



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

www.chescobar.org
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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Beutler v. East Vincent Township, et al.

Motion for reconsideration – Affidavit of Noninvolvement

1. The applicability of Pa.R.C.P. No 1036 is limited to 42 Pa.C.S. 7502, an action for negligence against a construction design professional and Section 506 of the Medical Care Availability and Reduction of Error (MCARE) Act, 40 P.S. § 1303.506, a medical professional liability action naming a health care provider as a defendant.
2. Motions for reconsideration are directed to the discretion of the court and should only be granted when (a) there is an intervening change in the controlling law, (b) there is new evidence previously unavailable, or (c) there is a clear error made by the court that causes manifest injustice.
3. Mere disagreement with the underlying order is not grounds for reconsideration.
4. A court of common pleas is not bound by any decision of another court of common pleas.
5. Plaintiff alleges she was injured in a motor vehicle accident at an intersection controlled by a stop sign that was partially obscured by tree foliage. Defendant East Vincent Township filed a Motion asking to be dismissed pursuant to Pa.R.C.P. 1036 and filed an Affidavit of Noninvolvement alleging the stop sign and tree are not in East Vincent Township and that Township has no duty for their maintenance. This court dismissed that Motion without prejudice explaining the case arose from a motor vehicle accident and is thus outside the scope of Pa.R.C.P. No. 1036. East Vincent Township filed a Motion for Reconsideration but did not provide proof of one of the three bases upon which such a Motion can be considered. East Vincent Township merely disagreed with this Court's ruling. Accordingly, this Court Held East Vincent Township's Motion for Reconsideration was denied.

R.E.M.

C.C.P., Chester County, Pennsylvania, Civil Action No. 2021-03084-TT; Kathleen Beutler vs. Martina M. Gain, David Scott, Lynda Scott, Lisa Scott, Lisa Reid, Spring City Borough, East Pikeland Township, East Vincent Township, John Does A through Z

Brian G. Welsh for East Vincent Township
Binder, J., April 7, 2022:-

KATHLEEN BEUTLER
Plaintiff

vs.

MARTINA M. GAIN, DAVID SCOTT,
LYNDA SCOTT, LISA SCOTT, LISA
REID, SPRING CITY BOROUGH, EAST
PIKELAND TOWNSHIP, EAST VINCENT
TOWNSHIP, JOHN DOES A THROUGH Z
Defendants

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2021-03084-TT

CIVIL ACTION - LAW

ORDER and MEMORANDUM

AND NOW, this 7th day of April, 2022, upon consideration of the Motion for Reconsideration¹ filed by East Vincent Township on April 5, 2022, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Motion is **DENIED**.

BY THE COURT:

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

¹ The full title is Defendant, East Vincent Township's Motion to Reconsider its Motion to Dismiss, Pursuant to Pa.R.C.P. [No.] 1036 and this Court's Order and Memorandum Dismissing Same.

MEMORANDUM

Plaintiff alleges she was injured in a motor vehicle accident that occurred at an intersection controlled by a stop sign that was partially obscured by tree foliage. Defendant East Vincent Township filed a Motion on February 17, 2022 asking to be dismissed from this case pursuant to Pa.R.C.P. No. 1036 (Dismissal upon Affidavit of Noninvolvement) and the affidavit of its Manager, Secretary, Treasurer, and Deputy Zoning Officer by which she swore that the stop sign and tree are not in East Vincent Township and that East Vincent Township has no duty for their maintenance. On March 17, 2022 this court dismissed that Motion without prejudice explaining that this case arises from a motor vehicle accident and is thus outside the scope of Pa.R.C.P. No. 1036. *See* Order and Memorandum, 3/17/2022, pp. 1-2. More specifically, this court explained that “[t]he applicability of Pa.R.C.P. No 1036 is limited to ‘Section 7502 of the Judicial Code, 42 Pa.C.S. 7502, an action for negligence against a construction design professional and Section 506 of the Medical Care Availability and Reduction of Error (MCARE) Act, 40 P.S. § 1303.506, a medical professional liability action naming a health care provider as a defendant.’” Order and Memorandum, 3/17/2022, p. 2 (quoting Pa.R.C.P. No. 1036(a) (Note)).

Before this court is the Motion for Reconsideration filed by East Vincent Township on April 5, 2022. It has long been established that motions for reconsideration are directed to the discretion of the court and should only be granted when (1) there is an intervening change in the controlling law, (2) there is new evidence previously unavailable, or (3) there is a clear error made by the court that causes manifest injustice. *See, e.g., Pennsylvania Railroad Co. v. Public Service Commission*, 179 A. 850 (Pa. Super. 1935). Mere disagreement with the underlying order is not grounds for reconsideration. *See Ellenbogen v. PNC Bank N.A.*, 731 A.2d 175 (Pa. Super. 1999); *Cox v. Monica*, 2008 WL 111991 (M.D. Pa. 2008). Here, East Vincent Township argued this court misread the Note to Rule 1036 as the Note does nothing more than give two (2) examples of the types of cases where claims can be dismissed upon an Affidavit of Noninvolvement. Motion, 4/5/2022, ¶¶ 7, 9, 12. In addition, East Vincent Township attached to its Motion three (3) examples of cases of a type not described by the Note to Rule 1036 where a court of common pleas nevertheless dismissed claims upon an Affidavit of Noninvolvement. *See* Motion, 4/5/2022, Exhibit “F” (Allegheny County) (slip and fall); Exhibit “G” (Philadelphia County) (slip and fall); Exhibit “H” (Philadelphia County) (motor vehicle accident).

