



# Chester County Law Reporter

(USPS 102-900)

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## TABLE OF CONTENTS

### 69 CHESTER COUNTY REPORTS

#### van der Veen v. Schwartz (Part II)

*False light – Defamation – Actual malice – Preliminary objections –  
Demurrer – Impertinent and scandalous matter . . . . .* 306 (2021)

**Classified Ads. . . . . 36**  
Meeting Space - *West Chester*  
Associate Attorney  
Estates/Trusts Attorney

**Legal Notices**  
**See Table of Contents. . . . .1**

# Chester County Law Reporter

(USPS 102-900)

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[www.chescobar.org](http://www.chescobar.org)  
[lawreporter@chescobar.org](mailto:lawreporter@chescobar.org)

Telephone: 610/692-1889 Fax: 610/692-9546

**Richard Meanix, Editor**

*Assistant Editor*

Patrick M. McKenna, Esquire  
Richard Meanix, Chairperson-Publications Committee

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[69 Ches. Co. Rep. *van der Veen v. Schwartz*

The actual malice standard is “a rigorous, if not impossible, burden to meet in most circumstances.” *Manning v. WPXI, Inc.*, 886 A.2d 1137, 1143 (Pa. Super. 2005). This standard requires evidence “so clear, direct, weighty and convincing as to enable the trier of fact to come to a clear conviction, without hesitancy of the truth of the precise facts in issue.” *Id.* (citing *Matter of Braig*, 520 Pa. 409, 414, 554 A.2d 493, 495 (1989)). Failure to investigate, without more, will not support a finding of actual malice, nor will ill-will or desire to increase profits. *Fitzpatrick v. Philadelphia Newspapers, Inc.*, 389 Pa. Super. 438, 447, 567 A.2d 684, 688 (1989).

Because the actual malice inquiry is subjective – that is, concerned with the defendant’s state of mind when he acted – any inference of actual malice must necessarily be drawn solely upon the basis of the information that was available to and considered by the defendant prior to publication. *See Bose Corp. v. Consumers Union*, 466 U.S. 485, 104 S.Ct. 1949, 1958, 80 L.Ed.2d. 502 (1984); *McFarlane v. Sheridan Square Press, Inc.*, 320 U.S.App. D.C. 40, 91 F.3d 1501 (1996). The relevant inquiry is whether the defendant entertained a serious doubt as to the truth of the publication, i.e. the subject of his criticism and the facts upon which he based his opinion. *Milkovich v. Lorain Journal Co.*, 497 U.S. 1, 111 L.Ed. 2d. 1, 110 S.Ct. 2695 (1990).

### **Media or Non-Media Defendant**

The next inquiry is whether the Defendant is a media or non-media defendant. Plaintiff contends that the actual malice standards of the *New York Times* and its progeny do not apply in a case where a private individual is being sued. He cites *Philadelphia Newspapers, Inc. v. Hepps*, 475 U.S. 767 at 772, but nowhere does it support that wholesale proposition. (Pl.’s Resp. in Opp’n to Def.’s Prelim. Objections to Pl.’s Compl., at 5, ¶¶8-11). At oral argument on the preliminary objections, Defendant’s counsel argued that Schwartz really was in the same position of a media defendant, such that the rules for suing a media defendant should apply to him. No further legal authority was tendered by either of the parties.

In *Chuy v. Philadelphia Eagles Football Club*, 431 F.Supp. 254 (E.D. Pa. 1977), a former professional football player brought suit against the club for which he had played to recover damages for defamation. The trial court ruled that he was a public figure within the *New York Times*’ standard. On appeal, the court observed “[o]ur understanding of *New York Times* and its offspring is that private persons and the press are equally protected by the requirement that false comment about public figures must be knowing or in reckless disregard of the truth in order to be actionable. It seems to us a necessary corollary that comment about public figures should be equally protected whether made in mass media or private.” *Id.*, at fn. 20.

In *Smith v. A Pocono County Place Property Owners Assoc., Inc.*, 686 F. Supp. 1053 (M.D. Pa.1987), the manager of a residential property development brought a libel and breach of contract action against the directors of the Association. The Chief Judge of the Middle District Court of Pennsylvania, Judge Nealon, discussed whether the actual malice standard of proof set forth in *New York Times* should apply in the case of non-media defendants. Concluding that it does, he looked at the

following decisions for guidance.

Justice Brennan in *Dunn & Bradstreet, Inc. v. Greenmoss Builders, Inc.*, 472 U.S. 749, 105 S.Ct. 2939, 86 L.Ed. 593 (1985) stated that the guidelines in *Gertz v. Robert Welch, Inc.*, 418 U.S. 423, 94 S.Ct. 2997, 3000, 41 L.Ed.2d. 789 (1974), were not limited to cases in which in which the defendant is a media entity as that was irreconcilable with the fundamental First Amendment principle that the inherent worth of speech in terms of its capacity for informing the public does not depend upon the identity of its source. Justice Burger concurring stated:

Accordingly, at least six Members of this Court (the four who joined this opinion and Justice White and The Chief Justice) agreed today that, in the context of defamation law, the rights of the institutional media are no greater and no less than those enjoyed by other individuals or organizations engaged in the same activities.

*Id.*, at 784.

In *Garcia v. Bd. of Educ.*, 777 F.2d 1403, 1410 (10th Cir. 1985), *cert. den.*, 479 U.S. 814, 107 S.Ct. 66, 93 L.Ed.2d. 24 (1986), the court adopted the same reasoning and held that the “First Amendment protection should not depend on whether the criticism is in the form of speech by a private individual or publication by the institutional press.” Also cited was the decision in *Fram v. Yellow Cab Co.*, 380 F.Supp. 1314 (W.D. Pa. 1974). This court is in agreement.

In reviewing the Complaint, no mental gyrations are required for this court to conclude that the Plaintiff is at the very least a limited public figure, having entered the arena of the most supercharged issue facing this nation.

The subject matter concerns the legitimacy of the political process, which is inarguably a matter of high public concern and controversy. *Hepps*, at 778. Accordingly, because this court has determined that the Plaintiff is a limited purpose public figure, he must prove that this non-media defendant’s remarks were made with actual malice as prescribed in *Sullivan*, at 279.

Defendant argues that his published opinions regarding the Plaintiff’s performance were based on his own observation of the hearings, review of the documents available to the public, his analysis of case law and his experience as a lawyer. He invokes his First Amendment right to express his opinion. (Def.’s Prelim. Objections to Pl.’s Compl., at ¶15).

With reference to the article authored by the Defendant, the Plaintiff alleges that the Defendant accused him of “unethical and untruthful conduct during the hearing,” and in his representation of the President, all of which Plaintiff contends is patently false, malicious and defamatory. For example, Schwartz wrote: “[a]lthough I am not aware of any ethical rule prohibiting the type of representation I am about to describe, I am also not aware that any trial lawyer would take on a client who asserts a position directly contrary to a position that the same trial lawyer asserted on behalf of another

client in a different matter. To me it is a matter of credibility of professional position.”

Schwartz was referring to an August, 2020 case when Plaintiff brought suit on behalf of mail-in voters against Louis DeJoy in his official capacity as Postmaster General of the United States Postal Service and Donald J. Trump in his official capacity as President of the United States of America (the “Mail Suit”). He contrasted that to Plaintiff’s representation of President Trump in the impeachment hearings. Plaintiff avers that Schwartz knew or should have known that a statement that the Plaintiff’s position in the impeachment matter was “directly contrary to” his position in the Mail Suit would “invoke the notion that Mr. van der Veen was embroiled in a conflict of interest when he represented President Trump.” (Pl.’s Mem. of Law in Support of Pl.’s Resp. in Opp’n to Def.’s Prelim. Objections to Pl.’s Compl., at 5). Plaintiff points out that readers of *The Legal Intelligencer* “are acutely aware that continuing representation, despite a conflict of interest, is a cause for significant discipline.” *Id.* Plaintiff further argues “[u]ndoubtedly, Mr. Schwartz’s ‘opinions’ are in name only; instead, his statements are factual and provably false. Mr. Schwartz states:

- d. “van der Veen [is not] a true advocate for either of his clients’ causes; indeed, it makes him a mere **mercenary** open for retaining to the highest bidder.” (emphasis added)
- e. “van der Veen as [President Trump’s] attorney, knew or should have known that he had **absolutely no legal right** to attempt to justify his client’s and his “fraud/free speech” argument as legal unfettered acts by Trump[.]”
- f. “van der Veen was certainly within his rights to argue as he did, although the method and manner in which he personally attacked the individuals writing a letter of support of jurisdiction of the Senate to impeach a former president was **deplorable** . . . Ad hominem attacks have no place in any legal or quasi-legal venue.

