thence extending along said side of Unit #4 North 24 degrees 13 minutes, 58 seconds West 83.11 feet to a point on the Southeasterly side of said Shady Brook Lane, thence extending along said side of Shady Brook Lane North 63 degrees 35 minutes, 50 seconds East 78.28 feet to the first mentioned point and place of beginning.

BEING UNIT NO. 3 on said Plan.

BEING THE SAME PREMISES which Sugartown Ridge Associates by Deed dated 11/20/2000 and recorded in the Office of the Recorder of Deeds of Chester County on 1/25/2001 in Deed Book Volume 4888, Page 0715, granted and conveyed unto Joseph J. Coffey and Kimberly L. Coffey. Said Joseph J. Coffey died on April 9, 2012 vesting title in Kimberly L. Coffey as surviving tenant by the entireties.

***PROPERTY SOLD SUBJECT TO MORTGAGE**

Tax Parcel # 42-4-281.3

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association

VS

DEFENDANT: **Kimberly L. Coffey**

SALE ADDRESS: 5 Shady Brook Lane, Malvern, PA 19355

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

SALE NO. 24-7-186

Writ of Execution No. 2020-02922

DEBT \$649,981.45

ALL THAT CERTAIN lot or piece of ground, with the hereditaments and appurtenances, thereon erected, Situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and

described according to a Subdivision Plan property of Frank J. Fanelli, Inc., known as Glenhardie Farm, made by Yerkes Associates Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pa., dated 1/10/1978 last revised 5/3/1978 as follows to wit:

BEGINNING at a point on the Northeast-erly side of Gulph Road (L.R. 544) which point is measured the 2 following courses and distances from a point of curve on the Southeasterly side of Richard Road (50 feet wide) (as shown on said Plan) (1) extending from said point of curve on a line curving to the left having a radius of 25.00 feet, the arc distance of 58.20 feet to a point of tangent and (2) South 74 degrees, 20 minutes, 30 seconds East, 374.64 feet to the point and place of beginning; thence extending from said beginning point along Lot No. 30, North 15 degrees, 58 minutes, 30 seconds East, crossing a 20 feet wide sanitary sewer easement 182.51 feet to a point in line of Lot No. 27; thence extending partly along the same and partly along Lots 26 and 25 South 80 degrees, 18 minutes, 20 seconds East, 112.72 feet to a point, a corner of Lot No. 32; thence extending along the same South 15 degrees, 39 minutes, 30 seconds West, recrossing said 20 feet wide sanitary sewer easement 179.22 feet to a point on the Northeast-erly side of Gulph Road, aforesaid, thence extending along the same the 3 following courses and distances (1) North 74 degrees, 20 minutes, 30 seconds West, 77.81 feet to a point (2) South 15 degrees, 39 minutes, 30 seconds West, 15.00 feet to a point and (3) North 74 degrees, 20 minutes, 30 seconds West, 35.32 feet to the first men-tioned point and place of beginning.

CONTAINING 20,044 square feet of land be the same more or less.

BEING Lot No. 31 as shown on said Plan. BEING the same premises which Fanel-li-Harlan Builders, Inc., a Corporation by Deed dated December 28, 1979, and re-corded in the Office of Recorder of Deeds

of Chester County on January 3, 1980 at Book F56, Page 510 granted and conveyed unto Paul W. Gaffney and Sheila M. Gaff-ney, his wife, their heirs and assigns, as Tenants by the Entireties. Sheila Gaffney a/k/a Sheila M. Gaffney departed this life on February 16, 2016, passing right, title and interest to Paul Gaffney a/k/a Paul W. Gaffney.

Tax Parcel # 4302N00140300

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquet Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10, by its servicer PHH Mortgage Cor-poration

VS

DEFENDANT: **Paul Gaffney a/k/a Paul W. Gaffney**

SALE ADDRESS: 767 Gulph Road, Wayne, PA 19087

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

SALE NO. 24-7-187

Writ of Execution No. 2023-04030

DEBT \$336,110.29

ALL THAT CERTAIN LOT OR PIECE OF GROUND, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF LONDON GROVE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF MED-FORD FARMS, MADE BY LAKE, RO-EDER HILLARD AND ASSOCIATES, LANCASTER, PENNSYLVANIA (717) 397- 9037 DATED 08/20/2001 AND RECORDED IN CHESTER COUNTY PLAN FILE NO. 16157, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT OF CURVE ON THE EASTERLY SIDE OF BRIAR-

