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Chester County Law Reporter

(USPS 102-900)

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Palmer v. Palena

Adverse possession – Consentable line doctrine

1. Adverse possession is a claim made adversely against the rightful and/or title owner of the land. The one asserting title must prove adverse possession affirmatively. For a court to grant this extraordinary privilege, there must be clear evidence.
2. To make a successful claim for adverse possession, the one claiming title must show that he had actual, continuous, exclusive, visible, notorious, distinct, and hostile possession of the land for twenty-one years. Possession will not confer title unless each of these elements exists.
3. There must be intent by the adverse possessor to hold the property for himself and the adverse possessor must manifest that intent by his acts on the lands.
4. Under the consentable line doctrine, two conditions must be met: (a) each party must have claimed and occupied the land on his/her side of the line; and (b) the occupation must be for twenty-one years. It is not necessary that the disputed area be substantial in any way.
5. This case involves a property dispute between adjacent neighbors over twenty-one square feet that includes a portion of a driveway accessing Plaintiff's property and a flowerbed next to the driveway. Plaintiff exclusively possessed, maintained, and utilized the disputed area without objection for thirty years. Accordingly, the Court, after a bench trial, found Plaintiff had satisfied the requirements of the consentable line doctrine; accordingly, the Court did not need to analyze the facts with regard to an adverse possession claim.

R.E.M.

C.C.P., Chester County, Pennsylvania; Action No. 2021-02843-RC; Kevin Palmer v. Bryn Palena

N. Curtis Ward for Plaintiff

J. Charles Gebron, Jr. for Defendant

Binder, J., May 15, 2023:-

KEVIN PALMER
Plaintiff

vs.

BRYN PALENA
Defendant/Counterclaim Plaintiff

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2021-02843-RC

QUIET TITLE/EJECTMENT

DECISION and MEMORANDUM

AND NOW, this 15th day of May, 2023, after a bench trial held October 12, 2022 and upon consideration of post-trial submissions filed by Plaintiff Kevin Palmer and Defendant/Counterclaim Plaintiff Bryn Palena on January 6, 2023, for the reasons set forth in the attached Memorandum this court finds as follows:

1. This court finds in favor of Plaintiff on Count I - Quiet Title pursuant to the Consentable Line Doctrine. Plaintiff holds the exclusive title and ownership interest in the approximately 21 square foot Disputed Area (as depicted in Exs. P-13, 14) (survey and legal description of the Disputed Area), as defined in the attached Memorandum;
2. This court finds in favor of neither party on Count II – Easement by Prescription and Count III – Claim for Adverse Possession since they are made moot by this court’s finding on Count I – Quiet Title; and
3. This court finds in favor of Plaintiff on all of Defendant’s/Counterclaim Plaintiff’s counterclaims (Count I – Ejectment; Count II - Trespass.; and Count III – Injunctive Relief).

BY THE COURT:

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

MEMORANDUM

The underlying case involves a property dispute between Plaintiff Kevin Palmer (“Plaintiff” or “Palmer”) and his neighbor, Defendant Bryn Palena (“Defendant” or “Palena”). Specifically, the dispute involves a portion of the driveway accessing the Plaintiff’s property and the adjacent garden bed.

Palmer owns 115 Forge Mountain Drive, Valley Forge, PA (Palmer Property), which he purchased on May 14, 1990. Ex. P-1 (Palmer Deed). Palmer has lived in the Palmer Property continuously since May of 1990 through the date of trial. His wife, Lisa Palmer, has resided in the property continuously since 1996 and regularly stayed at the Palmer Property since 1992.

Palena owns 105 Forge Mountain Drive, Phoenixville, PA (Palena Property), which she purchased on June 1, 2016. Ex. P-2 (Palena Deed). The Palena Property is adjacent to the Palmer Property. Ex. P-3 (aerial view of the property).

In August of 2020, the property line was surveyed and the survey showed that a portion of the Palmer driveway, knee-high wall, and garden bed was on the Palena Property. Ex. P-9(A-H). At that time, a metal pin was hammered into the driveway accessing the Palmer Property. Additionally, a survey stake was placed in the flowerbed next to the driveway. Ex. P-9(H) (photo of the stake and pin).

On or about April 22, 2021, Palmer hired Joseph Estock, an engineer and land surveyor, to survey the disputed area. That survey shows a disputed area totaling 38.5 square feet including 5 shrubs, mulch, and a small portion of the driveway and retaining wall. Ex. D-7. After meeting with Plaintiff, a revised plan dated July 11, 2022 by Mr. Estock showed the disputed area to be 21 square feet. Ex. D-8.¹ It is this 21 square foot area that is the “Disputed Area.” In essence, the property lines are square but the driveway and attendant retaining wall and garden bed cut at an angle and result in a small essentially triangular wedge.

By way of further description, a portion of grassy area connected to the lawn of Palena running to the street as well as the beginning portion of the angled driveway entrance for Palmer and the beginning of the garden bed/retaining wall are owned by neither Palmer nor Palena but are part of a township right of way. Ex. P-14.² There is no dispute that the deed to the Palmer Property does not include the Disputed Area. Mr. Estock prepared a legal description in line with the drawing in P-14. Ex. P-13.