(*Id.*, at 16)(emphasis in the original).

The court agrees with plaintiff that these challenged statements are each capable of being proven false (except possibly that following “f.”). As argued by plaintiff, it could be possible to prove false whether Mr. van der Veen was a “false advocate” for either of his clients and a mere mercenary. These arguably could be shown false by facts present in each suit when compared to the permitted representations of the Rules of Professional Conduct. Similarly, the statement that Mr. van der Veen had “absolutely no legal right” may be proven false when looking at the law of Mr. van der Veen’s brief and the included legal support for his positions. Furthermore, Mr. Schwartz’s claim that Mr. van der Veen justified or accepted President Trump’s speech could be disproven by the hearing transcripts included in Plaintiff’s Complaint.

The parties engage in a wrangle as to whether the Plaintiff did or did not

personally condone Mr. Trump’s speech. With regard to Schwartz’s use of the term “mercenary for hire” in describing the Plaintiff’s inconsistent positions regarding Mr. Trump’s claim of election fraud, Defendant argues that “mercenary” is at most non-actionable hyperbole and does not support Plaintiff’s defamation claim. (Def.’s Prelim. Objections to Pl.’s Compl., at ¶20).

The court has pondered this argument. On the one hand, the court supposes that trial attorneys have been called that, and worse.<sup>4</sup>

Plaintiff states that Schwartz knew that it was commonplace for attorneys to represent plaintiffs and defendants, as he himself had done so in the past, yet accused van der Veen of being a false advocate for either of his client’s causes.

The court must consider the audience to whom the commentary was directed. Plaintiff states that it was directed to the Philadelphia legal community where he practices and that such a publication would be highly offensive to a reasonable person. It is alleged that Defendant placed him in a false light of “unethical conduct”. (Pl.’s Mem. of Law in Support of Pl.’s Resp. in Opp’n to Def.’s Prelim. Objections to Pl.’s Compl., at 22).

This raises a question, perhaps, of first impression namely, if the comments are printed in what is essentially a trade journal to be directed and read by a very sophisticated audience, are the standards then not different from the usual recitation? Can such publication be highly offensive to a reasonable man on the street? Must it be?

Arguably, the sophisticated readership will come across the offending passage and simply turn the page. The usual formulation is the effect the communication is calculated to produce and the impression it would naturally engender in the minds of average persons among whom it is intended to circulate. *See, e.g., Baker v. Lafayette College*, 532 A.2d 399, 402 (Pa. 1987). *The Legal Intelligencer* is “not intended” to circulate among “average persons”.

Because, at this stage of the proceedings, it cannot be said with certainty that the statements published by the Defendant did not amount to false light or defamation, the preliminary objections in the nature of a demurrer must be overruled.

## **II. Preliminary Objections (Impertinent and Scandalous Allegations) Pursuant to Pa. R.C.P. 1028(a)(2)**

Pennsylvania Rule of Civil Procedure 1028(a)(2) provides that preliminary objections may be filed for the failure of a pleading to conform to law or rule of court or “inclusion of scandalous or impertinent matter.” To be scandalous and impertinent, the allegations must be immaterial and inappropriate to the proof of the cause of action. *Common Cause/Pennsylvania v. Com.*, 710 A.2d 108 (1998) (derogatory statements); *Romy v. Burke*, 2003 WL 21205975 (C.P. 2003)(Mem. Op.)(holding references to

<sup>4</sup> Ambulance chaser comes to mind, and then there is shyster, pettifogger, shark, bloviator. These names all seem to connote a concept of avarice. Plaintiff argues that, taken as a whole, the article is a direct attack on van der Veen’s credibility and ethics as an attorney. “Even worse, it is Schwartz’s crusade to attack Mr. van der Veen’s character and fitness as an attorney, he outrageously accuses him of being a ‘mere mercenary’, open for retaining to the highest bidder.” (Pl.’s Mem. of Law in Support of Pl.’s Resp. in Opp’n to Def.’s Prelim. Objections to Pl.’s Compl., at 4).

[69 Ches. Co. Rep. *van der Veen v. Schwartz*

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defendant's "Enron style looting" of the plaintiff's professional corporations are neither material nor appropriate proof of the breach of fiduciary duty and thus stricken).

Defendant points to a number of places in Plaintiff's Complaint which he says are "littered" with impertinent allegations concerning his legal career – allegations that are both "immaterial and inappropriate." (Def.'s Prelim. Objections to Pl.'s Compl., ¶45).

The elements of the two (2) torts which comprise the Complaint have been thoroughly set out above. They do not include personal attacks. The Complaint starts at paragraph 4, with the insight that "there are some lawyers that try to claim to be a "Philadelphia Trial Lawyer", yet they have neither the skill nor the acumen to warrant that title. Instead these lawyers employ deceptive marketing techniques to mimic those that do. One such individual is Theodore A. Schwartz, Esquire." (Complaint, at ¶4).

Plaintiff concedes that Schwartz and he had never talked. That being the case, for Plaintiff to aver that "this article was his chance to find a new firm naïve enough to believe the patently false resume he put before the public" can only be rank speculation. It is immaterial in any event as well.

The Complaint contains an entire heading "Mr. Schwartz' Attempt to Revitalize his Floundering Legal Career" which follows paragraph 34. This is picked up again in paragraph 55. Paragraph 56 is even clearer; "[I]n a blatant attempt to enhance his credibility, and purported knowledge of legal ethics, Mr. Schwartz lied about his affiliation to the law firm of Dischell, Bartle and Dooley despite the fact that the relationship ended two months prior to this publication." (Pl.'s Compl., at ¶56).

Additional such expressions are set forth in Plaintiff's Response in Opposition to Defendant's Preliminary Objections to Plaintiff's Complaint, "[S]imilarly, Mr. Schwartz' fabrication of his own credentials illustrates that he had reason to doubt the veracity of his own statements on legal ethics. Mr. Schwartz knew his statements about Mr. van der Veen would not be accepted, unless he was a practicing trial lawyer at a reputable law firm; as a result, he fabricated his credentials to attempt to give his writing the necessary credibility." (Plaintiff's Resp. in Opp. to Def's Prelim. Objections to Pl.'s Compl., at 7). This is a non-sequitur. No support for it is apparent. Plaintiff is not a mind reader. Mr. Schwartz' fabrication of his own credentials has nothing rationally to do with false light or defamation.

Plaintiff argues in several places that he is entitled to prove the Defendant's state of mind through circumstantial evidence. (*Id.*, at 20). That may be so, but the relevant inquiry surely is whether Defendant entertained serious doubt as to the truth of the publication, that is the truth of the facts upon which he based his article. *van der Veen* contends that Schwartz's apparent lack of candor regarding his own legal career goes to the issue of actual malice. This court is not so persuaded.

For the foregoing reasons, the court grants Defendant's Preliminary Objection under Pa. R.C.P. 1028(a)(2) as containing impertinent and/or scandalous material: 4, 6, 7, 8, 9, 10, 34, 35, 36, 37, 38, 39, 40, 41, 55, 56, 57, 58, 59.

An appropriate Order follows.

Date: July 23, 2021

BY THE COURT:

/s/ Mark L. Tunnell, J.



[69 Ches. Co. Rep. **van der Veen v. Schwartz**

MICHAEL T. VAN DER VEEN, ESQ.,  
Plaintiff,

v.

THEODORE A. SCHWARTZ, ESQ.,  
Defendant.

