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Commonwealth v. Rowland

Hearsay in regard to establishing a *prima facie* case – *Habeas corpus*

1. Hearsay alone is insufficient to establish a *prima facie* case at a preliminary hearing.
2. If a magisterial district court and a court of common pleas rely exclusively on hearsay evidence at the preliminary hearing and *habeas corpus* hearing, respectively, to find that the Commonwealth established its *prima facie* case, charges should be dismissed without prejudice for the Commonwealth to recharge within the unexpired statute of limitations. Granting a Commonwealth request for a new *habeas corpus* hearing would effectively suspend a defendant's privilege of the Writ of *Habeas Corpus* for the duration of the remand and new hearing.
3. The Commonwealth is not prohibited from introducing any hearsay whatsoever at a preliminary hearing.
4. In a *habeas corpus* hearing, the trial court must consider all hearsay and non-hearsay evidence set forth at both the preliminary hearing and the *habeas corpus* hearing when determining if a *prima facie* case exists.
5. The Commonwealth is limited to a single opportunity, at a *habeas corpus* proceeding, to correct any violation that may have occurred in a preliminary hearing based upon only hearsay evidence.
6. In this case, the court Held the Commonwealth sufficiently supplemented the record at the *habeas corpus* hearing to comply with the prohibition of a *prima facie* case being established upon hearsay evidence only. Accordingly, Defendant's "Renewed *Habeas Motion*" was denied.

R.E.M.

C.C.P., Chester County, Pennsylvania, Criminal Action No. Cr-1955-20;
Commonwealth of Pennsylvania v. David Cameron Rowland

Emily R. Provencher for the Commonwealth
Brian L. McCarthy for the Defendant
Bortner, J., December 3, 2021:-

Commonwealth v. Rowland		1 (2022)]
COMMONWEALTH OF PENNSYLVANIA:	IN THE COURT OF COMMON PLEAS	
	CHESTER COUNTY, PENNSYLVANIA	
v.		
DAVID CAMERON ROWLAND	CRIMINAL ACTION	
	CR-1955-20	

Emily R. Provencher, Esquire, Deputy District Attorney for the Commonwealth
Brian L. McCarthy, Esquire, Counsel for Defendant

ORDER

AND NOW, this 3rd day of December, 2021, upon consideration of “Defendant’s Renewed *Habeas Motion*,” filed on September 20, 2021, and following the hearing conducted on November 9, 2021, it is hereby ORDERED and DECREED that said motion is DENIED.¹

BY THE COURT:

/s/ David F. Bortner, J.

¹ On September 2, 2020, Defendant filed a habeas corpus petition in this case, alleging that the Commonwealth had not complied with the Pennsylvania Supreme Court’s recent holding in *Commonwealth v. McClelland*, 233 A.3d 717 (Pa. 2020), decided the day after Defendant’s preliminary hearing. In *McClelland*, the Supreme Court of this Commonwealth held that hearsay alone is insufficient to establish a prima facie case at a preliminary hearing, disapproving the Superior Court’s decision to the contrary in *Commonwealth v. Ricker*, 120 A.3d 349 (Pa. Super. 2015). At the hearing on Defendant’s habeas motion on September 22, 2020, the Commonwealth was permitted to supplement the preliminary hearing record with the live testimony of the alleged victim, Marchan Cox. On October 2, 2020, the court issued an order denying Defendant’s habeas petition, concluding that the Commonwealth’s supplementing of the record at the habeas hearing had complied with *McClelland*.

In this motion, filed on September 20, 2021, and designated as a “renewed” *habeas* challenge, Defendant claims that the recent Superior Court decision in *Commonwealth v. Burke*, ___ A.3d ___, 2021 PA Super 167, requires that the court dismiss this case in its entirety. In *Burke*, “the magisterial district court and trial court violated [*McClelland*]. Those courts relied exclusively on hearsay evidence at the preliminary hearing and habeas corpus hearing, respectively, to find that the Commonwealth established its prima facie case against Ms. Burke and to hold her case over for trial.” *Id.* at 1. The decision faced by the Superior Court was thus whether to “(a) discharge Ms. Burke without prejudice for the Commonwealth to recharge her within the unexpired statute of limitations or (b) remand for a supplemental habeas corpus hearing in the trial court.” *Id.* The Commonwealth argued that the most efficient disposition of the case would be to permit a second habeas hearing before the trial court so that the *McClelland* issues could be resolved without having to start the case again from the beginning. Citing a series of historical precedents dating back to the Magna Carta of 1215, the Superior Court dismissed the charges against the defendant, holding that “the Commonwealth’s request for a new *habeas corpus* hearing would effectively suspend her privilege of the Writ of *Habeas Corpus* for the duration of the remand and new hearing.” *Id.* at 4.

However, the Commonwealth brings to the court's attention the recent decision in *Commonwealth v. Merced*, ___ A.3d ___, 2021 PA Super 214, filed October 21, 2021. We first note that *Merced* was argued on the same day as *Burke* (August 3, 2021) before the same three-judge panel of the Superior Court, and both decisions were authored by Judge Deborah A. Kunselman. In *Merced*, the defendant was bound over for court on a series of sexual offenses after two pre-*McClelland* preliminary hearings that were based entirely on hearsay. After *McClelland* was decided, the defendant "petitioned for a Writ of *Habeas Corpus* in the trial court. He argued the Commonwealth had violated *McClelland* at his two preliminary hearings. At the *habeas corpus* hearing, the Commonwealth supplemented the preliminary-hearing record by offering direct testimony" of the four child victims in the two cases. *Id.* at 1. "In the view of the trial court, this direct testimony established a *prima facie* case for some charges. However, the trial court opined that *McClelland* required direct testimony of digital penetration to establish a *prima facie* case for the crime of aggravated indecent assault. It therefore dismissed the seven counts for that offense but allowed lesser charges to proceed." *Id.* at 2.