Palmer testified that on August 28, 2020 he found the metal pin in the driveway and stake in the flowerbed. Ex. P-9(H). Palmer and Palena’s boyfriend

¹ Mr. Estock testified that he revised the plan after meeting with Palmer after the complaint was filed to remeasure the disputed area for a more accurate look. The mulch line of the hypotenuse of the garden bed was reduced and the new line a few inches inside the edge of the garden mulch bed, as well as the length parallel to the street was reduced from eleven feet to seven feet and the perpendicular line from the driveway reduced from seven feet to six feet. Mr. Estock testified that this new area was accurately depicted in Ex. D-8/P-14 (blown up version of D-8).

² This court does not address ownership of the portion of the driveway, wall, and garden bed located in the township’s right-of-way.

spoke regarding it and the relationship between the neighbors disintegrated from that point including multiple calls to the police over alleged trespassing, the dumping of large stones on the Disputed Area by Palena, the placing of no trespassing signs, placement of a fence by Palena in the garden bed, and the like. Ex. P-10, P-11 (photos of no trespassing signs, fence, and stones in the driveway and flowerbed).

There is no dispute that Palmer has owned the Palmer Property since 1990. Further, there is no dispute that the driveway has been in place since that time. Palmer stated that the driveway is original except for resealing and that the flowerbed and retaining wall (in part) existed since 1990 with additional retaining wall stones in 1996. Palmer testified that he has continually maintained the flowerbed, replaced bushes, sealed the driveway annually, mulched, removed snow, and the like in that area. Lisa Palmer, Plaintiff's wife, additionally testified as to seeing the property starting in late 1991 and being aware of the driveway and flowerbed in the Disputed Area at that time.

Palmer further testified that the flowerbed and wall extend to the road and that he has planted flowers there to make the view from the road and entrance more aesthetically pleasing. Lisa Palmer testified likewise regarding annual planting, weeding, mulching, and the like at least from 1992 when she began staying at the Palmer Property regularly. Moreover, both Palmers testified that the use was open and notorious and that prior neighbors never raised any concerns regarding the Disputed Area. Palmer presented Exhibits P-4 to P-11, which were photographs dating from 2001 to the present showing the Disputed Area in various ways, sometimes incidentally. For example, in the background of a photograph of a car sold in June of 2001, pictures of the garage being constructed and finished in 2002-03, the flowerbed in 2007, 2019, and 2020.

Palmer refinanced the Palmer Property three times between 2001 and 2004 and received a new legal description each time that did not include the Disputed Area. Ex. D-3 through D-5. In 2002, Palmer signed an application for a building permit for a new garage that included a sketch drawn by Palmer that showed the existing driveway fully within the Palmer Property and significant land existing between the driveway and the property line of what is now the Palena Property. Ex. D-6.

LEGAL ANALYSIS

Plaintiff claims the Disputed Area through either the doctrine of adverse possession and/or the doctrine of consentable line. Adverse possession is a claim made adversely against the rightful and/or title owner of the land. Dunlap v. Larkin, 493 A.2d 750, 756 (Pa.Super. 1985). The one asserting title must prove adverse possession affirmatively. Id. For a court to grant "this extraordinary privilege" there must be clear evidence. Flannery v. Stump, 786 A.2d 255, 258 (Pa.Super. 2001) (citing Edmondson v. Dolinich, 453 A.2d 611, 614 (Pa.Super. 1982); Stevenson v. Stein, 195 A.2d 268, 270 (Pa. 1963)).

[71 Ches. Co. Rep. **Palmer v. Palena**

It has long been held that to make a successful claim for adverse possession, the one claiming title must show that he had “actual, continuous, exclusive, visible, notorious, distinct, and hostile possession of the land for twenty-one years.” Conreault Lake Park, Inc. v. Klingensmith, 66 A.2d 828, 829 (Pa. 1949) (citations omitted). See also Dunlap, 493 A.2d at 756. Possession “will not confer title” unless each of these elements exists. Id. This is a long-standing principle of law. Groft v. Weakland, 34 Pa. 304 (1859); see also Brennan v. Manchester Crossings, Inc., 708 A.2d 815, 817 (Pa. Super. Ct. 1998). There must be intent by the adverse possessor to hold the property for himself and the adverse possessor must manifest that intent by his acts on the lands. Dunlap, 493 A.2d at 757.

In addition to adverse possession, Pennsylvania has adopted the consentable line doctrine. Two conditions must be met: (1) each party must have claimed and occupied the land on his/her side of the line; and (2) the occupation must be for twenty-one years. Zeglin v. Gahagen, 812 A.2d 558, 561 (Pa. 2002) (citing Jedlicka v. Clemmer, 677 A.2d 1232, 1235 (Pa. Super. 1996)). Although some historical differences existed between acquiescence of use (e.g., consent) and dispute and compromise/acquiescence, the distinction was minimal (in the latter scenario requiring a line of compromise and consent of the parties to giving up respective inconsistent claims). See Jedlicka; Zeglin; Niles v. Falls Creek Hunting Club, Inc., 545 A.2d 926 (Pa. Super. 1988). In any event, both theories have merged into a general consentable line doctrine with the above-listed criteria having its roots in adverse possession theory. Zeglin, 812 A.2d at 561-62 (discussing the background and history of the doctrine).³ The doctrine is a “separate and distinct theory from that of traditional adverse possession.” Niles v. Fall Creek Hunting Club, 545 A.2d 926, 930 (Pa. Super. 1988). Of note for the instant case, it is not necessary that the disputed area be substantial in any way. Niles, 545 A.2d at 931 (“Under either consentable line theory, moreover, it was not essential that the fence line be substantial.”) (citing Dimura v. Williams, 286 A.2d 370, 371 (Pa. 1972)).