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

NO. 2021-01614-TT

CIVIL ACTION

**ORDER**

AND NOW, this 23rd day of July, 2021, upon consideration of Defendant’s Preliminary Objections to Plaintiff’s Complaint, the response thereto, and following oral argument held on July 7, 2021, it is hereby ORDERED in accordance with the court’s Decision issued this date, that:

1. Defendant’s preliminary objections (demurrer) pursuant to Pa. R.C.P. 1028(a)(4) to Count I (False Light) is OVERRULED;
2. Defendant’s preliminary objections (demurrer) pursuant to Pa. R.C.P. 1028(a)(4) to Count II (Defamation) is OVERRULED; and
3. Defendant’s preliminary objections (striking impertinent and scandalous demurrer) pursuant to Pa. R.C.P. 1028(a)(2) is SUSTAINED; Paragraphs 4, 6, 7, 8, 9, 10, 34, 35, 36, 37, 38, 39, 40, 41, 55, 56, 57, 58, 59 are hereby STRICKEN.

BY THE COURT:

/s/ Mark L. Tunnell, J.

TABLE OF CONTENTS  
LEGAL NOTICES

Change of Name Notice . . . . . 2

Corporation Notice . . . . . 2

Corporate Dissolution . . . . . 2

Estate Notices **1st Publication** . . . . . 2

Estate Notices **2nd Publication** . . . . . 4

Estate Notices **3rd Publication** . . . . . 6

Fictitious Name Notice . . . . . 7

Nonprofit Corporation Notice . . . . . 8

Trust Notice **3rd Publication of 3** . . . . . 8

Notice **2nd Publication of 3** . . . . . 8

Notice **1st Publication of 3** . . . . . 9

Notice . . . . . 9

Notice . . . . . 9

Notice . . . . . 10

Notice of Petition for Judicial Tax Sale . . . . . 12

Sheriff Sale of Real Estate **1st Publication of 3** . . . . . 26

**NOTICES**

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 2021-06276-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Brooke Lynne Long was filed in the above-named court and will be heard on Monday, November 8, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, August 6, 2021  
Name to be changed from: Brooke Lynne Long to: Logan James Long

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 Monday, August 2, 2021 for **Jennifer N. Davidheiser, Inc.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Real estate sales  
Lee F. Mauger, Esq.  
Mauger Law, LLC  
1800 E. High Street, Suite 375  
Pottstown, PA 19468

**CORPORATE 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 October 13, 2021, for:

Aldrich Foundation 1735 Valley Lane  
Chester Springs, PA 19425

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

**CORPORATE DISSOLUTION**

NOTICE IS HEREBY GIVEN that the directors of Triskeles Foundation, a Pennsylvania nonprofit corporation, with an address of 224 Nantmeal Road, Glemoore, PA 19343 (Chester County), have approved a proposal that the corporation voluntarily dissolve and Triskeles Foundation is now engaged in winding up and settling affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

**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**

**BABBITT**, John S., late of Tredyffrin Township. Susan Dejong, 947 Heatherstone Dr., Berwyn, PA 19312, Administratrix. **ELIZABETH ZWAAN MILNE**, Esquire, Davis Bennett Spiess & Livingood, LLC, 130 W. Lancaster Ave., Wayne, PA 19087, atty.

**BRADFORD**, Betty Ann, late of Uwchlan Township. James S. Bradford, 15 Ennis Lane, Rehoboth Beach, DE 19971, Executor.

**BROWN**, Theodore N., late of Kennett Township. Rose Brown, care of RICK MORTON, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. **RICK MORTON**, Esquire, Ryan, Morton & Imms, LLC, 220 West Gay Street, West Chester, PA 19380, atty.

**BURNEY, JR.**, John, late of Coatesville. Nanette Burney-Mitchell, 1205 S. 19th Street, Harrisburg, PA 17104, Administratrix. JAMES McCARTHY, Esquire, McCarthy Tax Law, PC, 2041 Herr Street, Harrisburg, PA 17103, atty.

**BURTON**, Lela Louise, late of East Pikeland Township. Joseph L. Bachman, Jr., care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**CARRETTA**, Norma, late of Willistown Township. Michele A. Erwin, care of SUZANNE M. HECHT, Esquire, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, Executrix. SUZANNE M. HECHT, Esquire, Haney & Hecht, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, atty.

**CHANDLER**, Elizabeth H., late of West Grove. G. Donald Chandler, III, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**COSGROVE**, Caroline Lee, a/k/a Caroline L. Cosgrove, late of East Caln Township. Ross E. Cosgrove, care of JAMES R. ABBOTT, Esquire, 103 Chesley Dr., Media, PA 19063, Executor. JAMES R. ABBOTT, Esquire, Abbott & Overholt PC, 103 Chesley Dr., Media, PA 19063, atty.

**CRAIG**, Louise I., late of East Brandywine Township. Karen O'Rangers, 13 Quail Hill Lane, Downingtown, PA 19335, Executrix. ROBERT M. FIRKSER, Esquire, Del Sordo and Firkser, 333 W. Baltimore Ave., Media, PA 19063, atty.

**CROTHERS**, Clifford W., late of Uwchlan Township. Joyce E. Crothers, 1565 Broad Run Rd., Downingtown, PA 19335, Executrix. SCUDDER G. STEVENS, Esquire, Lyons Dougherty LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

**DANTA**, Julia A., late of Phoenixville. Viktorija Masalaitis, 108 Buddell Drive, Exton, PA 19341, Executrix. JOEL P. PERILSTEIN, Esquire, Law office of Joel P. Perilstein, 101 Old York Road, Ste 303, Jenkintown, PA 19046, atty.

**GEHR**, William J., a/k/a William Joseph Gehr, late of Elverson Borough. Rudolph W. Betz, Jr., 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.

**GOLTZ**, Ronald Gunter, a/k/a Ronald Goltz and Ronald G. Goltz, late of Thornbury Township. Jillian Goltz, care of DEVIN S. FOX, Esquire, 910 Harvest Dr., P.O. Box 3037, Blue Bell, PA 19422, Executrix. DEVIN S. FOX, Esquire, Kaplin Stewart Meloff Reiter & Stein, PC, 910 Harvest Dr., P.O. Box 3037, Blue Bell, PA 19422, atty.

**HALSTED**, Elizabeth B., late of Kennett Square Borough. Elizabeth D. Halsted and John S. Halsted, Jr., care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Co-Executors. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**HILL, JR.**, Howard, a/k/a Howard Henry Hill, Jr., late of West Brandywine Township. R. Thomas Murphy, 2005 E. Main Street, Waynesboro, PA 17268, Administrator. R. THOMAS MURPHY & ASSOCIATES, Esquire, 237 East Queen Street, Chambersburg, PA 17201, atty.

**IACONO**, Joan C., a/k/a Joan Carol Iacono, late of East Marlborough Township. Melissa A. Arthur, 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.

**KADRANSKY**, Ellen, late of West Chester Borough. Peter C. Watkins, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executor. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

**McCUMMINGS**, Frances A., late of Oxford. Janice M. Andress, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executrix. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

**NAGY**, Dennis A., late of East Coventry Township. Ann B. Nagy, 1632 Old Schuylkill Road, Spring City, PA 19475, Executor. LEE F. MAUGER, Esquire, 1800 East High St., Suite 375, Pottstown, PA 19464, atty.

**PRAPLASKI**, Margaret Joan, a/k/a Margaret J. Praplaski, late of East Goshen Township. Nancy W. Pine, 104 S. Church St., West Chester, PA 19382, Administratrix CTA. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**SOMBERS**, Cynthia Jane, late of Phoenixville. Joseph M. Sombers, care of LEO T. WHITE, Esquire, 1220 Valley Forge Road, Suite 37B, Phoenixville, PA 19460, Administrator. LEO T. WHITE, Esquire, The Law Offices of Leo T. White, LLC, 1220 Valley Forge Road, Suite 37B, Phoenixville, PA 19460, atty.