This court finds East Vincent Township’s argument unpersuasive because it ignores the fact that the limited scope of Rule 1036 is set out expressly in the Rule itself which provides that “[a]s used in this rule, ‘action’ means an action subject to an Act of Assembly which provides for dismissal of the action as to a party based upon an affidavit of noninvolvement.” Pa.R.C.P. No. 1036(a). The two (2) types of cases set out in the Rule’s Note are presently the only two (2) types of cases that qualify. *See* Pa.R.C.P. No. 1036 (Explanatory Comment – 2000) (“New Rule 1036 sets forth a procedure to govern dismissal of an action pursuant to an affidavit of noninvolvement.

Two statutes, cited in the note to subdivision (a), presently provide for such an affidavit.”). This court recognizes there might exist types of cases within the scope of Rule 1036 that are not set out in the Note but the Note warrants a presumption of comprehensiveness and East Vincent Township has in no way directed this court to any Act of Assembly which provides for dismissal of a party from a motor vehicle accident case upon an Affidavit of Noninvolvement. Without such an Act of Assembly the procedure of Rule 1036 is unavailable. Pa.R.C.P. No. 1036(a).

Moreover, while it is possible that the three (3) rulings from other courts of common pleas may have been based on a broader reading of Rule 1036 than this court’s own, even if they were, it is the general rule that a court of common pleas is not bound by any decision of another court of common pleas. Castle Pre-Cast Superior Walls of Delaware, Inc. v. Strauss-Hammer, 610 A.2d 503, 505 (Pa. Super. 1992). Finally, even if this court committed clear error, East Vincent Township has in no way shown how any hypothetical error caused manifest injustice since East Vincent Township may seek dismissal by other procedural means which remain available and it follows that East Vincent Township merely disagrees with this court’s ruling.

Accordingly, for the reasons set forth above, this court will enter an order denying the Motion for Reconsideration filed by East Vincent Township on April 5, 2022.

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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. 2022-05751-NC

NOTICE IS HEREBY GIVEN that the name change petition of Kimberly Marie Fallon was filed in the above-named court and will be heard on Monday, October 31, 2022 at 2:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Tuesday, August 2, 2022
Name to be changed from: Kimberly Marie Fallon to: Kimberly Fallon Kohinke
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2022-03714-NC

NOTICE IS HEREBY GIVEN that the name change petition of Corey James Gross was filed in the above-named court and will be heard on Saturday, August 27, 2022 at 2:00 PM, in Courtroom 19 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, May 27, 2022
Name to be changed from: Corey James Gross to: Corey James Riegel
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner

er should not be granted.

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

LAW NO. 2022-03882-NC...

NOTICE IS HEREBY GIVEN that the name change petition of Jolly Johnson Varghese was filed in the above-named court and will be heard on Monday, September 12, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, June 3, 2022
Name to be changed from: Jolly Johnson Varghese to: Jolie Johnson Varghese
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2022-04813-NC

NOTICE IS HEREBY GIVEN that the name change petition of Jessica Faith DiLenno Crossan was filed in the above-named court and will be heard on Monday, October 3, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Tuesday, July 5, 2022
Name to be changed from: Jessica Faith DiLenno Crossan to: Jessica Faith DiLenno
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2022-05703-NC

NOTICE IS HEREBY GIVEN that the name change petition of Amanda Bray on behalf of minor child Hayden Matthew Oplinger was filed in the above-named court and will be heard on Monday, October 3, 2022 at 2:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, July 29, 2022
 Name to be changed from: Hayden Matthew Oplinger to: Hayden Matthew Bray
 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

HMD Consulting Inc.
 Has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

CDG Services Inc.
 Has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

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

BALLEW, Margaret S., late of Pennsbury Township. Thomas R. Ballew, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larimore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BARNES, Ruth Anna, late of City of Coatesville. SAMUEL A. BARNES, JR., 780 Coates Street, Coatesville, PA 19320, Administrator. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

BARRETT, Rita M., late of Exton. Nancy Rehm, 401 Purtils Creek Lane, Georgetown, TX 78628, Executrix.

BARTHOLOMEW, Janet Marie, a/k/a Jeanette Marie Bartholomew, late of West Chester. Hedy Stump, 561 Hemlock Lane, Lebanon, PA 17042, Executrix.