The Commonwealth filed an interlocutory appeal of that ruling pursuant to Pa.R.A.P. 311(d). The Superior Court held that the trial court had improperly refused to consider the hearsay evidence presented at the preliminary hearing. The holding in *McClelland* does not prohibit the Commonwealth from introducing *any* hearsay at a preliminary hearing, especially as Pa.R.Crim.P. 542(E) provides that "[h]earsay as provided by law shall be considered by the issuing authority in determining whether a *prima facie* case has been established." Rather, *McClelland* requires that a *prima facie* case cannot be established based *solely* upon hearsay. "Under *McClelland*'s interpretation of Pa.R.Crim.P. 542(E), the choice for the trial court was not either the direct testimony of the [alleged victims] or the hearsay testimony of the officer. At the pretrial stage, the court should have relied upon both types of evidence; applied them together; and viewed them in the light most favorable to the Commonwealth." *Id.* at 6.

We find this case to be procedurally analogous to *Merced*. If we were to accept Defendant's analysis that *Burke* requires automatic dismissal when *McClelland* is violated at a preliminary hearing, prohibiting the Commonwealth from supplementing the record, then dismissal of the charges in *Merced* would have been required. Yet that did not occur, and as both cases were decided by the same panel of the Superior Court, they clearly must be distinguishable. The procedure followed by the court in this case is identical to *Merced* – Defendant's preliminary hearing was based solely on hearsay, a habeas corpus petition was filed on that basis, and the court permitted the Commonwealth to supplement the record with non-hearsay testimony to comply with *McClelland*. The Superior Court's recitation of that procedure in *Merced* functions as implicit approval thereof – particularly when the ultimate holding in that case was that the trial court must consider all hearsay and non-hearsay evidence set forth at *both* the preliminary hearing and the habeas corpus hearing when determining if a *prima facie* case exists. *Burke* limits the Commonwealth to a single opportunity, at a habeas corpus proceeding, to correct any *McClelland* violation that may have occurred in a preliminary hearing. The holding in *Burke* required dismissal of the charges when the *McClelland* issue was not resolved after both a preliminary hearing *and* a habeas corpus hearing. That did not occur in this case, as the Commonwealth sufficiently supplemented the record to comply with *McClelland* at the habeas corpus hearing on September 22, 2020. Accordingly, Defendant's motion is denied.

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NOTICES

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

CIVIL ACTION**LAW NO. 2021-09955-NC**

NOTICE IS HEREBY GIVEN that the name change petition of David Michael Zevtchin was filed in the above-named court and will be heard on Monday, March 21, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, December 20, 2021

Name to be changed from: David Michael Zevtchin to: Amadeus David Petreides

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

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

CIVIL ACTION**LAW NO. 2021-08731-NC**

NOTICE IS HEREBY GIVEN that the name change petition of John Asiena Asudi on behalf of minor child Ednah Margaret was filed in the above-named court and will be heard on Monday, February 7, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, November 10, 2021

Name to be changed from: Ednah Margaret to:

Ednah Margaret Asiena

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 – Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about December 7, 2021, for:

Wm. W. Fahey Legion Post 491 Home Association
208 East State Street

Kennett Square, PA 19348

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

CORPORATION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that Warren Rubin Esq., P.C., a professional corporation, is currently in the process of voluntarily dissolving.

Baratz & Associates, P.A.

550 Pinetown Road

Suite 410

Fort Washington, PA 19034

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

ARTERS, SR., Howard E., late of West Nantmeal Township. Howard E. Arters, Jr., 380 Briarwood Drive, Elverson, PA 19520 and Debra A. Kaiser, 433 Yoder Road, Elverson, PA 19520, Executor. **LAWRENCE J. VALERIANO JR.**, Esquire, Hartman, Valeriano, Magovern & Lutz PC, 1025 Berkshire Blvd., Suite 700, Wyomissing, PA 19610, atty.

BYRD, Janice, a/k/a Satchell, late of West Chester. Robert M. Byrd, 272 Walnut Springs Court, West Chester, PA 19380, Administrator. **MARTIN S. KARDON**, Esquire, Kanter, Bernstein & Kardon, 1617 JFK Blvd., Suite 1150, Philadelphia, PA 19103, atty.

KALISPERIS, Stavros, late of Easttown Township. Maria Kalisperis, care of **KEVIN D. BIRKHEAD**, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Executrix. **KEVIN D. BIRKHEAD**, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

LOPP, Wendy, a/k/a Wendy Ann Norwood Lopp, late of Coatesville. Ashley Harris, care of **JENNIFER H. WALKER**, Esquire, 31 S. High Street, Suite 200, West Chester, PA 19382, Administratrix. **JENNIFER H. WALKER**, Esquire, Peak Legal Group, Ltd., 31 S. High Street, Suite 200, West Chester, PA 19382, atty.

LYNCH, Rhoda, late of Phoenixville. Sharon Folger, care of 4073 Tinker Hill Drive, Phoenixville, PA 19460, Executor. **MARTIN S. KARDON**, Esquire, Kanter, Bernstein & Kardon, 1617 JFK Blvd., Suite 1150, Philadelphia, PA 19103, atty.