**SUMMERS**, Elizabeth J., late of East Nottingham Township. Rich Roberts, care of DAVID C. ONORATO, Esquire, 298 Wissahickon Avenue, North Wales, PA 19454, Executor. DAVID C. ONORATO, Esquire, Hladik, Onorato & Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454, atty.

**TROY, JR.**, Paul Edward, a/k/a Paul E. Troy, Jr., late of Tredyffrin Township. Paul C. Troy, 1021 Deerpath Road, Blue Bell, PA 19422, and Michael P. Troy, 488 Churchill Drive, Berwyn, PA 19312, Executors. ROBERT C. GERHARD, III, Esquire, Gerhard & Gerhard, P.C., 815 Greenwood Ave, Ste. 8, Jenkintown, PA 19046, atty.

**ULSH**, M. Jane, a/k/a Martha Jane Ulsh, late of East Caln Township. Kenneth T. Ulsh, Sr., 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.

**WALKER**, Marian G., a/k/a Marian Ruth Groff Walker, late of Thornbury Township. Gloria Burger, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**WILLIAMS**, Nancy E., late of East Pikeland Township. Michael C.F. Williams, 15 Ivy Lane, Chester Springs, PA 19425, Executor. MICHAEL J. SANGEMINO, Esquire, 933 S High St., West Chester, PA 19382, atty.

**WILSON**, Dorothy Martina, late of Phoenixville Borough. Ella L. Miller, 224 Marshall St., Phoenixville, PA 19460, Administratrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

**ZUNINO**, Mary E., late of New Garden Township. Thomas J. Zunino, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

## 2nd Publication

**AKER**, Mary E., a/k/a Mary Ellen Aker, late of Bradford Township. John A. Aker, III, 5365-5 High-

way F17 West, Baxter, Iowa 50028, & Barbara E. Kurtz, 1305 Marshallton Thorndale Road, Downingtown, PA 19335-3736, Esquire, Executors. CHRISTINA B. ROBERTS, Esquire, Breslin Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

**BARLOW**, Mary W., late of Kennett Square. Roxanne J. Sheets, care of MEREDITH L. LAMBERT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executrix. MEREDITH L. LAMBERT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**BEIFUSS**, Ronald N., late of West Goshen Township. Susan P. Nugent, 336 Joy Lane, West Chester, PA 19380, Executrix.

**BERNAUER**, Annette Marie, late of West Chester. Joseph W. Bernauer Jr., 1106 Howard Lane, Philadelphia, PA 19123, Executor.

**CLEMENS**, Lynda Mae, a/k/a Lynda M. Clemens, Lynda Clemens, late of West Pikeland Township. MAURY B. REITER, 910 Harvest Dr., P.O. Box 3037, Blue Bell, PA 19422, Executrix. MAURY B. REITER, Esquire, Kaplin Stewart, 910 Harvest Dr., P.O. Box 3037, Blue Bell, PA 19422, atty.

**COLLINS**, Brian Daniel, a/k/a Brian D. Collins, late of Westtown Township. Daniel D. Fink, care of STEPHEN I. BAER, Esquire, 1288 Valley Forge Rd., Ste. 63, Phoenixville, PA 19460, Executor. STEPHEN I. BAER, Esquire, 1288 Valley Forge Rd., Ste. 63, Phoenixville, PA 19460, atty.

**DEGUS**, Denise Claire, a/k/a Denise C. Degus, late of Tredyffrin Township. Kellie Powers Nickerson and Susan Degus, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrices. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**ELLIS**, Ruth M., late of West Brandywine Township. Pamela L. Ellis, a/k/a Pamela E. Gustafson, 325 Saint Davids Road, Williamsport, PA 17701, & Stephen M. Ellis, P.O. Box 394, Hanalei, HI 96714, Executors. DANIEL E. BRIGHT, Esquire, McQuaide Blasko, Inc., 811 University Drive, State College, PA 16801, atty.

**EVANS**, Shawn R., late of Warwick Township. Kristin R. Evans, care of GREGORY W. PHILIPS, Esquire, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, Administrator. GREGORY W. PHILIPS, Esquire, Yergey Daylor Allebach Scheffey Picardi, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, atty.

**FRANCO**, Anna Marie, late of Easttown Township. Donna F. Oliver, care of MICHAEL A. BRESLOW, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrix. MICHAEL A. BRESLOW, Esquire, Heckscher, Teillon, Terrill & Sager, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

**HANSEN**, Barbara D., late of East Goshen Township. Anne Lersch Lewis, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**HOUSTON**, Dorris L., a/k/a Doris Houston, late of Coatesville. Vanessa D. Barron, 23 Windle Court, Coatesville, PA 19320, Executor. DAVID T. VID-EON, Esquire, 110 West Front Street, Media, PA 19063, atty.

**JAMISON, JR.**, Philip Duane, late of West Chester. Philip Duane Jamison, III, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**KRAMER**, Evelyn, late of Uwchlan Township. Carol A. Kramer, care of WILLIAM J. LUTTRELL, III, Esquire, 11 S Olive St, Fl. 2, Media, PA 19063, Executor. WILLIAM J. LUTTRELL, III, Esquire, 11 S Olive St, Fl. 2, Media, PA 19063, atty.

**MAXFIELD**, Susan P., a/k/a Susan C. Maxfield, late of Caln Township. Wanda M. Davis, 107 Street Rd., Cochranville, PA 19330, Administratrix. SCUD-DER G. STEVENS, Esquire, Lyons Dougherty, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

**MAXWELL**, William John, a/k/a William J. Maxwell, late of Willistown Township. Deborah Maxwell, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**MCCLARNON**, Mary Ann K., late of East Pikeland Township. John E. McClarnon, 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.

**McGINLEY**, John J., late of East Pikeland Township. Catherine M Jamieson, 544 Saylor Mill Rd., Spring City, PA 19475, Executrix.

**MOORE**, Douglass A., late of Tredyffrin Township. Derek A. Moore, 810 Woodside Rd., Wilmington, DE 19808, Executor. MICHAEL J. HAWLEY, Esquire, Lyons Dougherty, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

**OATMAN JR.**, Charles Lester, a/k/a Charlie Oatman, late of Honey Brook Township. Charles L. Oatman III, 2320 Longview Drive, Coatesville, PA 19320, Executor.

**RHODEN**, Joan B., late of Oxford Borough. Laura H. Rhoden, care of MARY ANN PLANKINTON, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. MARY ANN PLANKINTON, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**RINEHIMER**, F. Grayce, late of Williams. Sharon B. Rinehimer, care of F. CRAIG LA ROCCA, Esquire, 800 N. Broad Street, Lansdale, PA 19446, Administrator. F. CRAIG LA ROCCA, Esquire, 800 N. Broad Street, Lansdale, PA 19446, atty.

**ROBERTSON**, Evelyn A. Kolb, a/k/a Evelyn K. Robertson, late of West Nottingham Township. Steven A. Robertson, 5110 Pheasant Ridge Rd. Fairfax, VA 22030, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**ROCCHIO**, Dominick J., late of Westtown Township. Todd M. Cuff, care of WILLIAM P. CULP, JR., Esquire, 614 Darby Rd., Havertown, PA 19083, Executor. WILLIAM P. CULP, JR., Esquire, 614 Darby Rd., Havertown, PA 19083, atty.

**ROSS**, Barbara H., late of Lower Oxford Township. Samuel L. Ross, 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.

**SARACENI**, Elizabeth A., a/k/a Elizabeth Ann Saraceni, Elizabeth Saraceni, late of Willistown Township. Raymond Saraceni, 2967 W School House Ln, Apt 806, Philadelphia, PA 19144, Administrator. DAVID C. JAMES, Esquire, Hill, Turowski, James & Lehman, LLP, 38 West Third Street, Bloomsburg, PA 17815, atty.

**SCHELL**, William R., a/k/a William Ronald Schell, late of Upper Uwchlan Township. Dianne Marie Schell, 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.