CLIFF CIRCLE, SAID POINT BEING A CORNER OF LOT NO. 55; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG BRIARCLIFF CIRCLE THE 3 COURSES AND DISTANCES; (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 175 FEET, THE ARC DISTANCE OF 40.81 FEET TO A POINT OF TANGENT; (2) NORTH 50 DEGREES, 49 MINUTES, 52 SECONDS WEST, 53.40 FEET TO A POINT OF CURVE AND (3) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 25 FEET THE ARC DISTANCE OF 40.36 FEET TO A POINT OF CURVE ON THE SOUTHERLY SIDE OF CAVERSHAM DRIVE; THENCE EXTENDING ALONG SAME THE 2 COURSES AND DISTANCES; (1) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 300 FEET, THE ARC DISTANCE OF 94.34 FEET TO A POINT OF TANGENT AND (2) NORTH 59 DEGREES, 40 MINUTES, 41 SECONDS EAST 87.46 FEET TO A POINT IN LINE OF OPEN SPACE THENCE ALONG THE SAME SOUTH 30 DEGREES 19 MINUTES 19 SECONDS EAST 115.81 FEET TO A POINT, A CORNER OF LOT NO. 55; THENCE ALONG THE SAME SOUTH 52 DEGREES 31 MINUTES 54 SECONDS WEST, 168.80 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES which Brian E. Dunbar and Nancy K. Dunbar, Husband and Wife, by Deed dated 1/12/2018 and recorded in the Office of the Recorder of Deeds of Chester County on 1/31/2018 in Deed Book Volume 9691, Page 2144, granted and conveyed unto Jonathan C. Curtis and Lisa D. Curtis.

Tax Parcel # 59-8-134.56

IMPROVEMENTS thereon: a residential property

PLAINTIFF: NewRez LLC FKA New Penn Financial, LLC D/B/A Shellpoint Mortgage

VS

DEFENDANT: **Jonathan C. Curtis & Lisa D. Curtis**

SALE ADDRESS: 1 Briarcliff Circle, West Grove, PA 19390

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

SALE NO. 24-7-188
Writ of Execution No. 2023-10097
DEBT \$32,659.04

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

All that certain lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Wallace, County of Chester and State of Pennsylvania, bounded and described according to a Final Plan Subdivision of the former Jonathan Styer Farm, made by K. R. Comstock, Jr., Registered Land Surveyor, Glen Moore, Pa., dated April 1, 1971 and recorded June 2, 1971 in Plan Book 38, Page 2, as follows, to wit:-

Beginning at a point marking the intersection of the title line in the bed of Little Conestoga Road (L. R. 15052) (thirty-three feet wide) with the southeasterly side of Denton Drive (when extended) (fifty feet wide) (as shown on said Plan); thence extending from said beginning point along the southeasterly side of Denton Drive the three following courses and distances: (1) North twenty degrees, twenty-five minutes East, fifty feet to a point of curve; (2) on a line curving to the right having a radius of

one thousand one hundred thirty-one and eight onehundredths feet the arc distance of one twenty-two and fifty-six one-hundredths feet to a point of tangent; and (3) North twenty-six degrees, thirty-seven minutes, thirty seconds East, two hundred thirty-two feet to a point; thence extending South sixty-three degrees, twenty-two minutes, thirty seconds East, two hundred eighty-five and sixty-six one-hundredths feet to a point; thence extending South forty-one degrees, twenty-one minutes West, two hundred ninety-five and fifty-five one-hundredths feet to a point; thence extending South thirty-seven degrees, thirty-six minutes, thirty seconds West, one hundred feet and fifty-two one-hundredths of a foot to a point in the title line in the bed of Little Conestoga Road, aforesaid; thence extending along the same North sixty-nine degrees, thirty-five minutes West, one hundred eighty and forty one-hundredths feet to the first mentioned point and place of beginning.

Containing 2.112 acres of land, be the same more or less.

Being Lot No. 16 as shown on said Plan.

BEING THE SAME PROPERTY CONVEYED TO FRANCIS R. ARMSTRONG AND MIRIAM M. C. ARMSTRONG, HIS WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM FERGUSON & FLYNN ENTERPRISES, INC., DATED SEPTEMBER 7, 1971, RECORDED SEPTEMBER 10, 1971, AT DEED BOOK D 40, PAGE 945, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 3104 00120900

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Francis R. Armstrong, Jr., AKA Francis R. Armstrong**

SALE ADDRESS: 8 Denton Drive, Glenmoore, PA 19343

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

SALE NO. 24-7-189
Writ of Execution No. 2022-05654
DEBT \$216,678.53

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

All that certain tract of land situate in the Borough of Oxford, Chester County, Pennsylvania, known as Lot 1 on the final plan of R.S. McMichael recorded in the Recorder's Office in and for Chester County, Pennsylvania in Subdivision Plan file No. more fully bounded and described as follows:

Beginning at a point along Commerce Street at a corner of Lot No. 2 on said plan; Thence extending along said Street, North 08 degrees 47 minutes 48 seconds East 62.59 feet to a point; Thence extending along other lands, South 79 degrees 30 minutes 21 seconds East 171.44 feet to a point; Thence extending South 13 degrees 14 minutes 39 seconds West 55.565 feet to a point; Thence extending along Lot No. 2 aforesaid North 81 degrees 55 minutes 44 seconds West 167.07 feet to the place of beginning.