NEILER, Patricia Lynn, late of Valley Township. Carol A. Friel, 50 Lamberts Lane, Coatesville, PA 19320 & Kelley A. Lindsay, 15 White Birch Lane, Dalton, PA 18414, Administratrix. **JONATHAN C. STAFFORD**, Esquire, 1341 E Strasburg Rd, West Chester, PA 19380, atty.

NORRIS, Georgette, late of Wallace Township. Tara Peterson, 1540 Creek Road, Glenmoore, PA 19343, Executrix. **NICHOLAS F. METER**, Esquire, Meter Law Offices, LLC, 1401 East High Street, Pottstown, PA 19464, atty.

PANETTI, Ernest, late of West Bradford Township. Thomas J. Panetti and Mary M. DiStefano, care of **RYAN J. GRIFFIN**, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executors. **RYAN J. GRIFFIN**, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

PENNISTON, Jean C., late of Valley Township. David R. Penniston, care of **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. **W. MARSHALL PEARSON**, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

PETERSEN, Brian A., a/k/a Brian Andrew Petersen, late of West Whiteland Township. Virginia Petersen, 1317 Amstel Way, West Chester, PA 19380 and Bradford W. Petersen, 1317 Hendrickson Lane,

West Grove, PA 19390, Administrators. **JOSEPH K. KOURY**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

ROCCA, Stella Theresa, late of Exton. Katherine Mallek, 213 Warren Court, Exton, PA 19341, Executrix. **EDWARD F. TWOMEY**, Esquire, Fiffik Law Group, P.C., 661 Andersen Drive, Suite 315, Pittsburgh, PA 15220, atty.

SANGERMAN, Norma Jean, late of Parkesburg Borough. Michael J. Sangerman, 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.

SARUKHANYAN, Nelly S., a/k/a Nellie S. Sarukhanyan, Nelly Sarukhanyan, late of West Whiteland Township. Scott M. Watanyar, care of **JAMES B. GRIFFIN**, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. **JAMES B. GRIFFIN**, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

SELTZER, Joseph L., late of East Goshen Township. Gwendolyn Seltzer Weller, care of **BRIAN R. GILBOY**, Esquire, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, Executrix. **BRIAN R. GILBOY**, Esquire, Gilboy & Gilboy LLP, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, atty.

SHADEL, Robert D., late of West Nottingham Township. Ruth A. Shadel, 59 Sand Hill Rd., Nottingham, PA 19362, Executrix. **ANITA M. D'AMICO**, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

TROMBETTI, John J., late of Tredyffrin Township. James J. Trombetti, care of **STEPHEN D. POTTS**, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Administrator. **STEPHEN D. POTTS**, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

2nd Publication

ALLEVA, Daniel F., a/k/a Daniel Francis Alleva, late of London Grove Township. Edward F. Alleva, 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.

BUZZARD, Carl J., late of East Pikeland Township. Barry Weaver, 910 Spring City Rd., Phoenixville, PA 19460, Executor. **GARY P. LEWIS**, Esquire, Lewis McIntosh + Teare, LLC, 372 N. Lewis Rd.,

P.O. Box 575, Royersford, PA 19468, atty.

DAVIS, Amy Michele, late of Kennett Township. Patricia Kohl Davis, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DAVIS, Aaron Scott, late of Phoenixville Borough. Steven G. Davis, 1027 Harbison Circle, Myrtle Beach, SC 29579, Administrator. STEVEN M. ZELINGER, Esquire, The Law Office Of Steven M. Zelinger, LLC, The Philadelphia Bldg., 1315 Walnut St., #1006, Philadelphia, PA 19107, atty.

DiNICOLA, Kim M., late of East Whiteland Township. Joseph F. O'Brien, Jr., care of STEPHEN P. IMMS, JR., Esquire, 396 Main Street, Harleysville, PA 19438, Executor. STEPHEN P. IMMS, JR., Esquire, 396 Main Street, Harleysville, PA 19438, atty.

DOUGHERTY, Eleanor Diane, a/k/a Diane Dougherty, late of Uwchlan Township. Joseph C. Dougherty, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

GERMANO, Christine A., late of Kennett Township. Richard D. Germano, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HARROP, Phyllis F., late of Honey Brook Township. Bruce Alan Harrop, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

HOLDEN, Dell S., late of West Bradford Township. Amanda S. Holden, 1303 Valleywood Road, Downingtown, PA 19335, Executrix.

HUET, Robert Elliot, a/k/a Robert E. Huet, late of Upper Uwchlan Township. April L. Charleston, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

JOHNSON, Walter P., late of Valley Township. Patricia A. High, 103 Glencrest Road, Coatesville, PA 19320, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

MACK, Helena Madeline, late of Oxford, East Nottingham. Veronica Lynn Pidge, 214 Wilson Mill

Road, Oxford, PA 19363, Executor.

MacKENZIE, Pauline S., late of Penn Twp. Deborah M. Shortlodge, P O Box 222, West Grove, PA 19390, Executrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St., Kennett Square, PA 19348, atty.

MAGEE, Faye I., late of Devon. Nanda I. Magee Hydrisko, 22 Aberdeen Terrace, Wayne, PA 19087, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

OPITZ, Charlotte Z., late of East Pikeland Township. Erwin B. Opitz, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthorpe Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

PASCALLE, Lawrence Louis, late of West Whiteland Township. Mark Pascale, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106 Wayne, PA 19087-3115, Administrator. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106 Wayne, PA 19087-3115, atty.