**SCHLUCKEBIER**, Mary Anna, late of Kennett Square. Francis Schluckebier, 544 School House Lane, Willow Grove, PA 19090, Executor. JOSEPH G. MANIACI, Esquire, Maniaci, Ciccotta & Schweizer, LLP, 6720 Frankford Avenue, Philadelphia, PA 19135, atty.

**SMITH**, Leedom R., late of London Grove Township. Susan Elaine Smith, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**SOBYAK**, Francis Joseph, a/k/a Francis J. Sobyak, Frank Sobyak and Francis Sobyak, late of Tredyffrin Township. Ardyth Ann Sobyak, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Blecinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

**SONTAG**, Mary Anne, late of Uwchlan Township. John George Sontag, Jr., 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.

**STABLE**, Ann S., a/k/a Ann Stone Stable, late of Tredyffrin Township. Carol Walsh, 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.

**WALSH**, Patrick Francis, a/k/a Pat Walsh, late of Westtown. Marian O'Rourke Walsh, 310 Ponds Edge Road, West Chester, PA 19382, Executor.

**WICKERSHAM, JR.**, Samuel H., late of Kennett Township. Marcia W. Malchione, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**WRIGHT**, George C., late of Pocopson Township. Larry Spaid, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor.

Lionel D. Boch, care of DAVID P. BROWN, III, Esquire, 1944 Kimberton Rd., P.O. Box 729, Kimberton, PA 19442, Administrator. DAVID P. BROWN, III, Esquire, 1944 Kimberton Rd., P.O. Box 729, Kimberton, PA 19442, atty.

**BOTKIN**, Stacy Taylor, late of New Garden Township. Ethan John Botkin, 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.

**CAMPBELL**, Christine Anne, late of West Chester. Ian Campbell, 33 S Darlington St., West Chester, PA 19382, Executor.

**DINENBERG**, Michael S., late of Uwchlan Township. Kristin E. Dinenberg, care of MOIRA B. ROSENBERGER, Esquire, One Summit St., Philadelphia, PA 19118, Executrix. MOIRA B. ROSENBERGER, Esquire, Barber, Sharpe & Rosenberger, One Summit St., Philadelphia, PA 19118, atty.

**FOCHT**, Bruce Elvin, late of Kennett Square. Nancy Focht, 209 Aster Circle, Kennett Square, PA 19348, Executrix.

**FOY**, Michael D., late of Caln Township. Lynne Foy, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**HAUPTMAN**, Denise, late of Birmingham Township. Wendy Stackhouse, care of JOHN M. GALLAGHER, Esquire, P.O. Box 753, Media, PA 19063, Executrix. JOHN M. GALLAGHER, Esquire, Law Offices of John M. Gallagher, P.O. Box 753, Media, PA 19063, atty.

**HOOPEES, JR.**, Rowland C., late of Caln Township. Tina M. Goodine, 7 Marshall Dr., Downingtown, PA 19335, Personal Representative.

**HOWARD**, Neil B., late of West Chester. Jennifer H. Wagner, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executrix. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

**JEWITT**, Dona Mae Smith, late of West Chester. Bradley Jewitt, 510 Halliard Lane, Oxford Hill, MD 20745, Executor.

**LAFFEY, SR.**, Norman G., late of West Fallowfield Township. Karen L. Kauffman and Andrew I. Laffey, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street,

### 3rd Publication

**BOCH**, Kathleen A., late of Tredyffrin Township.

Oxford, PA 19363, atty.

**MADANAT**, Rasmi M., late of Caln Township. Maha Madanat, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

**MARQUETTE**, Mary Anne, late of West Goshen Township. Renee Talley, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

**McCARRON**, William J., late of Schuylkill Township. Kenneth T McCarron, 320 N Mt Vernon St, Pottstown, PA 19464 & William P. McCarron, 1124 Township Line Road, Phoenixville, PA 19460, Co-Executors.

**McHUGH**, John, J., late of North Coventry. Mary Jane McKissic, 913 Summit Avenue, Schwenksville, PA 19473 & Patrick McHugh, 2531 Deep Creek Road, Perkiomenville, PA 18074, Executors. FRANQUI-ANN J. RAFFAELE, Esquire, The Fleischmann Law Firm, P.O. Box 798, Skippack, PA 19474, atty.

**RUSTIN**, Rafaela F., late of West Goshen Township. Ramon C Rustin, care of LISA COMBER HALL, Esquire, 27 S Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington Street, West Chester, PA 19382, atty.

**STANTON**, Louise Harriet, late of Frazer. Sharon R. Webster, 612 Swedesford Road, Frazer, PA 19355, Executor. TODD ELLIOTT, Esquire, Elliott Legal Services, 835 West Chester Pike - 2nd Floor, West Chester, PA 19382, atty.

**STITES**, Clay V., late of Kennett Township. Clara P. Stites, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**VINCIGUERRA**, Susanna E., a/k/a Christina Louise Wakeling, late of Oxford. Kyle A. Burch, 22 State Road, Media, PA 19063-1442, Administrator.

**WALKER**, Louise S., a/k/a Louise Smith Walker, late of New Garden Township. Carol L. Watterson, 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. 7

**WESLEY**, Danielle, late of Tredyffrin Township. John R. Wesley, III, care of NEAL G. WILEY, Esquire, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, Administrator. NEAL G. WILEY, Esquire, Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, 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*

**Blackstone Vision & Med Spa**, with its principal place of business at 200 Hanover Court, Chester Springs, PA 19425. The application has been (or will be) filed on: Wednesday, September 29, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Avani Amin.

Lauren A. Mansour, Esq., Attorney for the Petitioner  
Oberman Law Firm  
151 Lee Byrd Road  
Loganville, GA 30052

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 23, 2021 for **Aspire Aesthetics and Integrative Care** at 9 Lian Dr. West Chester, PA 19382. The name and address of each individual interested in the business is Nicole Henwood at 9 Lian Dr. West Chester, PA 19382. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 26, 2021 for **John A. Koutras OT** at 430 Anderson Street Coatesville, PA 19320. The name and address of each individual interested in the business is John Alexander Koutras at 430 Anderson Street Coatesville, PA 19320. This was filed in accordance with 54 Pa.C.S. 311.417



Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 25, 2021 for **Sanka Family Farm** at 315 Greene Rd. Berwyn, PA 19312. The name and address of each individual interested in the business is Allison Sanka at 315 Greene Rd. Berwyn, PA 19312. This was filed in accordance with 54 Pa.C.S. 311.417

**NONPROFIT CORPORATION NOTICE**

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

The name of the corporation is **Kennett Area Trails Alliance**

Articles of Incorporation were filed on Thursday, September 23, 2021

The purpose or purposes for which it was organized are: The corporation is organized to further charitable, religious, and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, including for such purposes, the making of distributions to organizations that qualify as exempt organizations under IRC Code Section 501(c)(3), and more specifically for the planning, design, development, implementation and promotion of public pedestrian and bicycle trails in the Kennett area.

**3rd Publication of 3**

**Trust Notice**

THE ANTHONY J. TREZZA REVOCABLE LIVING TRUST

ANTHONY J. TREZZA, Deceased

Late of Schuylkill 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 JUNE E. EISENHARD, 942 Anders Rd., Lansdale, PA 19446 and SCOTT A. TREZZA, 2490 Belle Christine Circle, Pensacola, FL 32503, TRUSTEES,

Or to their Attorney:

REBECCA A. HOBBS  
O'DONNELL, WEISS & MATTEI, P.C.

41 E. High St.  
Pottstown, PA 19464

**2nd Publication of 3**

**Notice**

The Great Valley School District will be accepting sealed bids for the sale of the house and property located at 357 Swedesford Road, Malvern, PA 19355. The minimum acceptable bid is \$375,000. Sealed bids will be accepted until 2:00 p.m. EST on Friday, November 12, 2021. Please visit [www.gvdsd.org/bids](http://www.gvdsd.org/bids) for more information.