BENASUTTI, Daniel B., late of North Coventry Township. Palma Salvucci, care of MICHAEL J. MATTSON, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083, Administratrix. MICHAEL J. MATTSON, Esquire, Mattson Law Associates, P.C.,

1 N. Ormond Ave., Office, Havertown, PA 19083, atty.

BRAINARD, Bryan R., late of Downingtown. Sandra Brainard, 1 Pinewood Drive, Downingtown, PA 19335, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

CADWELL, Bonnie Lorraine, a/k/a Bonnie L. Cadwell, late of Willistown Township. Sarah E. Cadwell, 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 Office Of Wendy F. Blecinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

CRACKNELL, Fanny A., late of Pennsbury Township. Elizabeth M. Connelly, 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.

DeVORE, June Smith, a/k/a June S. DeVore, late of Birmingham Township. Larry V. Lorah and Aaron S. DeVore, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., West Chester, PA 19381, Executors. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., West Chester, PA 19381, atty.

EVANGELISTI, Loretta, late of Uwchlan Township. Loretta M. Walls, 2213 Boxmere Road, Timonium MD 21093, Administrator. KENNETH E. PICARDI, Esquire, Yergey.Daylor.Allebach.Schefey.Picardi, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, atty.

GLACKIN, Doris D., a/k/a Doris Davis-Glackin, late of East Bradford Township. George B. Glackin, Jr., care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Administrator C.T.A. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

HALLADAY, Marie L., late of Downingtown. Susan J. Johnson, 257 Tall Trees Circle, Downingtown, PA 19335, Executor. GEORGE W. PORTER, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033, atty.

HANTEL, Wilbur C., a/k/a Wilbur Charles Hantel, late of Malvern Borough. Johanna B. Hantel, care of KRISTEN R. MATTHEWS, Esquire, 403 W. Lincoln Highway, Ste. 110, Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen

Matthews Law, 403 W. Lincoln Highway, Ste. 110, Exton, PA 19341, atty.

HAUGHEY, Bonnie Marie, late of West Pikeland Township. John B. Haughey, III, 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.

HOFFMAN, Mary Alice, late of Oxford Borough. Julie DiVittorio, 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.

HOOPER, Kathleen, late of West Goshen Township. Jennifer Kash, 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.

KEARNEY, Patricia M., late of Willistown Township. Robert M. Kearney, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Executor. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

LANDIS, Nathan David, a/k/a Nathan D. Landis, late of Elverson. Karen M. Landis, 450 Elmer Circle, Reading, PA 19605, Administrator.

McDEVITT, Gwynne G., a/k/a Gwynne McDevitt and Gwynne Garbisch McDevitt, late of Willistown Township. Christine Newell, c/o Michael A. Corgan, Esq., 1650 Market St., Ste. 2800, Philadelphia, PA 19103 and The Philadelphia Trust Company, attn.: Peter J. Johnson, Esq., 1760 Market St., 2nd Fl., Philadelphia, PA 19103, Executors. MICHAEL A. CORGAN, Esquire, Cozen O'Connor, 1650 Market St., Ste. 2800, Philadelphia, PA 19103, atty.

MILLER, Mildred Hoffman, a/k/a Mildred H. Miller, late of Pennsbury Township. David M. Frees, III, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

MILLER, Elizabeth A., late of Paoli. Marie R. Norcini and Esther M. Wagner, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees,

P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

MOULDER, Harry Richard, late of Tredyffrin Township. Mary Louise Moulder, care of ALBERT P. MASSEY, JR., Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executrix. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Rd., Malvern, PA 19355-3049, atty.

MUELLER, Manfred, late of West Whiteland Township. Timothy Mueller, 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.

REDMOND, Helen Jean, late of East Bradford Township. Richard T. Redmond, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

SCHAFER, Clinton Terl, a/k/a Clinton T. Schafer, late of Willistown Township. Pamela R. Schafer, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333, Executrix. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333, atty.

SCRAFFORD, John Michael, late of Downingtown. Jessica Scrafford, 215 Westbury Court, Downingtown, PA 19335 and Mary Scrafford, 31 S 6th Ave, Coatesville, PA 19320, Administrators. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, St D, West Chester, PA 19380, atty.

SIMON, Jules L., late of Schuylkill Township. Eva Simon Theurkauf, 1350 Elbow Ln., Chester Springs, PA 19425 and Jules L. Simon, Jr., 518 St. John's Circle, Phoenixville, PA 19460, Executors. JOSEPH K. KOURY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SIMPSON, Leslie E., a/k/a Leslie Simpson, late of Tredyffrin Township. Alison D. Simpson, care of RACHEL FITOUSSI, Esquire, 62 W. Princeton Rd., Bala Cynwyd, PA 19004, Administratrix. RACHEL FITOUSSI, Esquire, 62 W. Princeton Rd., Bala Cynwyd, PA 19004, atty.