PINK, Martha W., late of Penn Township. Priscilla E. Spiller and Tasha Stevens Gradie, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrices C.T.A. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

POTTER, Joanne M., a/k/a Joanne M. Carlson, late of Pocopson Township. Edward T. Potter, Jr., care of ADAM S. BERNICK, Esquire, 2047 Locust St., Philadelphia, PA 19103, Executor. ADAM S. BERNICK, Esquire, Law Office Of Adam S. Bernick, 2047 Locust St., Philadelphia, PA 19103, atty.

RUCCIUS, Elizabeth A., a/k/a Elizabeth Anne Ruccius, late of Charlestown Township. Peter Martin Ruccius, care of KIMBERLY C. GIBNEY, Esquire, 1273 Lancaster Avenue, Berwyn, PA 19312, Executor. KIMBERLY C. GIBNEY, Esquire, Troiani & Gibney, L.L.P., 1273 Lancaster Avenue, Berwyn, PA 19312, atty.

SHARON, Joseph W., a/k/a Joseph Wayne Sharon, late of West Whiteland Township. Jamie S. Stoughton, 397 Devon Drive, Exton, PA 19341 & Stephanie A. Sharon, 1202 Queen Street, Pottstown, PA 19464, Executrices. JENNIFER S. NASH, Esquire, 933 South High Street, West Chester, PA 19382, atty.

STACK, Vernon Thomas, a/k/a Smokey, late of Thorndale. Roberta Lee Stack, 300 Franklin Dr. APT 402, Glen Mills, PA 19342, Administratrix.

STEWART, Elizabeth Anne, late of Willistown Township. Janice Dugan, care of CARRIE WOODY, Esquire, 110 West Front Street, Media, PA 19063, Executrix. CARRIE WOODY, Esquire, 110 West Front Street, Media, PA 19063, atty.

THORNDIKE, Robert W., late of Kennett Square Borough. Ann A. Thorndike, 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.

WECKESSER, Joan H., late of West Whiteland Township. Barbara Protenic, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

WEIR, Joseph Doyle, late of Uwchlan Township. Jennifer Glazer, 261 Spring Run Lane, Downingtown, PA 19335, Administrator.

3rd Publication

BOWES, Mary Elizabeth, a/k/a Mary Elizabeth Colgan, late of Lower Oxford Township. Mary Elizabeth Colgan a/k/a Mary Beth Colgan, 3431 Verner St., Drexel Hill, PA 19026, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, 65 S. Third St., Oxford, PA 19363, atty.

BRICE, Eric, late of Avondale. Maria J. Brice, care of MEREDITH L. LAMBERT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executrix. MEREDITH L. LAMBERT, Esquire, Perma & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

BURNS, Audrey Schultz, a/k/a Audrey Katherine Schultz, late of Malvern. Michael A Burns, 321 Greene Rd., Berwyn, PA 19312, Executor.

CAROSELLA, SR., Vincent E., a/k/a Vincent E. Carosella, late of East Goshen Township. S&T Bank, 410 Exton Square Parkway, Exton, PA 19341 & Mary Anne Carosella, 1518 Manley Road, Unit B7, West Chester, PA 19382, Co-Executors. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

CARRONE, Denis M., a/k/a Denise Carrone, late of East Bradford Township. S&T Bank, 410

Exton Square Parkway, Exton, PA 19341, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

CHILDERS, Dennis, late of Schuylkill Township. Natalie M. Lewis, 61 Seven Stars Rd., Spring City, PA 19475, Executrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

DALTON, Gertrude O'H., a/k/a Gertrude O. Dalton, late of East Goshen Township. Patricia D. Kelly, 810 Hinchley Run, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

DAMIANI, Louis, a/k/a Louis C. Damiani, Jr., late of Tredeffrin Township. MARIA SPAGNUOLO, care of MARTIN J. PEZZNER, Esquire, 100 W. 6th St., Ste. 204, Media, PA 19063, Executrix. MARTIN J. PEZZNER, Esquire, Gibson & Perkins, P.C., 100 W. 6th St., Ste. 204, Media, PA 19063, atty.

DARDOZZI, Louis T., late of West Goshen Township. Michelle Schmidt, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild, LLP, P.O. Box 673, Exton, PA 19341, atty.

DVONCH, Audrey M., late of Tredeffrin Township. Michael J. Dvnoch, 350 Drummers Ln., Phoenixville, PA 19460, Executor. SALLY A. FARRELL, Esquire, Reardon & Associates, LLC, 985 Old Eagle School Rd., Ste. 516, Wayne, PA 19087, atty.

EVANS, Robert L., late of Pocopson Township. Sylvia B. Evans and R. Paul Evans, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FARMAN, Lawrence Ernest, late of Pottstown. Josh Farman, 747 W. Hoeffecker Rd., Pottstown, PA 19465 & Derek Farman, 135 Green Hill Rd., Barto, PA 19504, Executors.

GALLAGHER, SR., Hugh F., a/k/a Hugh Gallagher, late of Westtown Township. Monica Gallagher and Adriana Gallagher, 1211 Valley Dr., West Chester, PA 19382, Executrices.

GRAY, Letitia E., a/k/a Letitia Elizabeth Gray, late of West Chester Borough. Delores M. Butler and Marcia J. Williams, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executrices. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester,

PA 19381, atty.