**1st Publication of 3**

**Trust Notice**

DOROTHY M. WILSON SPECIAL NEEDS TRUST

DOROTHY M. WILSON, Deceased

Late of Phoenixville Borough, 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 ELLA L. MILLER, 224 Marshall St., Phoenixville, PA 19460 and ACHIEVA FAMILY TRUST, 711 Bingham St., Pittsburgh, PA 15203, TRUSTEES,

Or to their Attorney:

REBECCA A. HOBBS  
O'DONNELL, WEISS & MATTIE, PC  
41 E. High St.  
Pottstown, PA 19464

**1st Publication of 3**

**Notice**

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: A.P.E.

Case Number: AD-21-0055

IN RE: A.L.E.

Case Number AD-21-0056

TO: John Doe

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Sharlene Llanos have to two male minor children, A.P.E. (d.o.b. 1/3/20) and A.L.E. (d.o.b. 12/14/20), and to show cause why the parental rights to these

children should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Wednesday, December 15, 2021, at 9:00 o'clock A.M., Honorable John L. Hall in Court Room No. 7, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to these children may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Thomas Maxwell O'Keefe, Esq.  
Attorney for Chester County  
Department of Children, Youth and Families

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**Notice**

In The Court of Common Pleas of  
Chester County, Pennsylvania  
Civil Action – Law  
No. 2021-01765-JD  
NOTICE UNDER RULE 2958.2 OF JUDGMENT  
AND EXECUTION THEREON

Firstrust Bank, Plaintiff v. ALA Holdings LLC, ALA Corporation and Angela Anderson, Defendants  
To the Defendant: ALA Holdings LLC, TAKE  
NOTICE THAT the Plaintiff Firstrust Bank has filed  
a Confession of Judgment against you.

**NOTICE OF DEFENDANT'S RIGHTS**

A judgment in the amount of \$ 1,354,816.59 has been entered against you and in favor of the plaintiff without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The Court has issued a writ of execution which directs the sheriff to levy upon and sell certain real property owned by you to pay the judgment. The sheriff's sale has been scheduled for January 20, 2022. You may have legal rights to defeat the judgment or to prevent or delay the sheriff's sale. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT OR DELAY OF THE SHERIFF'S SALE PRIOR TO THE SHERIFF'S SALE OR YOU MAY LOSE YOUR RIGHTS. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP: Chester County Lawyer Referral Service, Chester County Bar Assn., 15 W. Gay Street, 2nd Floor, West Chester, PA 19380.

Lyndsay E. Rowland, Atty. For Plaintiff  
STARFIELD & SMITH, P.C.  
1300 Virginia Drive, Ste. 325  
Fort Washington, PA 19034  
215-542-7070

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**Notice**

In The Court of Common Pleas of  
Chester County, Pennsylvania  
Civil Action – Law  
No. 2021-01765-JD  
NOTICE UNDER RULE 2958.1 OF JUDGMENT  
AND EXECUTION THEREON

Firstrust Bank, Plaintiff v. ALA Holdings LLC, ALA Corporation and Angela Anderson, Defendants  
To the Defendants: ALA Holdings LLC and ALA

Corporation, TAKE NOTICE THAT the Plaintiff Firstrust Bank has filed a Confession of Judgment against you.

NOTICE OF DEFENDANT’S RIGHTS

A judgment in the amount of \$ 1,354,816.59 has been entered against you and in favor of the plaintiff without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The sheriff may take your money or other property to pay the judgment at any time after thirty (30) days after the date on which this notice is served on you. You may have legal rights to defeat the judgment or to prevent your money or property from being taken. YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP: Chester County Lawyer Referral Service, Chester County Bar Assn., 15 W. Gay Street, 2nd Floor, West Chester, PA 19380. Lyndsay E. Rowland, Atty. For Plaintiff STARFIELD & SMITH, P.C. 1300 Virginia Drive, Ste. 325 Fort Washington, PA 19034 215-542-7070

Notice

CIVIL ACTION  
COURT OF COMMON PLEAS  
CHESTER COUNTY, PA  
CIVIL ACTION-LAW  
NO. 2017-11901-RC  
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

REVERSE MORTGAGE FUNDING LLC, Plaintiff  
v.  
ELIZABETH JORDAN A/K/A ELIZABETH ANN JORDAN; THE UNITED STATES OF AMERICA, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR

INTEREST FROM OR UNDER ELIZABETH JORDAN A/K/A ELIZABETH ANN JORDAN Defendant(s), 929 SPRINGWOOD DR WEST CHESTER, PA 19382

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, REVERSE MORTGAGE FUNDING LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County, PA docketed to No. 2017-11901-RC, seeking to foreclose the mortgage secured on your property located, 929 SPRINGWOOD DR WEST CHESTER, PA 19382.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Chester County Bar Association  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
ATTORNEYS FOR PLAINTIFF

Jenine Davey, Esq. ID No. 87077  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

---

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: **Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

**IN RE: MAURICE COSTELLO** : IN THE COURT OF COMMON PLEAS

173 SAINT JOSEPH LANE

DOWNINGTOWN, PA 19335 : CHESTER COUNTY, PENNSYLVANIA

Premises: ES SAINT JOSEPHS LA : NO. 2021-05595

LOT

Tax Parcel: 11-11-165

**TO: MAURICE COSTELLO**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: **Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

---

**IN RE: CHARLES L. FLAGG** : IN THE COURT OF COMMON PLEAS

**VERA MAE FLAGG**

342 GROVER STREET : CHESTER COUNTY, PENNSYLVANIA

PHOENIXVILLE, PA 19460

Premises: SS GROVER ST : NO. 2021-05596  
LOT & DWG

Tax Parcel: 15-13-348

**TO: THE ESTATE OF CHARLES L. FLAGG, DECEASED,  
THE ESTATE OF VERA MAE FLAGG, DECEASED,  
ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY, INC.**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

**By: Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

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**IN RE: HANOVER LAND CORPORATION** : IN THE COURT OF COMMON PLEAS

P.O. BOX 501

WEST CHESTER, PA 19380 : CHESTER COUNTY, PENNSYLVANIA

Premises: ES RT 100 : NO. 2021-06915

LOT

Tax Parcel: 17-7-71

**TO: HANOVER LAND CORPORATION**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

**By: Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

---

**IN RE: CHARLES WILLIAMS** : IN THE COURT OF COMMON PLEAS  
 1342 BROWNSVILLE DRIVE :  
 COATESVILLE, PA 19320 : CHESTER COUNTY, PENNSYLVANIA

Premises: N & REAR UPPER VALLEY RD : NO. 2021-06691  
 1 AC

Tax Parcel: 36-5-85.7

**TO: CHARLES WILLIAMS**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service  
 15 West Gay Street  
 West Chester, PA 19380  
 610-429-1500



BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: **Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

---

**IN RE: LINDA E. STOLTZFUS** : IN THE COURT OF COMMON PLEAS  
 3207 UPPER VALLEY ROAD  
 PARKESBURG, PA 19365 : CHESTER COUNTY, PENNSYLVANIA

Premises: NS UPPER VALLEY RD : NO. 2021-06690  
 .52 AC

Tax Parcel: 36-5-105

**TO: LINDA E. STOLTZFUS**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
 15 West Gay Street  
 West Chester, PA 19380  
 610-429-1500

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: **Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

---

**IN RE: CHARLES WILLIAMS** : IN THE COURT OF COMMON PLEAS  
 1342 BROWNSVILLE DRIVE  
 COATESVILLE, PA 19320 : CHESTER COUNTY, PENNSYLVANIA

Premises: N & REAR OF UPPER VALLEY R : NO. 2021-06689  
 LOT

Tax Parcel: 36-5-106.2

**TO: CHARLES WILLIAMS**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service  
 15 West Gay Street  
 West Chester, PA 19380  
 610-429-1500

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: **Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

**IN RE: GORDON L. COLEMAN** : IN THE COURT OF COMMON PLEAS

**BETTY B. COLEMAN**

11 BROOK LANE

COATESVILLE, PA 19320

: CHESTER COUNTY, PENNSYLVANIA

Premises: SS BROOK LA

LOT & DWG

: NO. 2021-06685

Tax Parcel: 39-3L-22

**TO: THE ESTATE OF GORDON L. COLEMAN, DECEASED,  
THE ESTATE OF BETTY B. COLEMAN, DECEASED**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: **Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