SNYDER, Linda, late of Willistown Township. Stacey Schwind, care of STANLEY E. LUONGO, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

SOUSER, Leona Magdalena, late of Kennett Square Borough. Margaret S. Woehleke, Richard B. Souser, Jr., Roger Andrew Souser and Mary Souser Buchanan, Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

STERN, Gisela, late of East Pikeland Township. Stephen I. Baer, Esq., 1128 Valley Forge Rd., Ste. 63, Phoenixville, PA 19460, Executor. STEPHEN I. BAER, Esquire, 1288 Valley Forge Rd., Ste. 63, Phoenixville, PA 19460, atty.

SULLIVAN, William E., late of Spring City. Southeastern Veterans' Center, One Veterans Drive, Spring City, PA 19475-1230, Administrator. Darryl Liguori, Esquire, Department of Military and Veterans Affairs, Building 7-36, Fort Indiantown Gap, Annville, PA 17003, atty.

TOOMEY, Marion B., late of West Chester Borough. Christine A. Barron, Kenneth G. Toomey, & Daniel M. Toomey, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Co-Administrators C.T.A. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

TRAN, Hoang Kim, late of Valley Township. Tam Phung Grall, care of DANIELA A. HORN, Esquire, 2202 Delancey Place, Philadelphia, PA 19103, Administrator. DANIELA A. HORN, Esquire, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103, atty.

VENEMA, Helga A., late of East Goshen Township. Michelle E. Venema, 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.

WENRICH, JR., Carl James, late of West Chester Borough. Erinn K. Wenrich, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WORTH, Richard B., late of Borough of South Coatesville. Stephen D. Worth, 26 Lafayette Avenue, Coatesville, PA 19320, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

YOUNG, Pamela L., late of East Brandywine Township. David Jones, care of WILLIAM P. HARRINGTON, JR., Esquire, 945 Hillcrest Dr., Kinzers, PA 17535, Executor. WILLIAM P. HARRINGTON, JR., Esquire, The Law Offices of William P. Harrington, Jr., Esq., 945 Hillcrest Dr., Kinzers, PA 17535, atty.

ZUPPAS, Dorothy, a/k/a Dorothy Lazarus, late of Willistown Township. Christine Dugan, 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.

2nd Publication

ALLEN, Margaret P., late of Kennett Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BODNAR, Michael K., late of East Pikeland Township. Brittany Bodnar, 8 Scenic Road, Hagsman, NY 12086, Administratrix. SCOTT LEVENSTEN, Esquire, Levensten Law Firm, 2200 Renaissance Blvd, Suite 320, King of Prussia, PA 19406, atty.

BURNS, Patricia Ann, late of East Goshen Township. Regina Hecser, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

BURNS, Stuart McAllister, a/k/a Stuart M. Burns, late of Westtown Township. Jennifer L. Galilea and Stuart M. Burns, Jr., care of TARA M. WALSH, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355, Executors. TARA M. WALSH, Esquire, Stradley, Ronon, Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

CAMERON, Clyde L., late of Oxford Borough. Kenneth C. Cameron, care of JEFFREY R. ABBOTT, Esquire, 103 Chesley Dr., Ste. 103, Media, PA 19063, Executor. JEFFREY R. ABBOTT, Esquire, Abbott & Overholt PC, 103 Chesley Dr., Ste. 103, Media, PA 19063, atty.

COLDIRON, Robert E., late of New London Township. Mary Ann Coldiron, 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.

COWPERTHWAIT, Judith E., late of Parkes-

burg. Lynn Cowperthwaite, care of KATELYN M. HALDEMAN, Esquire, 147 W. Airport Road, Lititz, PA 17543, Executor. KATELYN M. HALDEMAN, Esquire, Legacy Law, PLLC, 147 W. Airport Road, Lititz, PA 17543, atty.

DAVAR, Ashok, a/k/a Art Davar, late of Chester County. Vijay Davar, care of LISA BARTON, Esquire, One South Broad Street, Suite 1500, Philadelphia, PA 19107, Executor. LISA BARTON, Esquire, Bazelon Less & Feldman, One South Broad Street, Suite 1500, Philadelphia, PA 19107, atty.

DAYTON, Charles Bruce, a/k/a C. Bruce Dayton, late of Goshen Township. Susan E Goelz, 362 W Boulder Dr., Chalfont, PA 18914-1306, Executrix. JEFFREY K. LANDIS, Esquire, Landis Hunsberger Gingrich & Weik, 114 E Broad St., Souderton, PA 18964-1209, atty.

DUNCAN, Henry J., a/k/a Henry John Duncan, late of East Whiteland Township. Lynn Marie Duncan-Cone, care of LOUIS N. TETI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

FACCIOLLI, Carol D., late of Parkesburg Borough. Kristine Neuhauser, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

FAY, Kenneth A., late of West Chester. Geoffrey Fay, 951 Cornwallis Drive, West Chester, PA 19380, Administrator.