GREGG, Mark Timothy, a/k/a Mark T. Gregg, late of West Caln Township. Cassandra Gregg, 1366 Copeland School Road, Administratrix. **THOMAS J WAGNER**, Esquire, Thomas J. Wagner, Attorney at Law, 140 Grant Avenue, Coatesville, PA 19320, atty.

GRETKOWSKI, Helen R., late of West Whiteland Township. Lyn M. Wood, 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.

HALLETT, Nancy S., late of East Whiteland Township. David Hallett, 11 Atterbury Drive, Malvern, PA 19355, Executor. **FRANCIS C. MILLER**, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

IFFRIG, Michael Jon, late of West Whiteland Township. Dawn M. Marchini, 307 Jennifer Dr., Coatesville, PA 19320 and Robert J. Iffrig, 546 Fern Hill Ln., West Chester, PA 19380, Administrators. **JAMES R. FREEMAN**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

KALMBACH, Albert, late of East Pikeland Township. Karen M. Trave & Keith D. Kalmbach, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

KRAYNAK, Karen A., late of Phoenixville Borough. Richard B. Kraynak, 8 Rossiter Ave., Phoenixville, PA 19460, Administrator. **TIMOTHY G. DALY**, Esquire, Daly & Clemente, P.C., 1288 Valley Forge Rd., #72, Phoenixville, PA 19460, atty.

KUNTZ, Dorothy A., late of Phoenixville. Debra Kaczmar, 4289 Chestnut Drive, Walnutport, PA 18088, Executor.

LILLARD, Phyllis, a/k/a Phyllis K. Lillard, late of Lower Oxford Township. James Barle Lillard, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

MANFREDINI, Olympia M., late of New Garden Township. Dominic E. Manfredini, 732 Penn Green Road, Landenberg, PA 19350, Executor. **W. DONALD SPARKS, II**, Esquire, Richards, Layton & Fingler, P.A., P.O. Box 551, Wilmington, DE 19899, atty.

NUNN, Kathleen, late of Newlin Township. Nick H. Nunn, III, 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.

RUPPERT, Carol Lynn, late of Honey Brook Borough. Eileen Fox, care of JAMES B. GRIFFIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

SHANNAHAN, Franklin M., late of Tredyffrin Township. Barbara E. Shannahan and Joseph R. Shannahan, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

SULLIVAN, Jean A., late of Uwchlan Township. Joseph Sullivan, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administrator. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

WALTERS, SR., James Ray, late of Nottingham. Sheila M. Kelly-Walters, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

WATKINS, JR., John M., a/k/a John Mauldin Watkins, Jr., late of Kennett Square. Peter M. Watkins, P.O. Box 590292, Newton, MA 02459, Executor. MARK M. DALLE PAZZE, Esquire, Herdeg, du Pont & Dalle Pазze, 15 Center Meeting Road, Wilmington, DE 19807, atty.

WITAKER, Jeanne T., late of Kennett Township. Mark Whitaker, 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.

WITMAYER, Charles W., late of East Vincent Township. Sherry Lynn Whitmayer, care of JAMES J. CORSETTI, JR., Esquire, 440 Quarry Rd., Harleysville, PA 19438, Executrix. JAMES J. CORSETTI, JR., Esquire, 440 Quarry Rd., Harleysville, PA 19438, atty.

YANNUZZI, Mary E., late of West Fallowfield

Township. Robert J. Lazar, care of CHRISTOPHER G. FURLONG, Esquire, 22 East Third Street, Media, PA 19063, Executor. CHRISTOPHER G. FURLONG, Esquire, 22 East Third Street, Media, PA 19063, atty.

YOCKIN, Robert A., late of West Pikeland Township. Robert P. Yockin, care of ROBERT C. EWING, Esquire, 116 W. Baltimore Avenue, P.O. Box 728, Media, PA 19063, Executor. ROBERT C. EWING, Esquire, 116 W. Baltimore Avenue, P.O. Box 728, Media, PA 19063, atty.

Its last registered office in this Commonwealth was located at: 9 Heritage Lane, Phoenixville, PA 19640 and the last registered office shall be deemed for venue and official publication purposes to be located in Chester County, Pennsylvania.

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

Heavy Metal Diecast, with its principal place of business at 128 Brinton Drive, Coatesville, PA 19320. The application has been (or will be) filed on: Friday, December 24, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Adam M. Sibley

NONPROFIT CORPORATION NOTICE

Eagle Peak Alliance
Has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988
Bielli & Klauder
9 West 3rd Street
Media, PA 19063

WITHDRAWAL NOTICE

NOTICE IS HEREBY GIVEN that Jade Software Corporation USA, a foreign business corporation incorporated under the laws of the State of Virginia, received a Certificate of Authority/Foreign Registration in Pennsylvania on December 28, 2009, and will surrender its Certificate of Authority/Foreign Registration to do business in Pennsylvania/ The address of its principal office is 200 South 10th Street, Suite 1600, Richmond, VA 23219-4061.