BEING THE SAME PROPERTY CONVEYED TO JEDEDIAH CHARLES HUF WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM BONIFACIO DAVALOS AND MARIA DAVALOS, DATED JANUARY 15, 2019, RECORDED FEBRUARY 1, 2019, AT DOCUMENT NUMBER 11650372, AND RECORDED IN BOOK 9877, PAGE 1126, OFFICE OF THE RECORDER OF

DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 6-8-98.2

PLAINTIFF: Freedom Mortgage Corporation

VS

DEFENDANT: **Jedediah Charles Huf**

SALE ADDRESS: 267 Commerce Street, Oxford, PA 19363

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

SALE NO. 24-7-190

Writ of Execution No. 2017-06157

DEBT \$387,891.42 (plus costs)

ALL THAT CERTAIN lot or piece of ground situate in the Township of New Garden, County of Chester and State of Pennsylvania bounded and described according to a Plan of "Sherwood Pines" Sections I and II, made by George E. Register, Jr. and Sons, Inc., Registered Land Surveyors, Kennett Square, PA, dated 4/6/1982 and last revised 7/7/1982 and recorded 12/1/1982 in Chester County in Plan No. 4203, as follows, to wit:

BEGINNING at a point on the cul-de-sac, at the end of Little John Circle, at a corner of Lot No. 19 on said Plan; thence extending from said beginning point along Lot No. 19, South 06 degrees, 50 minutes 33 seconds East, 176.82 feet to a point on the Northerly right of way line of the Route 1 By-pass; thence extending along the same, the two following courses and distances; (1) South 83 degrees 09 minutes 27 seconds West, 115.20 feet to a point and (2) South 89 degrees 29 minutes 00 seconds West, 183.86 feet to a point, a corner of Lot No. 1; thence extending along the same, North 67 degrees 03 minutes 18 seconds East, 185.75 feet to a point, on the cul-de-sac at the end of Little John Circle, aforesaid; thence extending along the same, the

three following courses and distances: (1) on a line curving to the left, having a radius of 50.00 feet, the arc distance of 135.86 feet to a point of reverse curve: (2) on a line curving to the right, having a radius of 25.00 feet, the arc distance of 21.03 feet to a point of tangent and (3) North 66 degrees 00 minutes East, 6.66 feet to the first mentioned point and place of beginning.

BEING Lot #20 on said Plan.

Tax Parcel # 60-1-37.22

PLAINTIFF: Wells Fargo Bank, National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Greenpoint Mortgage Funding Trust 2006-AR3, Mortgage Pass-Through Certificates, Series 2006-AR3

VS

DEFENDANT: **Glenn Hall and Joann Hall**

SALE ADDRESS: 5 Little John Circle, Avondale, PA 19311

PLAINTIFF ATTORNEY: **ECKERT SEAMANS CHERIN & MELLOTT 215-851-8429**

SALE NO. 24-7-191

Writ of Execution No. 2022-09613

DEBT \$200,241.21

Property situate in the BOROUGH OF AVONDALE, CHESTER County, Pennsylvania, being

BLR # 4-1-77.26

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **JOEL T. HANEY & MICHELLE KORIN HANEY**

SALE ADDRESS: 206 Mullen Drive, Avondale, PA 19311-1469

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

SALE NO. 24-7-192

Writ of Execution No. 2023-05070

DEBT \$140,362.84

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN EAST FALLOWFIELD TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUND-ED AND DESCRIBED ACCORDING TO A PLAN OF BROOK CROSSING, MADE BY LAKE ROEDER HILLARD AND ASSOCIATES DATED 5/6/2000 LAST REVISED 8/28/2002 AS FOL-LOWS TO WIT:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF MAG-PIE LANE, A CORNER OF LOT 30; THENCE EXTENDING ALONG THE LINE OF MAGPIE LANE SOUTH 30 DEGREES 41 MINUTES 35 SEC-ONDS EAST 26.25 FEET TO A POINT OF CURVE; THENCE EXTENDING ALONG THE LINE OF SAME, ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT WITH A RADIUS OF 175 FEET; THE ARC DISTANCE OF 50.19 FEET TO A POINT IN THE LINE OF OPEN SPACE; THENCE EXTENDING ALONG THE LINE OF SAME, SOUTH 42 DEGREES 52 MINUTES 26 SEC-ONDS WEST 15.00 FEET TO A POINT; THENCE EXTENDING ALONG THE LINE OF SAME, SOUTH 59 DEGREES 18 MINUTES 25 SECONDS WEST 92.76 FEET TO A POINT; THENCE EXTEND-ING STILL ALONG THE LINE OF SAME, NORTH 30 DEGREES 41 MIN-UTES 35 SECONDS WEST 80.00 FEET TO A POINT IN THE LINE OF LOT 29; THENCE EXTENDING ALONG THE LINE OF SAME, AND LOT 30, NORTH 59 DEGREES 18 MINUTES 25

SECONDS EAST 100.00 FEET TO THE POINT OF BEGINNING. BEING the same premises which EDWARD J. FOX A/K/A EDWARD J. FOX, IV by Deed dated February 28, 2006, and recorded in the Office of Recorder of Deeds of Chester County on April 13, 2006, at Book 6814, Page1886 Instrument #10640755 granted and conveyed unto KRISTINA M. PLATT AND RAYMOND C. TAINAN, IV.