FODOR, Melissa S., late of East Bradford Township. Whitney Smith, care of JAMES J. RUGGIERO, JR., Esquire, Paoli Corporate Center, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, Paoli Corporate Center, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

GILBERT, Elizabeth Ann, late of Caln Township. Donna L. Donovan, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

GILLESPIE, James Phillip, late of West Chester. Michael P. Rowan, 101 East Gay Street, Unit 3073, West Chester, PA 19380, Administrator. WILLIAM

MALONE, Esquire, c/o Michael P. Rowan, Esq., 101 East Gay Street, Unit 3073, West Chester, PA 19380, atty.

GOLDMAN, Patricia A., late of Downingtown. Joel R. Goldman, 300 Caitlin Ct., Honey Brook, PA 19344, Executor.

IRWIN, Janis Marguerite, a/k/a Janis M. Irwin, Janis Irwin, late of East Bradford Township. James E. Yadaava, Jr., 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.

KLINOVSKI, SR., Richard Stanley, late of West Caln Township. Richard Stanley Klinovski, Jr., 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.

KRESACH, Freda M., late of Downingtown. Courtnie L. Norman, care of JAMES J. LOLL, Esquire, 1122 Third Street, Beaver, PA 15009, Administrator. JAMES J. LOLL, Esquire, 1122 Third Street, Beaver, PA 15009, atty.

LYNCH, Susan Patricia, a/k/a Susan P. Lynch, late of Caln Township. Jennifer Phelps, care of JACQUELINE MOTYL, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. JACQUELINE MOTYL, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

MAJARIAN, Barbara, late of West Chester Borough. William Marjarian, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MCDONALD, Loretta Rose, late of West Chester Borough. David J. McDonald, III, care of JOHN T. DOOLEY, Esquire, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, Executor. JOHN T. DOOLEY, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, atty.

MEZGER, Katherine, late of Willistown Township. Kurt J. Mezger and Roland Karl Friedrich Mezger, care of JOSEPH R. EMBERY, IV, Esquire, 300 Welsh Rd., Ste. 1, Bldg. 100, Horsham, PA 19044, Executors. JOSEPH R. EMBERY, IV, Esquire, 300 Welsh Rd., Ste. 1, Bldg. 100, Horsham, PA 19044, atty.

MILES, Tamara Crolley, late of Brunswick Coun-

ty, North Carolina. Daniel S. Miles, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Administrator. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

MITCHELL, John Francis, a/k/a John Francis Mitchell, Jr., late of West Goshen Township. Patricia A. Mitchell, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

NEVE, Anthony C., late of North Coventry Township. Kimberly Andrien, care of WAYNE C. BUCKWALTER, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. WAYNE C. BUCKWALTER, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

PARSONS, Cheryl A., late of London Grove Township. Penelope H. Parsons, 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.

PIETRINFERNI, Silvio D., late of Uwchlan Township. Dante M. Pietrinferni, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

PRINCE, Joseph John, late of Kennett Square. Constance H. Hickman, 304 Hessian Drive, Kennett Square, PA 19348 & Michael Happersett, 1559 Park Lane Road, Swarthmore, PA 19081, Administrators. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

REED, Sandra A., late of City of Coatesville. Wendy S. Thompson, 145 Marquis Dr., Coatesville, PA 19320 & Greta L.H. Roming, 9262 Wedgewood Dr., Plum, PA 15239, Executors. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ROSATO, Frederick F., late of Downingtown. Maria A. Downs Rosato, 1025 Appleville Road, West Chester, PA 19380, Executrix. MICHAEL P. ROWAN, Esquire, Michael P. Rowan Attorney at Law, 101 East Gay Street Unit 3073, West Chester, PA 19380, atty.

SNYDER, Leonard Neal, a/k/a Leonard N. Snyder, late of Valley Township. Kimberly D. Sny-

der-Petrondi, care of THOMAS J. PROFY, IV, Esquire, 680 Middletown Boulevard, Langhorne, PA 19047, Executrix. THOMAS J. PROFY, IV, Esquire, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047, atty.

THOMPSON, Howard C., late of Avondale Borough. Carol Elise Sampson, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrator C.T.A. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WEAVER, Thelma L., late of Highland Township. Charlotte L. Leonard, 34 E. Highland Rd., Parkersburg, PA 19365, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WELSH JR., Richard F., late of Downingtown. Michael P Rowan, 101 East Gay Street Unit 3073, West Chester, PA 19380, Executor. MICHAEL P. ROWAN, Esquire, Michael P. Rowan Attorney at Law, 101 East Gay Street Unit 3073, West Chester, PA 19380, atty.

3rd Publication

AMES, JR., Joseph A., late of Willistown Township. Joanne Ames, 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.