Here, there is no question that Palmer has used the Disputed Area in some way for twenty-one years continuously and that the area includes some of the driveway accessing only the Palmer Property. Moreover, until Palena had a survey done for a fence in 2020, Palmer’s use was exclusive. Further, Palmer credibly testified that he, and subsequently he and his wife, were openly using and planting in the bed above the garden wall. Although some question exists as to whether the use of the garden bed portion of the Disputed Area would suffice to be notorious and hostile for adverse possession, there is no doubt that the garden bed served as a visible boundary line for over twenty-one years. Moreover, the uncontradicted testimony of Palmer reveals that the Palmers alone maintained and occupied the garden bed up to the line of that bed. Although no neighbor of Palmer may have specifically consented to the flowerbed and driveway denoting the boundary, such

³ A further distinction is that the doctrine of consentable line does not require privity of estate to support tacking of time periods because a fence or similar marking is an obvious boundary. Zeglin, 812 A.2d at 566 (requiring only privity of possession for boundaries outside of the lines of a deed of conveyance). Here, Palmer has been in possession for over thirty years so the distinction is inapposite.

explicit acquiescence is not necessary where the parties act in accordance therewith. Plauchak v. Boling, 653 A.2d 671 (Pa.Super. 1995).⁴

The failure of any neighbor of Palmer to evince any control, including mowing, weeding, planting, mulching, etc., is a recognition of the putative boundary line at the edge of the flowerbed maintained by the Palmers. Plauchak is similar to the case *sub judice* in that the marking line was a hedge row as opposed to the instant flowerbed, retaining wall, and driveway. See also Sorg v. Cunningham, 687 A.2d 846 (Pa.Super. 1997) (holding that maintaining a lawn up to a row of trees believed to be the boundary sufficed for the consentable line doctrine); Corbin v. Cowan, 716 A.2d 614 (holding that recognition of a property line was established by a neighbor maintaining his property only up to a fence marking the disputed boundary line). Presently, no neighbor, including Palena testified to ever making use of the Disputed Area or showing any control thereof.

To the extent Palena argues that no evidence was presented of a prior owner to Palena maintaining the Palena Property up to the boundary line, that argument is unavailing. Specifically, the choice to leave the Palena Property with wild growth up to the Disputed Area is a recognition of the boundary line given the abrupt change in condition once the well-maintained Disputed Area is reached. Essentially, a common sense look at the Disputed Area would lead an observer to believe that the Disputed Area is part of the Palmer Property and, historically, the much less manicured area with trees and wild brush on the Palena property immediately adjacent to the Disputed Area and continuing into the Palena Property is part of the Palena Property. All parties acted in accordance with that appearance for thirty years.

Palmer exclusively possessed, maintained, and utilized the Disputed Area without objection for thirty years. As such, Palmer has satisfied the requirements of the consentable line doctrine and this court need not analyze the facts with regard to an adverse possession claim.⁵

⁴ This court is not persuaded by the argument that Palmer broke his open and continuous occupation of the Disputed Area by re-adopting the legal description during his refinances, Ex. D-3 through D-5. Nor is it relevant that a not-to-scale drawing for a garage in 2002 did not show the accurate property lines. Ex. D-6. In fact, the drawing would suggest a belief by Palmer that the driveway and flowerbed were fully on the Palmer Property and the drawing buttresses his claim). That drawing was not a formal survey or drawing of boundary lines and was intended only to provide the general location of the proposed garage and setback (some distance from the Disputed Area). Moreover, the drawing does not change the open and continuous occupation of the Disputed Area and the lack of objection from any neighbor of the Palmers for thirty years. The doctrine of judicial estoppel or quasi-estoppel espoused by Palena due to the drawing for the construction permit is inapposite as no evidence was received that Palmer benefited from the misdrawing of the lower portion of the driveway well away from the garage at issue in the permit. In re Adoption of S A J, 838 A.2d 616 (Pa. 2003) (holding that a father was judicially estopped from claiming paternity when he previously received the benefit of paying no child support following his prior denial of paternity). Here, Palmer received no benefit with regards to the specific and extraordinarily small Disputed Area of 21 square feet by virtue of the crude hand-drawn construction permit application not showing any detail including the retaining wall or flowerbed.

⁵ Given this ruling, as a matter of law, Palena's counterclaims fail for: (1) Ejectment; (2) Trespass; and (3) Injunctive Relief. Palmer is the rightful possessor of the Disputed Area and cannot be ejected or found to be in trespass thereof.

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NOTICES

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CHANGE OF NAME NOTICE

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

LAW NO. 2023-04624-NC

NOTICE IS HEREBY GIVEN that the name change petition of Steven Grayson Seely was filed in the above-named court and will be heard on Monday, September 25, 2023 at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, June 30, 2023 Name to be changed from: Steven Grayson Seely to: Fox Grayson Hale 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

ADJ MASONRY INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by Vigorita Insurance Agency, Inc., a Pennsylvania Business Corporation with its registered office at 1232 Polo Run Drive, Romanville, PA 19320, that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the Pennsylvania Business Corporation Law of 1988, as amended, and that the corporation

is winding up its affairs in the manner prescribed by law so that its corporate existence shall cease upon the filing of Articles of Dissolution. Attorney for Corporation Dissolution: James B. Griffin, P.C. Zachary Burley, Esquire, CPA 623 North Pottstown Pike Exton, PA 19341

ESTATE NOTICES

Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.