Tax Parcel # 47-4-566

PLAINTIFF: Deutsche Bank Trust Com-pany Americas, as Trustee for Resid-ential Accredit Loans, Inc., Mortgage As-сет-Backed Pass-Through Certificates, Series 2006-QS5

VS

DEFENDANT: **Kristina M. Platt and Raymond C. Tainan IV**

SALE ADDRESS: 124 Magpie Lane, Coatesville, PA 19320

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

SALE NO. 24-7-193

Writ of Execution No. 2022-05639

DEBT \$37,971.73

Property situate in the BOROUGH OF PHOENIXVILLE, CHESTER County, Pennsylvania, being

BLR # 15-14-0204

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: SANTANDER BANK, N.A.

VS

DEFENDANT: **SHIRLEY PETTINE, IN HER CAPACITY AS HEIR OF MARY LOU ASHENFELDER, DE-CEASED; UNKNOWN HEIRS, SUC-CESSORS, ASSIGNS AND ALL PER-SONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR IN-**

TEREST FROM OR UNDER MARY LOU ASHENFELDER, DECEASED; SABRINA ASHENFELDER, KNOWN HEIR OF EVERETT ASHENFELDER, DECEASED HEIR OF MARY LOU ASHENFELDER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EVERETT ASHENFELDER, DECEASED HEIR OF MARY LOU ASHENFELDER, DECEASED

SALE ADDRESS: 77 2nd Avenue, Phoenixville, PA 19460

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

**SALE NO. 24-7-194
Writ of Execution No. 2023-07586
DEBT \$18,282.16**

PROPERTY SITUATE IN TOWNSHIP OF WEST GOSHEN

Tax Parcel # 52-2L-78

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE WEST CHESTER VOLUNTEER FIREMAN'S RELIEF ASSOCIATION

VS

DEFENDANT: **JEFFREY G. JORDAN AKA JEFFREY JORDAN AKA JEFFREY D. JORDAN**

SALE ADDRESS: 1130 Grove Road, West Chester, PA 19380

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

SALE NO. 24-7-195

**Writ of Execution No. 2024-00675
DEBT \$101,836.18**

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 PENNSYLVANIA

Tax Parcel # 53-6-823

PLAINTIFF: SPECIALIZED LOAN SERVICING LLC

VS

DEFENDANT: **SANDRA D. CAVANAUGH**

SALE ADDRESS: 3215 Valley Drive, West Chester, PA 19382

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

SALE NO. 24-7-196

**Writ of Execution No. 2022-03659
DEBT \$15,923.91**

BEGINNING at a point on the Northerly side of Boot Road (T-385) a corner of lands of Event B Terhune as shown on said plan; thence from said point of beginning, along the Northerly side of Boot Road North 65 degrees 14 minutes 23 seconds West 26.75 feet to a corner of Lot No. 1; said point being in the bed of an existing paved drive; thence through the bed of said existing paved drive, along said Lot No. 1 the four following courses and distances: (1) North 3 degrees 56 seconds East 408.47 feet (2) North 22 degrees 15 minutes West, leaving said existing paved drive, 318.92 feet (3) North 66 degrees 45 minutes 0 seconds East 518.46 feet (4) North 22 degrees 62 minutes 0 seconds

West 300.01 feet to a point in line of lands of Jane Gordon Fletcher; thence along said lands of Jane Gordon Fletcher, North 66 degrees 45 minutes East 115 feet to a corner of lands of Event B. Terhune; thence a long said lands of Event B. Terhune the four following courses and distances: (1) South 22 degrees 52 minutes 0 seconds East 631.30 feet (2) South 66 degrees 45 minutes 0 seconds West 615.08 feet (3) South 5 degrees 48 minutes 30 seconds East 274.35 feet (4) South 21 degrees 31 minutes 0 seconds West 153.67 feet to the first mentioned point and place of beginning.

Tax Parcel # 54-6-1.4

PLAINTIFF: Great Valley School District
VS

DEFENDANT: **Saul Barsh**

SALE ADDRESS: 322 Boot Road, Willistown Township, PA 19355

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

SALE NO. 24-7-198

Writ of Execution No. 2016-09065

DEBT \$4,580.19

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

Tax Parcel # 39-4-142

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Lori W. Brubaker**

SALE ADDRESS: 3513 Humpton Road, Caln Township, PA 19335

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

SALE NO. 24-7-199

Writ of Execution No. 2020-05685

DEBT \$6,723.43

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania Tax Parcel # 47-4-72

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Janet S. Mackey**

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

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

SALE NO. 24-7-200

Writ of Execution No. 2023-09053

DEBT \$226,930.28

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

Tax Parcel # 2805 03150000

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

PLAINTIFF: U.S. Bank Trust Company, National Association, not in its individual capacity, but solely as Indenture Trustee of CIM Trust 2022-R1

VS

DEFENDANT: **Stephanie Wosko**

SALE ADDRESS: 117 Cornwall Place, Coatesville, PA 19320

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

SALE NO. 24-7-201**Writ of Execution No. 2021-03870****DEBT \$870,831.82**

PREMISES 110 STARR ROAD, AVON-DALE, PA 19311

All THAT CERTAIN tract of ground with mushroom houses erected thereon, situate in New Garden Township, Chester County, Pennsylvania, according to a survey made by George E. Register, Jr. & Sons, Inc., dated May 12, 1976, as taken from their Plan C-451 and being Parcel "B" on said plan as follows, to wit:

BEGINNING at a spike set for the original northwesterly corner of lands of Mae Cornette, and a Northeasterly corner of lands of Ar-Ge-Nel, Inc., said spike being set in the title line of Public Road T-333 known as "Star Road" said road leading in an Easterly direction to Route 41 and a Westerly direction to Avondale; thence leaving said point of beginning and by said title line in said road, South 84 degrees 55 minutes 00 seconds East 149.87 feet to a P.K. nailset for a corner of this and a corner of Parcel "A" said plan owned by Mae Corset for a corner of this and a corner of Parcel "A" said plan owned by Mae Cornette; thence leaving said title line in said road and by Parcel "A" on said plan owned by Cornette, South 03 degrees 10 minutes 00 seconds East 282.84 feet to an iron pin set for a corner of this and a corner of said Parcel "A" thence still by said Parcel "A" owned by Cornette, South 84 degrees 55 minutes 00 seconds East 150.00 to an iron pin set for a corner of this and said Parcel "A" and said point being set in line of lands of Joseph Cornette; thence by lands of Joseph Cornett the following 3 courses and distance, to wit:

South 06 degrees 32 minutes 18 seconds West 237.00 feet to an iron pin; (2) South 84 degrees 55 minutes 00 seconds East 172.57 feet to an iron pin; (3) North 06 degrees 32 minutes 18 seconds East 59.00 feet to an iron pin marking a corner of this and a corner of David E. Cornette; thence

by lands of said David E. Cornett, South 84 degrees 55 minutes 00 seconds East 190.32 feet to an iron pin set for a corner of this and said David Cornette and said pin being set in line oflands of Phillip G. Donohoe; thence by lands of said Phillip G. Donohoe, South 06 degrees 32 minutes 18 seconds West 1025.00 feet to an iron pin set for a corner of this and a corner of lands of John Rosans, and set in line of lands of Philip A. Lafferty being on or near the north bank of White Clay Creek; thence by said line of said Creek and by land of said Lafferty the following 2 courses and distances, to wit: (1) North 79 degrees 34 minutes 50 seconds West 403.66 feet to an iron pin; (2) South 75 degrees 43 minutes 05 seconds West 271.26 feet to a point set for a corner of this and lands of first mentioned Ar-Ge-Nel, Inc.: thence by lands of said Ar- Ge-Nel, Inc., North 04 degrees 55 minutes East 1535.00 feet to the first mentioned point and place of beginning.

Containing 17.995 acres of land be the same more or less.

BEING the same premises which Davidson & Pizzine, a Pennsylvania Partnership, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994576, Book 7864, Page 1405, granted and conveyed unto James E. Davidson, LLC, in fee.

PREMISES 112 STARR ROAD, AVON-DALE, PA 19311

ALL THAT CERTAIN tract or parcel of ground situate in New Garden Township, Chester County, Pennsylvania, bounded and described in accordance with a Plan of Property owned by Mae Cornette prepare by George E. Register, Jr. and Sons, Inc., Registered Land Surveyors, dated 5/12/1976 and recorded as Plan No. 461 in the Office of the Recorder of Deeds of Chester County as follows:

BEGINNING at an old spike set on the ti-

tle line in the bed of Starr Road (T-133), said road leading in an Easterly direction to Route 41 and in a Westerly direction to Avondale said spike marking a Northeast corner of this about to be described tract and a Northwest corner of land of Joseph Cornette as shown on said Plan; thence from said point of beginning and leaving the bed of Starr Road along lands of Joseph Cornette South 06 degrees 32 minutes 18 seconds West, crossing over and old iron pin found, 280.00 feet to iron pin, a corner of Parcel "B" as shown on said Plan; thence along Parcel "B" the 2 following courses and distances; (1) North 84 degrees 55 minutes West 150.00 feet to an iron pin; and (2) North 03 degrees 10 minutes 00 seconds West crossing over 2 iron pins, 282.84 feet to a P.K. nail set on the title line of Starr Road; thence along the title line in the bed of Starr Road South 84 degrees 55 minutes 00 seconds East 197.69 feet to an old spike found, the point and place of beginning.

BEING Parcel "A" as shown on said Plan.

BEING the same premises which Davidson & Pizzine, a Pennsylvania Partnership, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994577, Book 7864, Page 1408, granted and conveyed unto James E. Davidson, LLC, in fee.

PREMISES 124 STARR ROAD, AVONDALE, PA 19311

ALL THAT CERTAIN lot of ground situate in New Garden Township, Chester County Pennsylvania, bounded (according to a survey made by Arthur Crowell, Registered Surveyor, in May 1946) and described as follows, to wit:

BEGINNING in the middle of a dirt road from Newark Road to New Garden Station, the Northeast corner of tract recently conveyed to Allen Taylor; thence along middle of road North 89 degrees 08 min-

utes East 311 feet; thence leaving road passing through maple tree South 1 degree 4 minutes West 909.5 feet to a corner of tract about to be conveyed to Isreale Santilli; thence by line of same North 88 degrees 45 minutes West 14 feet to line of Allen Taylor; thence by this line North 1 degree 15 minutes East 898 feet to the point of beginning.