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, January 20th, 2022 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, February 22nd, 2022.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time and place of sale. **Payment must be paid in cash, certified check or money order made payable to the purchaser or "Sheriff of Chester County". The balance must be made payable to "Sheriff of Chester County". within twenty-one (21) days from the date of sale by 4PM.**

FREDDA L. MADDOX, SHERIFF

2nd Publication of 3

SALE NO. 22-1-6

Writ of Execution No. 2021-01765

DEBT \$1,410,141.84

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, Chester County, Pennsylvania, and being a portion of the premises conveyed to Grantors by deed from Eugene A. Pollock filed April 14, 1962 and recorded in Chester County Deed Book A-34 at page 384, said portion

being more fully described according to a survey made by W. Richard Craig R. S., dated July 21, 1967, as follows:

BEGINNING at a point in the middle of Horseshow Pike (Rt. 322) said point being a corner of land now or late of David S. Beiler; thence from said point of beginning along land of Beiler, North 26 degrees 07 minutes East, 250.62 feet to a point, thence 165.89 feet to a point, thence South 26 degrees 07 minutes West, 300.94 feet to a point in said Horseshow Pike. Thence along the middle of same, North 63 degrees 53 minutes West, 157 feet more or less to the point and place of beginning.

Being the same property conveyed by Deborah D. Becker to ALA Holding, LLC by way of a Deed dated June 8, 2018 and recorded in the Chester County Pennsylvania Recorder of Deeds Office on June 13, 2018 in Book 9758, page 337.

Tax Parcel No. 39-2-27.1

PLAINTIFF: Firsttrust Bank

VS

DEFENDANT: **ALA Holdings, LLC, ALA Corporation & Angela Anderson**

SALE ADDRESS: 5033 Horseshoe Pk, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **STARFIELD & SMITH, P.C. 215-542-7070**

SALE NO. 22-1-7

Writ of Execution No. 2016-05458

DEBT \$332,821.62

ALL THAT CERTAIN lot or parcel of land situated in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated January 6, 1993 and recorded in the Office of the Chester County Recorder of Deeds on January 12, 1993, in Deed Book Volume 3455 at Page 550.

Tax Parcel No. 33-3-117

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **John C. Riley, Jr., Teresa A. Riley & the United States of America**

SALE ADDRESS: 1013 Welsh Ayers Way, Downingtown, PA 19335

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

SALE NO. 22-1-8

Writ of Execution No. 2018-09591

DEBT \$115,446.40

ALL THAT CERTAIN lot or parcel of land situated in the Fourth Ward of the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated July 12, 2006 and recorded in the Office of the Chester County Recorder of Deeds on May 1, 2007, in Deed Book Volume 7146 at Page 1136, Instruments No. 10749735.

Tax Parcel No. 16-07-0123

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **Nicole M. Lytle a/k/a Nicole Ayers and David Lytle**

SALE ADDRESS: 1211 Stirling Street, Coatesville, PA 19320

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

SALE NO. 22-1-9

Writ of Execution No. 2020-00634

DEBT \$350,429.44

PROPERTY SITUATE IN TOWNSHIP OF WEST WHITELAND

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 41-6N-149

PLAINTIFF: M&T Bank

VS

DEFENDANT: **Kristy M. Castagna & Juan Rivera Jr. AKA Juan Rivera**

SALE ADDRESS: 1390 Kirkland Avenue, West Chester, PA 19380

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

SALE NO. 22-1-10

Writ of Execution No. 2019-05014

DEBT \$454,256.34

Property situate in East Fallowfield Township ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN EAST FALLOWFIELD TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF WELLINGTON HUNT, DRAWN BY EDWARD B. WALSH & ASSOCIATES, CIVIL ENGINEERS, DATED 2/28/1990, AND LAST REVISED 9/24/1996, SAID PLAN RECORDED IN CHESTER COUNTY AS PLAN NO. 13594, BEING MORE FULLY DESCRIBED IN A DEED DATED AUGUST 25, 1997 AND RECORDED AUGUST 28, 1997, IN THE CHESTER COUNTY CLERK'S REGISTER'S OFFICE IN DEED BOOK 4223, PAGE 1980.

IMPROVEMENTS: A Residential Dwelling & Pool

TAX PARCEL # 47-6-61.11

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

VS

DEFENDANT: **David G. Keech & Susan D. Keech**

SALE ADDRESS: 300 Martingale Circle, East Fallowfield a/k/a Coatesville, PA 19312

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

SALE NO. 22-1-11

Writ of Execution No. 2013-05089

DEBT \$823,524.28

PROPERTY SITUATE IN WEST PIKE-LAND TOWNSHIP

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 34-4-260

PLAINTIFF: U.S. Bank National Association, as Trustee for Harborview Mortgage Loan Trust 2005-3, Mortgage Loan Pass-Through Certificates, Series 2005-3

VS

DEFENDANT: **Tracy E. Beaver-McKeon & Michael McKeon**

SALE ADDRESS: 1707 Chantilly Lane, Chester Springs, PA 19425

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

SALE NO. 22-1-12

Writ of Execution No. 2021-02823

DEBT \$477,251.64

PROPERTY SITUATE IN WEST CALN TOWNSHIP

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 28-4-55.17

PLAINTIFF: The Bank of New York Mellon, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2004-1 Carrington Mortgage Services, LLC