1st Publication

BARR, Irene M., late of East Goshen Township. Paul V. Barr, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

BAUER, Elizabeth S., late of Tredyffrin Township. Douglas B. Bauer, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, PC, 300 W. State St., Ste. 300, Media, PA 19063, atty.

BENHAM, Clifford B., late of West Grove. Nickolas Williams, 45804 Horsehead Rd., Great Mills, MD 20634, Executor.

BRANCALEONI JR., Joseph R., late of Schuylkill Township. Gloria Pufko, 315 Leitnour Road, Spring City, PA 19475, care of GARY P. LEWIS, Esquire, 372 N. Lewis Road, PO Box 575, Royersford, PA 19468, Executrix. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Road, PO Box 575, Royersford, PA 19468, atty.

BURNETT, Doris A., late of Schuylkill Township. Michelle Field, 34 Henredon Dr., Phoenixville, PA 19460, care of REBECCA A. HOBBS, Esquire, 41 E. High St., Pottstown, PA 19464, Executrix. REBECCA A. HOBBS, Esquire, OWM LAW, 41 E. High St., Pottstown, PA 19464, atty.

CAMPBELL, Richard D., late of Willistown Township. Dacia A. Williams, 381 Saylor's Mill Rd., Spring City, PA 19475, John C. Campbell, 2343

Chester Springs Rd., Chester Springs, PA 19425, and Leslie A. Campbell, 3287 Hickory Fork Rd., Gloucester, VA 23061, care of LOUIS N. TETI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

CARLIN, Helen L., late of West Chester Borough. James A. Angelucci, 2781 Sienna Lakes Circle, #2406, Naples, FL 34109, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, 65 S. Third St., Oxford, PA 19363, atty.

DONAHUE, Cornelius D., late of Phoenixville. Edward P. Donahue, 325 Marshall Street, Phoenixville, PA 19460, Executor.

DONNELLY, Margaret M., a/k/a Margaret Donnelly, late of East Marlborough Township. Karen Bradley, care of NICHOLAS W. STATHES, Esquire, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Executrix. NICHOLAS W. STATHES, Esquire, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

FREDERICK, Evelyn W., late of East Pikeland. Lynne D. Frederick, 227 E. Broad St., Malvern, PA 19335. Executrix.

FREDERICK, William J., late of East Pikeland. Lynne D. Frederick, 227 E. Broad St., Malvern, PA 19335, Executrix.

GASCOYNE, Dennis Charles, late of Malvern. Ellen R. Brewer, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

HAMER, Patricia L., late of West Whiteland Township. Lynne Hamer, care of ELLIOTT GOLDBERG, Esquire, 1231 Lancaster Avenue, Berwyn, PA 19312, Executrix. ELLIOTT GOLDBERG, Esquire, 1231 Lancaster Avenue, Berwyn, PA 19312, atty.

HUTZ, Elizabeth M., late of Kennett Township. Rudolf E. Hutz, care of TRISHA W. HALL, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executor. TRISHA W. HALL, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

INGHAM, Doris Geraldine, late of East Pikeland Township. Phoenixville, PA. Vern Ingham, 26 Richard Lee Lane, Phoenixville, PA 19460, Executor.

JOHNSON, Gregory Alan, late of Nottingham. Grace Katherine Johnson, 103 Midland Drive, Oxford, PA 19363, Personal Representative.

KALINOSKI, Joseph N, a/k/a Joseph Nicholas Kalinoski, late of Lower Oxford Township. Bernadette Furia, 815 Bowman Avenue, Wynnewood, PA 19096, care of MICHAEL SANGEMINO, Esquire, 224 East Street Road, Suite B2E, Kennett Square, PA 19348, Administratrix. MICHAEL SANGEMINO, Esquire, 224 East Street Road, Suite B2E, Kennett Square, PA 19348, atty.

KELLY, James D., late of West Goshen Township. Maureen A. Ostien, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341 and James Joseph Kelly, 50 Narragansett Ln., East Fallowfield, PA 19320, care of MAUREEN A. OSTIEN, Esquire, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, Executors. MAUREEN A. OSTIEN, Esquire, Lubker Ostein Law LLC, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

KOMMER, Patricia S., late of Willistown Township. Peter E. Moore, care of PETER E. MOORE, Esquire, 589 Skippack Pike, Suite 300, Blue Bell, PA 19422, Executor. PETER E. MOORE, Esquire, Narducci Moore Fleisher Roeberg & Wolfe LLP, 589 Skippack Pike, Suite 300, Blue Bell, PA 19422, atty.

LANTZ, Anna E., a/k/a Anna E. Fisher, late of Honey Brook Township. John F. Lantz and Eli S. Stoltzfus, care of LINDA KLING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executors. LINDA KLING, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

LUCA, Suzanne Cola, late of West Pikeland Township. Shane Clark, 1249 Kulp Road, Pottstown, PA 19465, care of JOSEPH P. DIGIORGIO, Esquire, 1800 E. Lancaster Ave., Paoli, PA 19301, Administrator. JOSEPH P. DIGIORGIO, Esquire, Platt, DiGiorgio & DiFabio, 1800 E. Lancaster Ave., Paoli, PA 19301, atty.