CONTAINING six and four-eighth hundredths (6.48) acres more or less.

BEING the same premises which James E. Davidson and Ronald L. Pizzini, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994578, Book 7864, Page 1410, granted and conveyed unto James E. Davidson, LLC, in fee.

PLAINTIFF: First Citizens Community Bank, Successor by Merger to MidCoast Community Bank

VS

DEFENDANT: **James Davidson, LLC a/k/a James E. Davidson, LLC**

SALE ADDRESS: 110 Starr Road, Avondale PA 19311; 112 Starr Road, Avondale, PA 19311; 124 Starr Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-399-1503**

SALE NO. 24-7-202

Writ of Execution No. 2021-03869

DEBT \$469,904.14

ALL OF THE FOLLOWING three tracts of land SITUATE partly in Upper Oxford Township and partly in Penn Township in Chester County, Pennsylvania, bounded and described as follows:

TRACT NO. 1

BEGINNING at a point in the middle line

of the public road leading from Jennersville to Edenton and in the Southeasterly line of a 415 feet wide strip or piece of ground of Philadelphia Electric Company; extending thence along the middle line of said public road and by ground now or late of Geo. T. Allen South 50 degrees 37 minutes East, 344.70 feet to a flint stone in line of ground now or late of L. P. Miller; thence leaving said road and by ground now or late of L. P. Miller South 19 degrees 29 minutes 30 seconds West, 2,511.37 feet to a limestone, in line of ground now or late of Dr. C. F. Quimby a corner common to ground herein described and ground now or late of L. P. Miller; thence by ground now or late of Dr. C. F. Quimby the 3 following courses and distance: (1) North 62 degrees 27 minutes 40 seconds West, 527.26 feet to an iron pin (2) North 58 degrees 29 minutes 20 seconds West, 610.53 feet to an iron pin and (3) South 50 degrees 14 minutes West, 84.15 feet to an iron pin a corner of ground now or late of M. T. Clark; thence by ground now or late of M. T. Clark the 3 following courses and distance: (1) north 83 degrees 46 minutes West, 165 feet crossing Elk Creek to an iron pipe; (2) South 23 degrees 55 minutes West, 242.10 feet to a point and (3) South 43 degrees 32 minutes 40 seconds West, 425.70 feet to an iron pipe in line of ground now or late of C. P. Lindsey; thence by ground now or late of C. P. Lindsey the 2 following courses and distances: (1) North 04 degrees 37 minutes West; 570.50 feet to a flint stone and (2) North 20 degrees 21 minutes 20 seconds East, 1,051.17 feet to an iron pin a corner of ground of Leonard N. Holston; thence by ground now or late of Leonard N. Holston, North 20 degrees 02 minutes East, 328.91 feet to a point in the said Southeasterly line of a 415 feet wide strip of ground of Philadelphia Electric Company and thence through ground of Philadelphia Electric Power Company parallel with Philadelphia Electric Company's tower lines the 2 following courses and distances: (1) North 61 degrees 18 minutes

East, 627.22 feet to a point and (2) North 41 degrees 42 minutes East, 1,476.57 feet to the first mentioned point and place of beginning.

TRACT NO. 2

BEGINNING at a point in the Northwesterly line of a 415 feet wide strip or piece of ground of Philadelphia Electric Power Company and in line of ground now or late of Leonard H. Holston, said point being 629.20 feet measured on a course North 20 degrees 02 minutes East from a point in the Northwesterly corner of Parcel No. 1 above described also in the Southeasterly line of aforesaid 415 feet wide strip of piece of ground; extending thence by ground now or late of said Leonard H. Holston North 20 degrees 02 minutes East, 374.70 feet crossing Elk Creek to an iron pin a corner to ground now or late of Leonard H. Holston and R. Leroy Scott; thence by ground now or late of R. Leroy Scott, North 55 degrees 03 minutes East, 558.54 feet to a point in said Northwesterly line of a our hundred fifteen feet wide strip of piece of ground of Philadelphia Electric Power Company, and thence through ground of Philadelphia Electric Power Company parallel with and 207.5 feet distance measured Northwestwardly from and at right angles to the established center line of Philadelphia Electric Power Company's power lines the two (2) following courses and distances (1) South 61 degrees 42 minutes West, 624.69 feet to a point and South 61 degrees 18 minutes West, 155.72 feet re-crossing said Elk Creek to the first mentioned point and place of beginning.

TRACT NO. 3

BEGINNING at a point in the middle line of the aforesaid public road leading from Jennersville to Edenton and in the Northwesterly line of a 415 feet wide strip of piece of ground of Philadelphia Electric Company extending thence through ground of Philadelphia Electric Company parallel with and 207.5 feet distance measured Northwestwardly from and at

right angles to the established center line of Philadelphia Electric Company's tower lines South 81 degrees 42 minutes West, 469.65 feet to a point in line of ground now or late of R. Leroy Scott; thence by said ground now or late of R. Leroy Scott North 10 degrees 18 minutes East, 497.40 feet to an iron pin in the middle line of said public road leading from Jennersville to Edenton and thence along the middle line of last mentioned road South 50 degrees 37 minutes East, 420.20 feet to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING therefrom and thereout a tract of land containing 1.794 acres more or less which Clarence W. Gray and Wilheimina E. Gray, his wife, convey to the Philadelphia Electric Company by Deed dated February 4, 1964, recorded in Chester County Deed Book P-35, page 918.