VS

DEFENDANT: **Carlette Miller AKA Carlette S. Miller**

SALE ADDRESS: 115 Jacobs Drive, Coatesville, PA19320

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

SALE NO. 22-1-13

Writ of Execution No. 2021-01130

DEBT \$155,897.11

PROPERTY SITUATE IN BOROUGH OF OXFORD

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 06-08-0103

PLAINTIFF: Flagstar Bank, FSB

VS

DEFENDANT: **Tyler M. Harris**

SALE ADDRESS: 231 South 4th Street, Oxford, PA 19363

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

SALE NO. 22-1-14

Writ of Execution No. 2021-03141

DEBT \$854,438.74

PROPERTY SITUATE IN TOWNSHIP OF EAST BRADFORD

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 51-07-0027.130

PLAINTIFF: CSMC 2018-SP3 Trust

VS

DEFENDANT: **Marianne Kane & Gerald E. Kane**

SALE ADDRESS: 1146 Saint Finnegan Drive, West Chester, PA 19382

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

SALE NO. 22-1-15

Writ of Execution No. 2019-04049

DEBT \$10,606.31

PROPERTY SITUATE IN WEST BRANDYWINE TOWNSHIP

IMPROVEMENTS: A RESIDENTIAL DWELLING

TAX PARCEL # 29-7-151.1J

PLAINTIFF: M&T Bank S/B/M To Elmwood Federal Savings Bank

VS

DEFENDANT: **Susie L. Cason & David F. Curtiss**

SALE ADDRESS: 180 Main Lin Road aka 31 Main Lin Drive, Coatesville, PA 19320

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

SALE NO. 22-1-16

Writ of Execution No. 2019-08856

DEBT \$311,536.34

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

All that certain lot or piece of ground, hereditaments and appurtenances, Situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property of Charlestown Oaks, made by Pennoni Associates, Philadelphia, PA, dated 2/3/1992, last revised 4/1999 and recorded 12/21/1999 in plan File No. 15204 as follows, to wit:

Beginning at a point on the North side of Tudor Court cul-de-sac, said point being a corner of Lot No. 139 as shown on said Plan; thence extending from said beginning point along Lot No. 139, North 49 degrees 20 minutes, 10 seconds West, 130 feet to a point in Line of Lot "C"; thence extending along same North 40 degrees 39 minutes 50 seconds East, 24 feet to a point, a corner of Lot No. 137; thence extending along same South 49 degrees 20 minutes 10 seconds East, 136.5 feet to a point of curve on the North side of Tudor Court; thence extending along same on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 25.13 feet to the first mentioned point and place of beginning.

Being Lot No. 138 as shown on said Plan.

BEING THE SAME PROPERTY CONVEYED TO VIKRAM CHANDRAKANT PUROHIT AND POOJA VIKRAM PUROHIT WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM NARAYANAN RAJAMANI AND LAKSHMI GIRIDHARAN, DATED SEPTEMBER 19, 2014, RECORDED SEPTEMBER 22, 2014, AT DOCUMENT ID 11366945, AND RECORDED IN BOOK 8988, PAGE 1356, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

TAX PARCEL NO.: 35-03-0271

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Vikram Purohit, AKA**

**Vikram Chandrakant Purohit & Pooja
Vikram Purohit**

SALE ADDRESS: 121 Tudor Court, Malvern, PA 19355

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

SALE NO. 22-1-19

Writ of Execution No. 2019-04290

DEBT \$121,854.16

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

IMPROVEMENTS: RESIDENTIAL PROPERTY

TAX PARCEL NO: 68-5-66.2A

PLAINTIFF: CENLAR FSB

VS

DEFENDANT: **Peter A. Economos &
Kelly Economos A/K/A Kelly F. Econo-
mos**

SALE ADDRESS: 130 Pleasant Drive, Nottingham, PA 19362

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

SALE NO. 22-1-20

Writ of Execution No. 2019-03245

DEBT \$525,232.44

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST MARLBOROUGH, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUND-ED AND DESCRIBED ACCORDING TO THE FINAL SUBDIVISION PLAN

OF "FOLLY HILL FARMS", MADE BY GEORGE E. REGESTER, JR. AND SONS, INC.; REGISTERED, LAND SURVEYORS, AND RECORDED IN CHESTER COUNTY, AS PLAN NO. 7802 AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF HUNTSMAN LANE, A CORNER OF LOT NO. 13, AS SHOWN ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING AND EXTENDING ALONG HUNTSMAN LANE, THE THREE (3) FOLLOWING COURSES AND DISTANCE: (1) SOUTH 49 DEGREES 45 MINUTES 00 SECONDS EAST 32.00 FEET TO A POINT OF CURVE; (2) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THE ARC DISTANCE OF 21.03 FEET TO A POINT OF REVERSE CURVE; (3) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 50 FEET THE ARC DISTANCE OF 65.59 FEET TO A POINT A CORNER OF LOT NO. 11 ON SAID PLAN; THENCE EXTENDING ALONG LOT NO.11, SOUTH 13 DEGREES 16 MINUTES 31 SECONDS WEST CROSSING OVER A 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 310.73 FEET TO A POINT IN LINE OF LANDS OF M.P.S BUILDERS; THENCE EXTENDING ALONG THE SAME NORTH 86 DEGREES 15 MINUTES 48 SECONDS WEST 283.34 FEET TO A POINT, A CORNER OF LOT NO. 15 ON SAID PLAN; THENCE EXTENDING ALONG THE SAME AND ALONG LOT NO. 13 THE TWO FOLLOWING COURSES AND DISTANCES; (1) NORTH 03 DEGREES 40 MINUTES 12 SECONDS EAST RE-CROSSING SAID 40 FEET WIDE EASEMENT FOR USE AS ACCESS TO PASTURE LAND, 40.00 FEET TO A POINT; (2) NORTH 40 DEGREES 15 MINUTES 00 SECONDS

EAST 432.92 FEET TO A POINT ON THE SOUTHERLY SIDE OF HUNTS-MAN LANE, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 12 ON SAID PLAN.