McNAMEE, Francis J., a/k/a Francis McNamee, late of Uwchlan Township. Christie Anne McNamee and Theresa A. Cattani, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrices. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, PC, 300 W. State St., Ste. 300, Media, PA 19063, atty.

PERKINS, Lucy Lea, late of West Whiteland Township. Wilma Jean Gilbert, 3000 Clarcona Rd., Unit 2105, Apopka, FL 32703, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

PRICE, Kathryn K., late of Westtown Township. Kelly V. Huffman, 38 Cherryfield Dr., West Hartford, CT 06107, care of ERIN E. McQUIGGAN, Esquire, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, Executrix. ERIN E. McQUIGGAN, Esquire, Duane Morris LLP, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, atty.

RUSZKAY, Istvan, late of West Bradford Township. Stephen J. Ruzskay, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

2nd Publication

BAKER, Beatrix, late of Downingtown. Patrick Baker, 340 Washington Avenue, Downingtown, PA 19335, Executor.

BENDER, Peter J., late of Tredyffrin Township. Christine E. Bender, care of M. HOWARD VIGDERMAN, Esquire, 1735 Market St., 21st Fl., Philadelphia, PA 19103, Executrix. M. HOWARD VIGDERMAN, Esquire, Montgomery McCracken Walker & Rhoads LLP, 1735 Market St., 21st Fl., Philadelphia, PA 19103, atty.

BICKEL, Anita E., late of East Coventry Township. Robert G. Bickel, Jr., 245 Rosedale Drive, Pottstown, PA 19464, care of GARY P. LEWIS, Esquire, 372 N. Lewis Road, POB 575, Royersford, PA 19468, Executor. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Road, POB 575, Royersford, PA 19468, atty.

CARR, Richard B., a/k/a Richard Carr, late of East Fallowfield Township. Ruth A. Carr, 100 Kathleen Drive, East Fallowfield, PA 19320, care of ANITA FULWILER O'MEARA, Esquire, P. O. Box 209, Unionville, PA 19375, Executrix. ANITA FULWILER O'MEARA, Esquire, The O'Meara Law Firm, PC, P. O. Box 209, Unionville, PA 19375, atty.

CRUSE, Joanne S., a/k/a Joanne Sharpless Cruse, late of West Marlborough Township. Eileen C. O'Dell and William K. Cruse, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DAVIDSON, JR., William E., late of Phoenixville Borough. John K. Davidson, 129 Skymeadow Ln., Leola, PA 17540, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400, Plym-

outh Meeting, PA 19462, Administrator. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

DiLABBIO, Harry J., late of Malvern. Charles V. DiLabbio, 48 Hershey Lane, Parkesburg, PA 19355, care of STEPHANIE MORRIS, Esquire, PO Box 734, West Chester, PA 19380, Executor. STEPHANIE MORRIS, Esquire, Law Office of Stephanie Morris, PO Box 734, West Chester, PA 19380, atty.

DiSANTE, James J., late of Downingtown Borough. Lorraine F. DiSante, 304 Church St., Downingtown, PA 19335, care of MARITA M. HUTCHINSON, Esquire, 122 S. Church St., West Chester, PA 19382, Administratrix. MARITA M. HUTCHINSON, Esquire, Wetzels, Gagliardi, Fetter, LLC, 122 S. Church St., West Chester, PA 19382, atty.

ECKERT, Rosemary D., late of East Goshen Township. Michael Dowler, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

ECKMAN, Jesse, a/k/a Jesse H. Eckman, Sr., late of City of Coatesville. Tammy L. Eckman, 100 Cedar Knoll Road, Coatesville, PA 19320, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administratrix. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

FOBIA, Joyce E., late of East Vincent Township. Tracey J. Fobia, 1414 East Meadowbrook Road, Pottstown, PA 19465, care of GARY P. LEWIS, Esquire, 372 N. Lewis Road, POB 575, Royersford, PA 19468, Executor. GARY P. LEWIS, Esquire, Lewis & McIntosh, LLC, 372 N. Lewis Road, POB 575, Royersford, PA 19468, atty.

FULLER, Nancy Tatnall, late of Penn Township. Pamela Dorr Fuller and Charlotte M. Fuller, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GAUTREAU, Robert G., late of Phoenixville. David R. Gautreau and Robert K. Gautreau, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

GIUNTA, Patrick A., late of Charlestown Township. Loretta K. Watson, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

JENSEN, Richard Jordan, late of East Marlborough Township. Deborah Ann Jensen, 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.

KEHLER, JR., Raymond D., a/k/a Raymond D. Kehler, late of Elverson, Warwick Township. Tanya Lynn Lerch, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executrix. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

KENNEDY, Rosemarie L., a/k/a Rosemarie Kennedy, late of East Marlborough Township. Christopher M. Kennedy, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

MICCARIELLO, Loretta Ann, late of Phoenixville. Dana Graziano, 4304 Eland Downe, Phoenixville, PA 19460, care of SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, Executor. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

MILLER, Janet K., late of Honey Brook Township. George J. Miller, Jr., care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. PATRICK A. DEIBLER, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

MULLER, Martha A., late of West Goshen Township. H. William Muller, Jr., care of JOHN F. McINTYRE, JR., Esquire, P.O. Box 102, West Chester, PA 19381, Executor. JOHN F. McINTYRE, JR., Esquire, P.O. Box 102, West Chester, PA 19381, atty.