ALSO EXCEPTING THEREOUT AND THEREFROM premises described in the following conveyances in Record Book 263 page 159, 287 page 230, 1684 page 105, 2180 page 396, 2510 page 406 and 5232 page 1256.

BEING the same premises which Brothers Mushroom Farm, a Pennsylvania General Partnership, by Indenture dated August 1, 2008, and recorded August 13, 2008, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10867861, Book 7497, Page 11961, granted and conveyed unto James E. Davidson & Sons, LLC, in fee.

PLAINTIFF: First Citizens Community Bank, Successor by Merger to MidCoast Community Bank

VS

DEFENDANT: **James E. Davidson & Sons, LLC**

SALE ADDRESS: 731 Ewing Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-399-1503**

SALE NO. 24-7-203
Writ of Execution No. 2019-06947
DEBT \$1,480,222.35

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

All that Certain lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Easttown, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof Made By Howard W. Doran, Inc., Registered Surveyors, Newtown Square, PA Dated 4/18/1968 and Last Revised 12/07 /1969, as follows, to wit:

Beginning at a point in the title Line in the bed of South Leopard Road or Devon Road, which Point is measured the two (2) following courses and distances from a point marking the intersection of the title line in the bed of South Leopard Road or Devon Road with the title Line in the Bed of South Leopard Road or Darby Road with the title line in the bed of Leopard Road or Darby Paoli Road, as shown on said plan: (1) extending from said point of intersection along the title Line in the bed of South Leopard Road or Devon Road, North 41 degrees 05 minutes East, 284.8 feet to a Point; and (2) North 44 degrees 38 minutes east, 375.25 feet to the point and place of beginning; thence extending from said beginning point along the title line in the bed of South Leopard Road or Devon Road the (2) following courses and distances: (1) North 44 Degrees 38 Minutes East, 110.30 feet to a point; and (2) North 52 Degrees 44 Minutes East, 141.11 feet to a point; thence extending South 45 degrees 22 minutes East, 800.95 feet to a point on

the Northwesterly side of a 50 feet wide right-of-way as shown on said Plan; thence extending along the Same the two (2) following courses and distances: (1) South 33 degrees 45 minutes west, 217.46 feet to a point of curve; and (2) on a line curving to the right, having a radius or 150 feet, the arc distance of 98.61 feet to a point; thence extending North 47 degrees West, 251.49 feet to a point; thence extending North 39 degrees West, 600.82 feet to the first mentioned point and place of beginning.

Containing 5.5050 acres of land, more or less.

BEING THE SAME PROPERTY CONVEYED TO GARY BOLIS, JR. AND NATASHA BOLIS, NO MARITAL STATUS SHOWN WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM RICHARD B. KENT AND EDITH M. KENT, NO MARITAL STATUS SHOWN, DATED AUGUST 2, 2002, RECORDED AUGUST 12, 2002, AT DOCUMENT ID 10115471, AND RECORDED IN BOOK 5355, PAGE 608, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Tax Parcel # 55-04-0118.050

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-5

VS

DEFENDANT: **Natasha Bolis, AKA Natasha Anna Bolis & Gary Bolis, AKA Gary Bolis, Jr.**

SALE ADDRESS: 1330 South Leopard Road, Easttown Township, AKA Berwyn, PA 19312

PLAINTIFF ATTORNEY: **MANLEY DEASKOCHALSKI LLC 614-220-5611**

SALE NO. 24-7-205

Writ of Execution No. 2021-04601

DEBT \$294,950.78

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in the Township of Uwchlan, Chester County, Pennsylvania, bounded and described according to a Final Plan of Phase I and II of Rhondda made by Robert F. Harsch and Associates, Inc., dated October 15, 1976, last revised October 05, 1977 and recorded in the Recorder of Deeds Office at West Chester, Pennsylvania in Plan #1434.

Tax Parcel # 33-5F-66

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-GS2

VS

DEFENDANT: **JAHEEN E. BECKETT and JACQUELINE JONES-BECKETT**

SALE ADDRESS: 313 Gwynedd Court, Exton, PA 19341

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

SALE NO. 24-7-209

Writ of Execution No. 2022-08909

DEBT \$210,086.00

ALL THAT CERTAIN TRACT OF GROUND SITUATE IN WEST NOTTINGHAM TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Tax Parcel # 68-5-19.3

PLAINTIFF: MORTGAGE ASSETS MANAGEMENT, LLC

VS

DEFENDANT: **COLLEEN HUNNELL,**

IN HER CAPACITY AS HEIR OF ELSIE J. HARBAUGH; EILEEN WELLS, IN HER CAPACITY AS HEIR OF ELSIE J. HARBAUGH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELSIE J. HARBAUGH