UPI # 61-6-37.1B

PLAINTIFF: Harleysville Bank

VS

DEFENDANT: **William C. Huyler III & Robin Leigh Huyler**

SALE ADDRESS: 1845 Huntsman Lane, West Chester, PA 19382

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

SALE NO. 22-1-21

Writ of Execution No. 2019-05149

DEBT \$76,187.51

ALL THAT CERTAIN lot of land which is erected the South house of a block of two brick dwelling houses designated as No. 125 Woodland Avenue, situated in the Second Ward of the City of Coatesville, County of Chester and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the East curb line of Woodland Avenue distant 122 feet Southwardly from the South curb line of Walnut Street and opposite the corner of the middle dividing portion on said block of two brick dwelling houses; thence by land of Charles Petrosky and wife, and passing through the center of the middle dividing partition in said block of two brick dwelling houses North 84 degrees 29 minutes East 143.74 feet to the center line of a 15 feet wide alley; thence by the center line of said alley South 6 degrees 27 minutes East, 22.45 feet to a corner of land of Mary Lipka, formerly of Calvin Snyder;

thence by the same South 84 degrees 29 minutes West 144.2 feet to the said East curb line of Woodland Avenue, thence by the same North 5 degrees 31 minutes West, 22 feet to the place of beginning.

BEING THE SAME PREMISES which Merton C. Sellers and Billie Marie Sellers, husband and wife, by Deed dated December 29, 2010 and recorded January 5, 2011 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 8090, Page 2027, granted and conveyed unto DAVID RADECKY and CHARLOTTE RADECKY.

BEING UPI NO. 16-6-966

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Manufacturers and Traders Trust Company also known as M&T Bank Successor By Merger to Hudson City Savings Bank, FSB

VS

DEFENDANT: **David A. Radecky a/k/a David Radecky & Charlotte M. Radecky a/k/a Charlotte Radecky**

SALE ADDRESS: 125 Woodland Avenue, Coatesville, PA 19320

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

SALE NO. 22-1-22

Writ of Execution No. 2021-00893

DEBT \$106,772.07

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

BLR # 19-2-56.1

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan

Trust 2000-D, Asset-Backed Certificates,
Series 2000-D
VS

**DEFENDANT: Nancy L. Valentin a/k/a
Nancy Valentin**

SALE ADDRESS: 105 Bethesda Road
a/k/a 337 Bethesda Road, Elverson, PA
19520

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

SALE NO. 22-1-23

Writ of Execution No. 2016-10166

DEBT \$232,241.17

Property situate in the TOWNSHIP OF
WEST NOTTINGHAM, CHESTER
County, Pennsylvania being

BLR # 68-2-32-10

Improvements thereon: RESIDENTIAL
DWELLING

PLAINTIFF: Wells Fargo Bank, Nation-
al Association, as Trustee for Carrington
Mortgage Loan Trust, Series 2006-OPT1,
Asset Backed Pass-Through Certificates,
Series 2006-OPT1

VS

**DEFENDANT: Dawn McIntyre & Da-
vid McIntyre**

SALE ADDRESS: 46 Somerset Drive,
Nottingham, PA 19362

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

SALE NO. 22-1-24

Writ of Execution No. 2019-10783

DEBT \$405,893.31

Property situate in the TOWNSHIP OF
EAST BRADFORD, CHESTER County,
Pennsylvania being

BLR # 51-6-7.6

Improvements thereon: RESIDENTIAL
DWELLING

PLAINTIFF: Deutsche Bank National
Trust Company, As Trustee for HSI As-
set Securitization Corporation Trust 2006
OPT4, Mortgage-Pass-Through Certifi-
cates, Series 2006-OPT4

VS

DEFENDANT: Antonio M. DiFabrizio

SALE ADDRESS: 1311 Bridge Road,
West Chester, PA 19382

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

SALE NO. 22-1-25

Writ of Execution No. 2021-01141

DEBT \$201,117.99

Property situate in the TOWNSHIP OF
LOWER OXFORD, CHESTER County,
Pennsylvania being

BLR # 56-10-12.4B

Improvements thereon: RESIDENTIAL
DWELLING

PLAINTIFF: Deutsche Bank Nation-
al Trust Company, As Trustee for New
Century Home Equity Loan Trust, Series
2005-B, Asset Backed Pass-Through Cer-
tificates

VS

**DEFENDANT: Patrick Mahan a/k/a
Patrick G. Mahan & Kari Mahan a/k/a
Kari C. Mahan a/k/a Kari Krolikowski
a/k/a Kari Colflesh**

SALE ADDRESS: 216 Elkview Road,
Lincoln University, PA 19352

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

SALE NO. 22-1-26**Writ of Execution No. 2015-03579****DEBT \$474,464.24**

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

BLR # 6-8-51

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: The Bank of New York Mellon, F/K/A The Bank of New York as Indenture Trustee for the Registered Holders of ABFS Mortgage Loan Trust 2002-2, Mortgage-Backed Pass-Through Certificates, Series 2002-2

VS

DEFENDANT: **Henry J. Ruffenach**

SALE ADDRESS: 224 Penn Avenue, Oxford, PA 19363

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

SALE NO. 22-1-27**Writ of Execution No. 2017-05629****DEBT \$475,140.55**

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

BLR # 72-002-0002.0200

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3

VS

DEFENDANT: **Art W. Paviglianiti a/k/a**

Art Paviglianiti & Karen L. Paviglianiti

SALE ADDRESS: 613 S. Guernsey Road, West Grove, PA 19390

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

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