BAKER, Harold M., a/k/a Harold Merle Baker, late of East Caln. Kathy J Keeley, 31 Woodlawn Road, Lehighton, PA 18235, Executrix. WILLIAM J. LUTTRELL, III, Esquire, 11 S Olive St, Fl. 2, Media, PA 19063, atty.

BERDA, Michael P., late of East Pikeland Township. Andrew H Dohan, Esq. & Julia Corelli, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

CAMPENNI, Robert, late of West Bradford Township. Jessica Chappell, 303 Rockland Avenue, West Chester, PA 19382, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

FINN, John Joseph, late of East Whiteland Township. Maureen F. Austin & Joan M. Hohwald, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executors. W. MARSHALL PEARSON, Esquire, 311 Exton Com-

mons, Exton, PA 19341-2450, atty.

FOCHT, Colleen M., late of East Goshen Township. Daniel B. Focht, 273 East Baumstown Road, Birdsboro, PA 19508, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

FULLEM, JR., Joseph W., late of Tredyffrin Township. Peter Daniel Fullem, 1317 Pine Road, Bryn Mawr, PA 19010, Executor. Job T. Stepanski, Esquire, 183 Market Street, Suite 200, Kingston, PA 18704, atty.

GREER, James W., a/k/a James Worth Greer, late of New Garden Township. Janet Barker, care of CLARE MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

HART, William Howard, late of Pennsbury Township. Mary Pringle Symonds, 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.

LOCKINGTON, Olive J., late of East Goshen Township. Lorna L. Kauffman, 756 Inverness Drive, West Chester, PA 19380, Executor. EDWARD J. SCHWABENLAND, Esquire, Law Office of Edward J. Schwabenland, PC, 366 N. Buck Road, Downingtown, PA 19335, atty.

MILLER, Kathryn B., late of East Bradford Township. Joseph Miller, 841 Frank Road, West Chester, PA 19380, Executor. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

MORRIS, James E., late of West Whiteland Township. David J. Morris, 872 Durant Court, West Chester, PA 19380, Executor. DANA M. BRESLIN, Esquire, Breslin, Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

MURRAY, Clella B., late of Penn Township. Annette Orella & Ada Koch, care of P. KRISTEN BENNETT, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. P. KRISTEN BENNETT, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

PENNINGTON, Elva Jane, late of Exton. Nancy Coles, 105 Pine Lane, Yardley, PA 19067, Executor. TORA WEISS, Esquire, 648 2nd Street Pike, South-

ampton, PA 18966, atty.

van RAVENSWAAY, Julia L., late of Kennett Township. Leonard Paul Lindenmaier, 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.

SNOW, JR., James Byron, late of Penn Township. James Byron Snow, III, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

STEVENS, Mason John, a/k/a M. John Stevens, John Stevens, late of Exton. Keith Stevens, 201 Morris Rd., Exton, PA 19341, Executor.

TRACY, Laura B., late of Pennsbury Township. William Bothfeld Tracy, 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.

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

Hinoki Arts, with its principal place of business at 16 N 3rd Ave, Apt 6, Coatesville, PA 19320. The application has been (or will be) filed on: Tuesday, July 5, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Geraldine Morales Mendizabal, Koyamaki Arts, LLC

Rose & Mallow Creative Studio, with its principal place of business at 1340 Stonegate Drive, Downingtown, PA 19335. The application has been (or will be) filed on: Wednesday, June 22, 2022. The name(s) and address(es) of the individual(s)

or entity(ies) owning or interested in said business:
Erica T Vecchio

NONPROFIT CORPORATION NOTICE

Pottsgrove Hunt Community Association
Has been incorporated under the provisions of the
Pennsylvania Nonprofit Corporation Law of 1988.
Hamburg, Rubin, Mullin,
Maxwell & Lupin, PC
375 Morris Road
P.O. Box 1479
Lansdale, PA 19446

NONPROFIT CORPORATION NOTICE

Veronica’s Veil Inc.
Has been incorporated under the provisions of the
Pennsylvania Nonprofit Corporation Law of 1988.
Furey & Baldassari, P.C.
1043 South Park Ave.
Audubon, PA 19403

**NOTICE OF FILING OF DECLARATION OF
TAKING**

IN RE: CONDEMNATION OF 2053 SQUARE
FEET OF FEE SIMPLE INTEREST (RIGHT-OF-
WAY), THROUGH REALTY SITUATE AT KEIM
STREET AND RIVERSIDE DRIVE, TOWNSHIP
OF NORTH COVENTRY, CHESTER COUNTY,
PENNSYLVANIA
Condemnor Montgomery County Transportation
Authority, One Montgomery Plaza, Suite 201, Nor-
ristown, PA, filed a Declaration of Taking in Chester
County C.C.P., No. 2022-05457-RC condemning
property located at Keim Street and Riverside Drive.
The condemnation is required for Keim Street
Bridge Replacement Project, which will improve the
transportation system in Montgomery and Chester
Counties. Funds sufficient to cover the payment
of just compensation pro tanto have been appropri-
ated and sequestered by the proper officials of the
Montgomery County Transportation Authority and
the County of Montgomery. This condemnation was
authorized by a Resolution adopted by the MCTA
Board on March 10, 2022.