---

**IN RE: JOHN W. NICHOLS** : IN THE COURT OF COMMON PLEAS

816 SHENTON ROAD

WEST CHESTER, PA 19380 : CHESTER COUNTY, PENNSYLVANIA

Premises: SE COR OF DOWNINGTOWN PK & : NO. 2021-06076

.5 AC

Tax Parcel: 51-4-47

**TO: JOHN W. NICHOLS**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: **Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

**IN RE: HEADLEY BROTHERS, LLC** : IN THE COURT OF COMMON PLEAS

P.O. BOX 70

NOTTINGHAM, PA 19362 : CHESTER COUNTY, PENNSYLVANIA

Premises: ES OF BALTIMORE PK : NO. 2021-06917

1.3 AC S

Tax Parcel: 68-2-65

**TO: HEADLEY BROTHERS, LLC & PECO ENERGY COMPANY**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

**By: Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

---

**IN RE: HEADLEY BROTHERS, LLC** : IN THE COURT OF COMMON PLEAS  
P.O. BOX 70  
NOTTINGHAM, PA 19362 : CHESTER COUNTY, PENNSYLVANIA

Premises: ES OF BALTIMORE PK : NO. 2021-06918  
2.1 AC S & COMM BLDG

Tax Parcel: 69-5-51

**TO: HEADLEY BROTHERS, LLC & PECO ENERGY COMPANY**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: **Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

---

**IN RE: LINDA HAINES** : IN THE COURT OF COMMON PLEAS  
P.O. BOX 186  
SADSBURYVILLE, PA 19369 : CHESTER COUNTY, PENNSYLVANIA

Premises: LOT 218 : NO. 2021-06921  
DBL WD MBL HM

Tax Parcel: 3702\_0048218T

**TO: CHARLES E. COPELAND**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: **Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

**IN RE: ASHLEY E. SMITH** : IN THE COURT OF COMMON PLEAS

970 FALLOWFIELD ROAD

ATGLEN, PA 19310 : CHESTER COUNTY, PENNSYLVANIA

Premises: LOT 107 : NO. 2021-06922

SGL WD MBL HM

Tax Parcel: 4404\_0001400T

**TO: ASHLEY E. SMITH, THE ESTATE OF JUNE E. GORDON, DECEASED,  
& CONSECO BANK, INC.**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500



BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

**By: Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

~~(610)436-4400~~

**IN RE: APRIL PIDGEON** : IN THE COURT OF COMMON PLEAS

**FRED PIDGEON**

18 HICKORY DRIVE

A4 SHADY GROVE MHP

ATGLEN, PA 19310

: CHESTER COUNTY, PENNSYLVANIA

Premises: LOT 136

DBL WD MBL HM

: NO. 2021-06923

Tax Parcel: 4404\_0003950T

**TO: THE ESTATE OF FRED S. PIDGEON, JR., DECEASED C/O THE ESTATE OF IRENE PIDGEON, DECEASED, EXECUTOR & APRIL PIDGEON**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500

BUCKLEY, BRION, MCGUIRE & MORRIS, LLP

By: **Anthony Morris, Esquire**

Attorney I.D. #25611

118 West Market Street, Suite 300

West Chester, PA 19382

(610)436-4400

**IN RE: JEFFREY HUGHES** : IN THE COURT OF COMMON PLEAS

**WENDY HUGHES**

359 ELKDALE ROAD : CHESTER COUNTY, PENNSYLVANIA

LINCOLN UNIVERSITY, PA 19352

Premises: LOC ON : NO. 2021-06924

DBL WD MBL HM

Tax Parcel: 5610\_0000925T

**TO: JEFFREY HUGHES & WENDY HUGHES**

**NOTICE OF PETITION FOR JUDICIAL TAX SALE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service  
15 West Gay Street  
West Chester, PA 19380  
610-429-1500

**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, November 18th, 2021 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, December 20th, 2021.** 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. 21-11-127**

**Writ of Execution No. 2016-02814**

**DEBT \$22,888.00**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Lincoln University, Lower Oxford Township, Chester County, Pennsylvania, bounded and described in accordance with survey made September 9, 1959, by S. Pusey

Morrison, Surveyor, as follows:

BEGINNING at an iron pin on the Northerly side of Third Avenue thence along the northerly side of Third Avenue, North 85 degrees West 100 feet to an iron pin in line of land of Williams, thence along land of Williams North 32 degrees 17 minutes West 100 feet to land about to be conveyed to William Dorsey and Daphne A. Dorsey, his wife; thence along land, about to be conveyed to William Dorsey and Daphne A. Dorsey, his wife, North 57 degrees 7 minutes East 80.6 feet to a point in the West side of Broadway, thence along the West side of Broadway South 32 degrees 53 minutes East 174.6 feet to the place of beginning.

CONTAINING 11,362 square feet, more or less.

BEING the same premises which Delores Ralph, Executor of the Estate of Mary Dorsey, a/k/a Mary L. Dorsey, a/k/a Mary Louise Swan Dorsey, by deed dated September 30, 2018 and recorded November 13, 2018 in Chester County Record Book 9842 Page 2206, granted and conveyed unto Delores Ann Ralph, Cassandra R. Peek, Brittany S. Peek and Brett S. Peek, in fee.

Tax Parcel: 56-10A-3

PLAINTIFF: Oxford Area Sewer Authority

VS

DEFENDANT: **Delores Ann Ralph**

SALE ADDRESS: 125 Third Avenue, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: **LAMB McERLANE PC 610-430-8000**

**SALE NO. 21-11-132**

**Writ of Execution No. 2017-00119**

**DEBT \$2,245.25**

ALL THAT CERTAIN tract of land situated in Valley Township, Chester County, Pennsylvania,

TAX PARCEL NO. 38-2-78

PLAINTIFF: Township of Valley VS

DEFENDANT: **Rodney Senter & Mereda Senter**

SALE ADDRESS: 25 Country Club Road, Valley Township, PA 19320

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

**SALE NO. 21-11-133**

**Writ of Execution No. 2017-05429**

**DEBT \$1,685.96**

ALL THAT CERTAIN lot or tract of land on which is located the North house of a block of two brick dwelling houses, designated as #76 South 6th Avenue, Hereditaments and Appurtenances, SITUATE in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-6-767

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Dennis E. Crutchfield**

SALE ADDRESS: 76 S. Sixth Street, Coatesville, PA 19320

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

**SALE NO. 21-11-134**

**Writ of Execution No. 2019-02562**

**DEBT \$2,781.29**

ALL THAT CERTAIN lot or tract of land, Hereditaments and Appurtenances, SITUATE in the Valley Township, Chester County, Pennsylvania.

TAX PARCEL NO. 38-2M-35

PLAINTIFF: Township of Valley VS

DEFENDANT: **Gilfillan Real Estate Holding, LLC**

SALE ADDRESS: 318-322 Harry Road, Valley Township, PA 19320

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

**SALE NO. 21-11-139**

**Writ of Execution No. 2017-11962**

**DEBT \$1,572.76**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of Caln, Chester County, PA.

TAX PARCEL NO. 39-5E-131

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Stephen J. Newman, Jr. & Sara L. Newman**

SALE ADDRESS: 40 Nancy Lane, Caln Township, PA 19335

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

**SALE NO. 21-11-141****Writ of Execution No. 2021-03870****DEBT \$870,831.82**

PREMISES 110 STARR ROAD,  
AVONDALE, 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. Regester, 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 an 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 fo lands of Joseph Cornette; thence by lands of Joseph Cornett the following 3 courses and distances, to wit: (1) 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 mintues 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 of lands 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 UPI # 60.5-2.3

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,  
AVONDALE, 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. Regester, 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 title 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 an 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 UPI 60-5-2

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 minutes East 311 feet; thence leaving road passing through maple tree South 1 degree 4 minutes West 909.5 feet to a corner of trace 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 UPI # 60-5-3.1