NANKERVIS, Anita L., late of Easttown Township. Patricia A. Rhubottom, 1104 James Ln., Berwyn, PA 19312, care of ERIN E. McQUIGGAN, Esquire, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, Executrix. ERIN E. McQUIGGAN, Esquire, Duane Morris LLP, 30 S. 17th St., 5th Fl., Philadelphia, PA 19103, atty.

PAUKOVITS, Theresia, late of Phoenixville/Schuylkill. Mary Ann Silvestri, 333 Drummers Lane,

Phoenixville, PA 19460, Executrix.

QUIN, Richard O., late of Lower Oxford Township. John E. Quin, 24159 Caldwell Circle, Lewes, DE 19958-5392, care of ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, Executor. ELIZABETH T. STEFANIDE, Esquire, Law Office of Elizabeth T. Stefanide Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

RAMUNNO, Lawrence A., late of Pennsbury Township. Lorraine M Ramunno, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Ave, Brookhaven, PA 19015, Administratrix. DANA M. BRESLIN, Esquire, Breslin Murphy Roberts, P.C., 3305 Edgmont Ave, Brookhaven, PA 19015, atty.

RENNINGER, Gladys Mae, late of West Whiteland Township. Rhonda Mae Gomez, care of JOHN A. WETZEL, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. JOHN A. WETZEL, Esquire, Wetzal Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

ROHRBOUGH, Andrew Kent, late of Uwchlan Township. Emmett Rohrbough, 51 Pine St., Royersford, PA 19468, care of NICOLAS F. METER, Esquire, 1401 E. High St., Pottstown, PA 19464, Administrator. NICOLAS F. METER, Esquire, Meter Law Offices, LLC, 1401 E. High St., Pottstown, PA 19464, atty.

TOTH, SR., Andrew Charles, late of East Fallowfield Township. Patricia Urban and Teresa Angelo, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Administrators. PATRICK A. DEIBLER, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

TURNER, Katherine W., late of Kennett Township. William J. Turner, IV, 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.

WHITE, Ann M., late of West Goshen Township. Joann M. Mercer, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

WILLIS, James H., late of West Goshen Township. Susan W. Pino, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

YEATMAN, John A., late of Pennsbury Township. Henry C. Pautler and Ann Y. McAbee, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

YUNGER, Theresa, late of Honey Brook Township. Shirley Jemison, care of LUCY F. DOWD, Esquire, 342 N. Queen Street Rear, Lancaster, PA 17603, Executor. LUCY F. DOWD, Esquire, Lucy Dowd Law LLC, 342 N. Queen Street Rear, Lancaster, PA 17603, atty.

ZELINA, Doris Ann, a/k/a Doris Ann Robertson, late of East Caln Township. Michelle A. Yard, care of LOUIS N. TETI, Esquire, P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., P.O. Box 660, West Chester, PA 19381-0660, atty.

3rd Publication

ANTONINICH, Edith, a/k/a Edith Wilkerson and Edith March, and late of Phoenixville. Jeffrey March, Administrator.

ATMORE, Dolores W., a/k/a Dolores Atmore, late of West Goshen Twp. Eric D. Atmore, 1216 Gramac Drive, North Fort Meyers, FL 33917, care of CHRISTOPHER R. WOLF, Esquire, 166 Allendale Rd., King of Prussia, 19406, Executor. CHRISTOPHER R. WOLF, Esquire, 166 Allendale Rd., King of Prussia, 19406, atty.

BAILY, Mary E., a/k/a Mary Elizabeth Baily, late of East Nottingham Township. Richard S. Maxwell, Jr., 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.

BELFIE SR., Donald John, late of Downingtown. Donald Belfie Jr., 3116 Silbury Hill, Downingtown, PA 19335, Personal Representative.

BLOODGOOD, Maria Carmela, a/k/a Maria Bevivino-Bloodgood, late of New London Township. Wayne T. Bloodgood, 142 Red Oak Dr., Lincoln University, PA 19352, care of SCUDDER G. STEVENS, Esquire, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, Administrator. SCUDDER G. STEVENS, Esquire, M. Lyons Law Group LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

COATES, Ruth S., late of Honey Brook. Robert I. Girvin, Jr. and Pamela N. Girvin, 5000 White Oak Road, Paradise, PA 17562, care of R. DOUGLAS

GOOD, Esquire, 132 West Main Street, New Holland, PA 17557, Executors. R. DOUGLAS GOOD, Esquire, Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557, atty.

COYLE, Margaret Marie, a/k/a Marie, late of Phoenixville. Michele Coyle, 229 Beacon Drive, Phoenixville, PA 19460, Administrator.

FORD-BEY IV, James A., late of Charlestown Township. Yvette Ford-Bey, 51 Horseshoe Drive, Douglassville, PA 19518, care of MARZIA P. TONGIANI MIRABILE, Esquire, 254 Bridge Street, Phoenixville, PA 19460, Executrix. MARZIA P. TONGIANI MIRABILE, Esquire, 254 Bridge Street, Phoenixville, PA 19460, atty.

HORTON, Ida Jane, late of New London Township. Daniel Scott Horton, 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.

HORTON, Sharon Louise, late of Downingtown. Stormy Bell, 18 Gabe Circle, Downingtown, PA 19335, and Travis Horton, 13306 11th Street, Bowie, MD 20715, Executors.