3rd Publication of 3

TRUST NOTICE

Trust Estate of ALURA B. TRACY, deceased, late
of Pennsbury Township, Chester County, Pennsyl-
vania. All persons having claims or demands against
the Trust Estate of LAURA B. TRACY are request-
ed to make known the same and all persons indebted

to the said decedent are requested to make payment
without delay to:
William Bothfeld Tracy, Gilbert M. Roddy, Jr. and
Thomas R. Appleton, Trustees
c/o Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348
L. Peter Temple, Esquire
Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

3rd Publication of 3

NOTICE

NOTICE IS HEREBY GIVEN that a Complaint to
Quiet Title (Docket No. 2022-04166-RC was filed
on June 14, 2022 against Annie Arnot Dickey Miller,
William D. Miller, Robert A. Dickey, and John M.
Dickey pursuant to Pa.R.C.P. 1061 through 1067,
seeking a determination of Paul A. Johnson’s right,
title, and interest in a strip of land located between
Valley Avenue and real property with an address of
202 Valley Avenue, Oxford, Pennsylvania 19363
described more fully as the former bed of the Peach
Bottom Railroad the area between the centerline of
said railroad bed and the South right of way line of
Valley Avenue, Oxford Borough, Chester County
(“the Property”).

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 (20) days of this Notice. 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 OF-
FICE 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.

Lawyer Referral Service, Chester County Bar Asso-

ciation: 15 West Gay Street, West Chester, PA 19382
(610) 429-1500.

2nd Publication of 3

TRUST NOTICE

Trust Estate of Jo Ann Wishniowski, deceased, late of East Goshen Township, Chester County, Pennsylvania. All persons having claims against the Trust Estate of Jo Ann Wishniowski are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to:

Eve LynAnn Janos, Trustee,
c/o Carosella & Associates, P.C.
882 South Matlack Street
Suite 101
West Chester, PA 19382-4505

2nd Publication of 3

NOTICE

IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
IN RE: B.G.H., a/k/a Z.H.
Case Number: AD-22-0023
TO: William Reiland

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 Suzanne M. Hadik have to a female minor child, B.G.H., a/k/a Z.H. (d.o.b. 8/21/20), and to show cause why the parental rights to this child 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 Tuesday, September 6, 2022, at 9:30 o'clock A.M., Honorable Anthony Verwey in Court Room No. 19, 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 this child 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

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, August 18th, 2022 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, September 19th, 2022.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

3rd Publication of 3

SALE NO. 22-8-236

Writ of Execution No. 2017-08799

DEBT \$1,955.57

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF EASTTOWN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL NO. 55-5-29.12

PLAINTIFF: Easttown Township

VS

DEFENDANT: **Kathleen M. Carbonetti & Stephen Somers**

SALE ADDRESS: 1025 Waltham Road, Easttown Township, PA 19312

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

SALE NO. 22-8-237

Writ of Execution No. 2020-05296

DEBT \$2,635.65

ALL THAT CERTAIN tract of land situate in the Borough of South Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 9-10-93

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Janet S. Bailey**

SALE ADDRESS: 37 Wood Street, South Coatesville, PA 19320

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

SALE NO. 22-8-238

Writ of Execution No. 2019-10840

DEBT \$381,357.30

PROPERTY SITUATE IN NEW GARDEN TOWNSHIP

TAX PARCEL # 6003 01480200

SOLD AS THE PROPERTY OF: CHICHEE MAE DILLOW AKA CHICHEE DILLOW IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Mortgage Assets Management, LLC

VS

DEFENDANT: **Chickee Mae Dillow aka**

Chichee Dillow

SALE ADDRESS: 405 Bucktoe Road, Avondale, PA 19311

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

SALE NO. 22-8-239

Writ of Execution No. 2017-11110

DEBT \$838,570.72

PROPERTY SITUATE IN TOWNSHIP OF WEST PIKELAND TAX PARCEL NO. 34-05-0012.050

SOLD AS THE PROPERTY OF: CHRISTINE MCCLOSKEY and TIMOTHY J. MCCLOSKEY A/K/A TIMOTHY MCCLOSKEY

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: HMC ASSETS, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF CAM XI TRUST

VS

DEFENDANT: **Christine McCloskey & Timothy J. McCloskey a/k/a Timothy McCloskey**