SALE ADDRESS: 250 Red Pump Road, Nottingham, PA 19362

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

Garden, County of Chester, Commonwealth of Pennsylvania

Tax Parcel # 60-3-189

PLAINTIFF: MMG INVESTMENTS II, LLC

VS

DEFENDANT: **CHARLES E. CARDILE and MICHAEL P. CARDILE**

SALE ADDRESS: Gap Newport PK, Avondale PA 19311 a/k/a 8816 Newport Pike, Avondale, PA 19311

PLAINTIFF ATTORNEY: **JSDC LAW OFFICES 717-533-3280**

SALE NO. 24-7-211

Writ of Execution No. 2022-02694

DEBT \$387,190.00

SALE NO. 24-7-214

Writ of Execution No. 2016-07139

DEBT \$335,894.37

ALL THAT CERTAIN piece or parcel of ground with the improvements thereon erected, situate in the Township of New Garden, County of Chester, Commonwealth of Pennsylvania

Tax Parcel # 60-1-5.10

PLAINTIFF: MMG INVESTMENTS II, LLC

VS

DEFENDANT: **CHARLES E. CARDILE and DIANE M. CARDILE**

SALE ADDRESS: 540 Church Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **JSDC LAW OFFICES 717-533-3280**

PROPERTY SITUATE IN BOROUGH OF PARKESBURG

Tax Parcel # 08-06-0067

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Mortgage Assets Management, LLC c/o PHH Mortgage Services

VS

DEFENDANT: **KATHLEEN E. DURBOROW a/k/a KATHLEEN DURBOROW**

SALE ADDRESS: 300 5th Avenue, Parkesburg, PA 19365

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

SALE NO. 24-7-212

Writ of Execution No. 2022-02951

DEBT \$281,097.55

SALE NO. 24-7-215

Writ of Execution No. 2023-09689

DEBT \$250,871.42

ALL THAT CERTAIN piece or parcel of ground with the improvements thereon erected, situate in the Township of New

ALL THAT CERTAIN single frame dwelling house and two contiguous lots known as Lots Nos. 10 and 11 of a plot of land,

situate on West Bridge Street, in the Borough of Spring City, County of Chester, Commonwealth of Pennsylvania, aforesaid; and bounded and described, as follows, to wit:

BEGINNING at a corner in the middle of the aforesaid West Bridge Street in the line of Lot 9, now or late of Jesse Brineard; thence along the middle of West Bridge Street, North 80 degrees West, 80 feet to a corner of Lot 12, thence along the same North 10 degrees East, 200 feet to a corner in line of land now or late of Daniel Shalkop; thence along the same South 80 degrees East, 80 feet to a corner in line of Lot 9, aforesaid; thence along the same South 10 degrees West, 200 feet to the place of beginning. Being the same premises which John S. Tomkinson and June A. Tomkinson by Deed dated November 19, 2021 and recorded November 23, 2021 in Chester County in Record Book 10744 Page 1122 conveyed unto Stanley A. Antosh, III, in fee.

Containing 13,720 square feet of land.

UPI # 14-2-44

PLAINTIFF: Pennsylvania Housing Finance Agency, its successors and assigns VS

DEFENDANT: **Stanley A. Antosh, III**

SALE ADDRESS: 321 Bridge Street, Spring City, PA 19475

PLAINTIFF ATTORNEY: **BARLEY SNYDER 610-288-4712**

SALE NO. 24-7-216

Writ of Execution No. 2022-03808

DEBT \$118,586.86

ALL THAT CERTAIN lot or piece of ground with the East side of a block of two brick dwelling houses thereon erected known as Stirling Street, situate in Coatesville City, County of Chester, Commonwealth of Pennsylvania bounded and de-

scribed as follows, to wit:

BEGINNING at a point on the north curb line of Stirling Street, 253 feet west of the intersection of the west curb line of Twelfth Avenue with the said curb line of Stirling Street; thence north 04 degrees 57 minutes west and passing through the center of the middle partition wall dividing the premises herein conveyed from the premises immediately adjoining on the west 168 feet to the south side of Juniper Street; thence by same north 85 degrees 03 minutes east 25 feet to a corner of land now or late of Albert M. Suckle and Dora, his wife; thence south 4 degrees 57 minutes east 168 feet to the north curb line of Stirling Avenue; thence by same south 85 degrees 03 minutes west 25 feet to the place of beginning.

CONTAINING 4,200 square feet of land be the same more or less.

BEING THE SAME PREMISES which Robert Di Pierro, by Indenture dated 01-29-04 and recorded 02- 11-04 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book 6064 Page 746, granted and conveyed unto Michael A. Brunson, as Sole Owner.

UPI # 16-7-98

PLAINTIFF: Citigroup Mortgage Loan Trust, Inc. 2006- NC2, Asset Backed Pass Through Certificates Series 2006-NC2, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **Michael A. Brunson**

SALE ADDRESS: 1135 Stirling Street, Coatesville, PA 19320

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

SALE NO. 24-7-217

Writ of Execution No. 2024-00872

DEBT \$166,317.75

Property situate in the BOROUGH OF ATGLEN, CHESTER County, Pennsylvania, being

BLR # 07-03-0055

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **JENNIFER L WHITEMAN**

SALE ADDRESS: 216 Chester Street, Atglen, PA 19310

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