MISETIC, Dorothy M., a/k/a Dorothy M. Hayden and Dorothy M. Hartshorne, late of East Goshen Township. Eva M. Misetic, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

PARSONS, Steven John, a/k/a Steven J. Parsons, late of West Goshen Township. Patricia A. Parsons, 404 Longview Dr., West Chester, PA 19380, care of JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 309, West Chester, PA 19380, Administrator. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 309, West Chester, PA 19380, atty.

PEASE, JR., Edwin Champman, a/k/a Edwin C. Pease, JR., late of Kennett Square Borough. David D. Clark, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

PLUNKETT, Michael J., late of West Goshen Township. Sister Regina Plunkett, I.H.M., care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

REX, Janet E., late of Schuylkill Township. Cynthia Rex Ayers, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

SCHREVELIUS, Lois A., late of West Brandywine Township. Lynn Marqui, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

SIMPERS, Barbara Ann, a/k/a Barbara A. Simperts, late of Kennett Square. Paul Thomas Simperts, Jr., care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, Law Offices John R. Twombly, Jr., 224 East Street Road, Suite 1, Kennett Square, 19348, atty.

SWARTZ, Robert P., late of East Vincent Township. Timothy P. Swartz, 415 Ridge Road, Spring City, PA 19475, care of ANN L. MARTIN, Esquire, PO Box 5349, Lancaster, PA 17606, Executor. ANN L. MARTIN, Esquire, Gibbel Kraybill & Hess LLP, PO Box 5349, Lancaster, PA 17606, atty.

SWAYNE, III, John B., late of West Marlborough Township, West Grove. Nancy Swayne, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

VINCENTI, Jane Errett, late of West Chester. David Vincenti, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, Law Offices of John R. Twombly, Jr., 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

WALTZ, Laura H., late of East Caln Township. Harvey C. Waltz, care of LOUIS N. TETI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WELCH, Carol A., a/k/a Carol Ann Welch, late of Phoenixville Borough. Timothy P. Welch, 824 Biddle St., Ardmore, PA 19003, care of JAMES C. KOVALESKI, Esquire, 41 E. High St., Pottstown, PA 19464, Executor. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

YEAGER, Samuel J., a/k/a Samuel James Yeager, late of Spring City Borough. Cynthia A. Harsh, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, 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

TURKS HEAD WINE, with its principal place of business at 232 Weatherhill Drive, West Chester, PA 19382. The application has been (or will be) filed on: Tuesday, July 25, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Main Line Wine Company, 232 Weatherhill Drive, West Chester, PA 19382.

THEODORE J. ZELLER III, Esquire
Norris McLaughlin, P.A.
515 W. Hamilton Street
Suite 502
Allentown, PA 18101

TURKS HEAD WINES, with its principal place of business at 232 Weatherhill Drive, West Chester, PA 19382. The application has been (or will be) filed on: Friday, July 21, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Main Line Wine Company, 232 Weatherhill Drive, West Chester, PA 19382.

THEODORE J. ZELLER III, Esquire
Norris McLaughlin, P.A.
515 W. Hamilton Street
Suite 502
Allentown, PA 18101

1st Publication of 3

TRUST NOTICE

THE MICHAEL A. KRISTULA AND HARRIET C. KRISTULA TRUST AGREEMENT DATED JUNE 29, 2005, AS RESTATED IN ITS ENTIRETY ON JULY 1, 2019

HARRIET C. KRISTULA, Deceased
Late of Penn 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 MICHAELA A. KRISTULA, TRUSTEE, c/o Louis N. Teti, Esq., 17 W. Miner St., West Chester, PA 19382,

Or to her Attorney:
LOUIS N. TETI
MacELREE HARVEY, LTD.
17 W. Miner St.
West Chester, PA 19382

\$254,233.16 obtained by Lakeview Loan Servicing, LLC against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Lakeview Loan Servicing, LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group., LLP. (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

1st Publication of 3

NOTICE

NOTICE

Lakeview Loan Servicing, LLC
PLAINTIFF
VS.
Jacqueline Tucker, known Heir of Haydee Rivera, deceased and Alex Coe, known Heir of Haydee Rivera, deceased and Chayanne Coe, known Heir of Haydee Rivera, deceased and Andrea Rivera, known Heir of Haydee Rivera, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Haydee Rivera, deceased
DEFENDANTS
COURT OF COMMON PLEAS
CIVIL DIVISION
CHESTER COUNTY
NO: 2022-04933-RC
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Haydee Rivera, deceased
244 Smallwood Court
West Chester, PA 19380
Your house (real estate) at:
244 Smallwood Court, West Chester, PA 19380
Parcel ID: 41-05M-0223
is scheduled to be sold at Sheriff's Sale at <http://www.bid4assets.com> on November 16, 2023 at 11:00AM to enforce the court judgment of

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY; No. 2022-09928-RC. Wilmington Savings Fund Society, Plaintiff vs. Timothy Tansey, possible heir of Charles M. Tansey, Deceased and Dolores D. Tansey, Deceased, Charlotte Wisneski, possible heir of Charles M. Tansey, Deceased and Dolores D. Tansey, Deceased, and Charles M. Tansey, individually and all unknown heirs, successors and assigns and all persons, firms, or associations claiming right, title or interest from or under Charles M. Tansey, Deceased and Dolores D. Tansey, individually and all unknown heirs, successors and assigns and all persons, firms, or associations claiming right, title or interest from or under Dolores D. Tansey, Deceased, Defendants.
Notice of Action in Mortgage Foreclosure
TO: Timothy Tansey, possible heir of Charles M. Tansey, Deceased and Dolores D. Tansey, Deceased, Charles M. Tansey, individually and all unknown heirs, successors and assigns and all persons, firms, or associations claiming right, title or interest from or under Charles M. Tansey, Deceased and Dolores D. Tansey, individually and all unknown heirs, successors and assigns and all persons, firms, or associations claiming right, title or interest from or under Dolores D. Tansey, Deceased
Premises subject to foreclosure: 421 Concord Avenue, Exton, PA 19341.
NOTICE: 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 within twenty days of this publication. 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, 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 information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Chester County Bar Association, Lawyer Referral Service, 15 West Gay Street, West Chester, PA 19380. Weber Gallagher, Attorney for Plaintiff, 2000 Market Street, 13th Floor, Philadelphia, PA 19103, (267) 295-3364.