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 Mid-Coast Community Bank

VS

DEFENDANT: **James Davidson, LLC**

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

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-299-5201**

**SALE NO. 21-11-142****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 any 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 57 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 or 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 one 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 North-

westerly 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 (2) South 61 degrees 18 minute 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 UPI No. 58-1-12

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 Mid-Coast Community Bank

VS

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

SALE ADDRESS: 731 Ewing Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-299-5201**

**SALE NO. 21-11-144**

**Writ of Execution No. 2020-00425**

**DEBT \$143,178.96**

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

BEING PARCEL NUMBER: 3805C00860500

IMPROVEMENTS: RESIDENTIAL PROPERTY

PLAINTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR LEHMAN MORTGAGE TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1

VS



**DEFENDANT: Michael Galli & Vincent Pasquarella**

**SALE ADDRESS: 1011 Charles St., Coatesville, PA 19320**

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

**SALE NO. 21-11-145**

**Writ of Execution No. 2021-01129**

**DEBT \$220,123.39**

**PROPERTY SITUATE IN TOWNSHIP OF CALN**

**TAX ID/UPI PARCEL NO. 3905-00710000/39-5-71**

**IMPROVEMENTS: A RESIDENTIAL DWELLING**

**PLAINTIFF: US Bank Trust National Association, Not in Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust**

**VS**

**DEFENDANT: Timothy F. Budd & Angela E. Montgomery-Budd**

**SALE ADDRESS: 21 Paul Nelms Drive, Downingtown, PA 19335**

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

**SALE NO. 21-11-146**

**Writ of Execution No. 2020-02647**

**DEBT \$130,304.00**

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

All that certain frame message and lot of land situate in the Borough of Modena, County of Chester, and State of Pennsylvania, bounded and described as follows:

Beginning at a stake in line of land formerly the estate of Michael Lamb, deceased, and a corner of land now or late of Annie G. Mode; thence by said Lamb's land and along the Southern side of public road due East seventy-seven feet to a stake; thence by land now or late of Samuel Gerson, North three degrees fifty minutes East, one-hundred eighty seven and forty five one-hundredths feet to a stake near the Southern bank of the Brandywine Creek; thence along said bank North eighty nine degrees forty nine minutes West, seventy seven feet to a stake; thence by land now or late of Annie G. Mode, South three degrees fifty five minutes West one hundred eighty seven and seven tenths feet to the place of beginning.

Containing fourteen thousand four hundred and thirty three square feet of land, be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM J. JOHNSTON, SR., AND BARBARA A.DIEHL WHO ACQUIRED TITLE WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM MILES H. ARNOLD, III, EXECUTOR OF THE ESTATE OF SARAH R. ARNOLD, DATED FEBRUARY 7, 2013, RECORDED FEBRUARY 12, 2013, AT DOCUMENT ID11249648, AND RECORDED IN BOOK 8642, PAGE 1237, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: BARBARA A.DIEHL DIED MAY 25, 2016, AND PURSUANT TO THE SURVIVORSHIP LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL HER INTEREST PASSED TO WIL-

LIAM J. JOHNSTON, SR.  
BEING UPI NUMBER 10-04-0058  
PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **Unknown Heirs and/  
or Administrators to the Estate of  
William J. Johnston, Sr.**

SALE ADDRESS: 17&19 South Brandywine Avenue, AKA 17&19 East Brandywine Avenue, Coatesville, PA 19320

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

**SALE NO. 21-11-147**

**Writ of Execution No. 2017-11901**

**DEBT \$272,337.95**

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

BEING PARCEL NUMBER: 51-07-0065.0000 IMPROVEMENTS: RESIDENTIAL PROPERTY

IMPROVEMENTS thereon: a residential property PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **Elizabeth Jordan A/K/A Elizabeth Ann Jordan & the United States of America**

SALE ADDRESS: 929 Springwood Drive, West Chester, PA 19382

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

**SALE NO. 21-11-148**

**Writ of Execution No. 2020-09123**

**DEBT \$1,003,815.41**

ALL THAT CERTAIN lot or parcel of land situated in the London Britain Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated June 19, 2007 and recorded in the Office of the Chester County Recorder of Deeds on June 26, 2007, in Deed Book Volume 7195 at Page 1922.

Tax Parcel No. 73-4-29.6

PLAINTIFF: CSMC 2018-SP3 Trust VS

DEFENDANT: **Charles J. Slanina, Cynthia B. Slanina & the United States of America**

SALE ADDRESS: 125 Ayrshire Drive, Landenberg, PA 19350

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

**SALE NO. 21-11-149**

**Writ of Execution No. 2018-12666**

**DEBT \$142,373.82**

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

All those certain tracts of improved ground with buildings erected thereon situate easterly of Sylmar Road in West Nottingham Township, County of Chester, Commonwealth of Pennsylvania, according to a survey by Concord Land Planners & Surveyors, Inc., Oxford, Pa., and being remaining lands of Robert G. Patrick combined with Parcel B as shown on Plan Number 0457 dated

April 26, 2005, last revised October 31, 2005, and described as follows:

Beginning at a point in the centerline of Sylmar Road marking the southwesterly corner of this and a northwesterly corner of Parcel C as shown on said plan, of which this was a part; thence leaving said point of beginning and by said centerline the following two courses and distances:

(1) North 05 degrees, 37 minutes, 34 seconds West, 44.09 feet to a P.K. nail found; thence

(2) North 05 degrees, 30 minutes, 40 seconds West, 17.31 feet to a point marking the northwesterly corner of this and a southwesterly corner of remaining lands of Gary D. and Freida Moore; thence by said remaining lands of Moore the following two courses and distances:

(3) North 84 degrees, 22 minutes, 29 seconds East, 100.45 feet to an iron pin found marking a corner of this and a southeasterly corner of said remaining land of Moore; thence

(4) North 05 degrees, 39 minutes, 43 seconds West, 59.00 feet to a point marking a corner of this and a southeasterly corner of Parcel A as shown on said plan; thence by said Parcel A

(5) North 84 degrees, 36 minutes, 57 seconds East, 29.18 feet to a point marking the northeasterly corner of this, a southeasterly corner of said Parcel A, and in line of lands of Tammi Jo Lepold and John C. DeRosa; thence by said lands of Tammi Jo Lepold and John C. DeRosa

(6) South 05 degrees, 52 minutes, 15 seconds East, 129.19 feet to an iron pin found marking the southeasterly corner of this, a southwesterly corner of said lands of Tammi Jo Lepold and John C. DeRosa, a northwesterly corner of lands of Terry A. and Susan L. Lepold, and a

northeasterly corner of lands of Larry M. and Garry M. Brady; thence partly by said lands of Brady and partly by the aforementioned Parcel C

(7) South 86 degrees, 58 minutes, 25 seconds West, 130.30 feet to the point and place of beginning. Containing 10,094 Square Feet.

BEING UPI NUMBER 68-06-0135

BEING THE SAME PROPERTY CONVEYED TO ROBERT G. PATRICK AND BETH ANN PATRICK, HUSBAND AND WIFE WHO ACQUIRED TITLE AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ROBERT G. PATRICK, A MARRIED INDIVIDUAL, DATED MAY 10, 2007, RECORDED MAY 29, 2007, AT DOCUMENT ID 10757741, AND RECORDED IN BOOK 7171, PAGE 522, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Robert G. Patrick & Beth Ann Patrick**

SALE ADDRESS: 22 Sylmar Road, Nottingham, PA 19362

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

**SALE NO. 21-11-150**

**Writ of Execution No. 2021-02368**

**DEBT \$235,567.34**

PROPERTY SITUATE IN WEST GOSHEN TOWNSHIP

TAX ID/UPI PARCEL NO. 52-05-0116.060/52-5-116.6

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: LAURA TAGGART AKA LAURA A. TAGGART and WILLIAM TAGGART AKA WILLIAM H. TAGGART

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-3 c/o CARRINGTON MORTGAGE SERVICES, LLC

VS

DEFENDANT: **Laura Taggart AKA Laura A. Taggart & William Taggart AKA William H. Taggart**

SALE ADDRESS: 761 Old Westtown Road, West Chester, PA 19382

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

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