NOTICE

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY; No. 2022-10040-RC. Wilmington Savings Fund Society, Plaintiff vs. Timothy Tansey, possible heir of Dolores D. Tansey, Deceased, Charlotte Wisneski, possible heir of Dolores D. Tansey, Deceased, and Dolores D. Tansey, individually and all unknown heirs, successors and assigns and all persons, firms, or associations claiming right, title or interest from or under Dolores D. Tansey, Deceased, Defendants.

Notice of Action in Mortgage Foreclosure
 TO: Timothy Tansey, possible heir of Dolores D. Tansey, Deceased and Dolores D. Tansey, individually and all unknown heirs, successors and assigns and all persons, firms, or associations claiming right, title or interest from or under Dolores D. Tansey, Deceased

Premises subject to foreclosure: 421 Concord Avenue, Exton, PA 19341.

NOTICE: 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 within twenty days of this publication. 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, 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 information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Chester County Bar Association, Lawyer Referral Service, 15 West Gay Street, West Chester, PA 19380. Weber Gallagher, Attorney for Plaintiff, 2000 Market Street, 13th Floor, Philadelphia, PA 19103, (267) 295-3364.

NOTICE

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

NO: 2023-04745-RC

MILL CITY MORTGAGE LOAN TRUST 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE vs. DIANA BEST, AS SURVIVING HEIR OF KATHRYN JENETTE BROWN, DECEASED, DOUGLAS BROWN, JEFFREY BROWN, AS SURVIVING HEIR OF KATHRYN JENETTE BROWN, DECEASED, RUSSELL BROWN, AS SURVIVING HEIR OF KATHRYN JENETTE BROWN, DECEASED, UNKNOWN SURVIVING HEIRS OF KATHRYN JENETTE BROWN, DECEASED,

NOTICE

TO THE DEFENDANTS:

You are hereby notified Mill City Mortgage Loan Trust 2018-1, Wilmington Savings Fund Society, FSB, as Trustee, has filed a Complaint in Mortgage Foreclosure with regard to 1438 Flint Hill Road, Landenberg, PA 19350, endorsed with a Notice to Defend, against you at No. 2023-04745-RC in the Civil Division of the Court of Common Pleas of Chester County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Chester County Sheriff.

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 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 INFORMATION ABOUT
AGENCIES THAT MAY OFFER LEGAL SER-
VICES TO ELIGIBLE PERSONS AT A REDUCED
FEE OR NO FEE.

Chester County Lawyer Referral Service
Chester County Bar Association
15 W. Gay Street, 2nd Floor
West Chester, PA 19381-3191
(610) 429-1500

PLAINTIFF'S ATTORNEY:
STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454, (215) 855-9521

MEETING SPACE?

Looking for just the right meeting space? The Chester County Bar Association facilities are utilized on a regular basis for depositions, client meetings and seminars. We have rooms available for rental by the half-day or full day – a conference room, a board room and seminar rooms. We are located just one block from the Courthouse and convenient parking is available. For more information, visit us at www.chescobar.org. To reserve your room, please call 610-692-1889.

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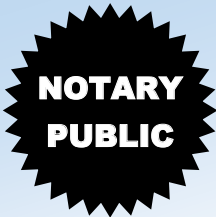
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A lawyer says she has the right to live.

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Her boss "lets her go."

A lawyer gets her job back.

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A lawyer won't let him.

The clinic gave her a death sentence.

A lawyer gave her hope.

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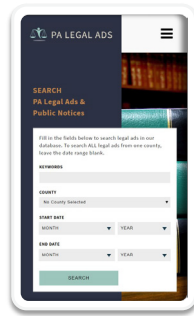
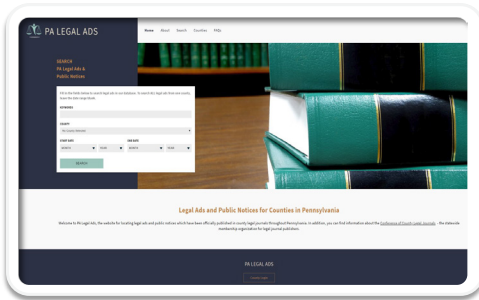
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Allows users to search by keyword, county, and publication date.

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- Mr. DeCaro has tried more than 200 jury trials to verdict.
- On behalf of his clients, he has achieved over a dozen verdicts in excess of \$1,000,000.
- He has also represented defendants such as hospitals, doctors, law firms and other individuals and entities.
- Roy has regularly been selected by his peers for inclusion in The Best Lawyers in America.
- Best Lawyers recognized Mr. DeCaro in 2018 as the “Best Personal Injury Lawyer of the Year” for Philadelphia.
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