SALE ADDRESS: 1253 Street Road, Chester Springs, PA 19425

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

SALE NO. 22-8-240

Writ of Execution No. 2019-01236

DEBT \$339,420.93

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

Parcel Number: 33-05J-0324

PLAINTIFF: NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC, D/B/A SHELL-POINT MORTGAGE SERVICING

VS

DEFENDANT: **Jeffrey R. Larison**

SALE ADDRESS: 383 Devon Drive, Exton, PA 19341

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

SALE NO. 22-8-241

Writ of Execution No. 2006-01473

DEBT \$26,511.06

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Schuylkill, County of Chester and Commonwealth of PA, bounded and described according to subdivision plan for Loretta Stine, made by Earl R. Ewing, Inc., Phoenixville, PA, 8/28/1975 as follows, to wit:

BEGINNING at a point in the bed of Pennsylvania State Highway Route No. 23, a corner of land of Anthony Buono, said point being 483.4 feet measured Southeastwardly along the bed of Pennsylvania State Highway Route No. 23 from a point in the center line of Pawling Road; thence extending from said point of beginning along land of Anthony Buono North 65 degrees 11 minutes 35 seconds East 279.50 feet to a point a corner of land of William R. Weightman; thence extending South 64 degrees 48 minutes 24 seconds East 130.50 feet to a point; thence still along land of Rev. Hamilton G. Reeve, South 34 degrees 18 minutes 25 seconds East 50 feet to a point; thence extending along Lot No. 2 South 65 degrees 11 minutes 35 seconds West 350 feet to a point in the bed of Pennsylvania State Highway Route No. 23; thence extending along the same North 34 degrees 18 minutes 25 seconds West 150.90 feet to the first mentioned point and place of beginning.

BEING the same premises which James C. McCloskey and Elizabeth L. McCloskey, husband and wife by Deed dated February

25, 2000 and recorded March 10, 2000 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 4724 page 294, granted and conveyed unto Theodore Nemceff, in fee.

BEING Chester County UPI # 27-6-101
PLAINTIFF: Valley Forge Sewer Authority
VS

DEFENDANT: **Theodore Nemceff**
SALE ADDRESS: 1257 Valley Forge Road, Phoenixville, PA 19460
PLAINTIFF ATTORNEY: **LAMB McER-LANE PC 610-430-8000**

SALE NO. 22-8-242

Writ of Execution No. 2018-03467
DEBT \$160,744.12

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN SADS-BURY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA:

Parcel Number: 37-4-63

PLAINTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-2, ASSET-BACKED CERTIFICATES, SERIES 2005-2

VS
DEFENDANT: **UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; KEITH WALKER A/K/A KEITH A. WALKER A/K/A KEITH WALKER, SR.**

SALE ADDRESS: 48 Stove Pipe Hill Road a/k/a 48 Stone Pipe Hill Road, Coatesville (Sadsbury Township), PA 19320

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

SALE NO. 22-8-244

Writ of Execution No. 2019-03185
DEBT \$1,422.30

ALL THAT CERTAIN lot or piece of ground situate in the Township on West Brandywine, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 29-7-171
PLAINTIFF: West Brandywine Township
VS

DEFENDANT: **Jay C. Hayes, Jr. & Dawn Hayes**

SALE ADDRESS: 301 Reeceville Road, West Brandywine, PA 19320

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

SALE NO. 22-8-246

Writ of Execution No. 2018-06275
DEBT \$2,490.246

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements, hereditaments and appurtenances, Situate in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 1-5-70
PLAINTIFF: Borough of West Chester
VS

DEFENDANT: **Timothy N. Bossert & Jennifer M. Bossert**

SALE ADDRESS: 303 E. Marshall Street, West Chester, PA 19380

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

SALE NO. 22-8-247**Writ of Execution No. 2020-01455****DEBT \$125,762.247**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a plan known as Brookmead Farm made by Yerkes Engineering Company, Civil Engineers and Surveyors, dated 4/30/1959 and last revised 6/4/1959 as follows, to wit:

BEGINNING at a point of reverse curve in the Southwesterly side of a cul-de-sac, said cul-de-sac being at the Northwesterly side of Woodford Drive (50 feet wide), said point being measured by the 4 following courses and distances from a point of reverse curve on the Northeasterly side of Brookmead Road (50 feet wide): (1) leaving Brookmead Road on the arc of a circle curving to the left, having a radius of 23.51 feet, the arc distance of 35.43 feet to a point of compound curve on the Northwesterly side of Woodford Drive; (2) Northeastwardly and Northwestwardly, measured partly along the Northwesterly and partly along the Southwesterly sides of Woodford Drive on the arc of a circle curving to the left, having a radius of 348.13 feet, the arc distance of 260.58 feet to a point of tangent on the Southwesterly side of Woodford Drive; (3) North 22 degrees 20 minutes West, along the Southwesterly side of Woodford Drive, 156.66 feet to a point of curve on the Southwesterly side of the cul-de-sac; and (4) Northwestwardly along the said side of cul-de-sac on the arc of a circle curving to the left, having a radius of 60 feet, the arc distance of 41.26 feet to a point of beginning; thence extending from said point of beginning, South 76 degrees 20 minutes West, 289.54 feet to a point; thence extending North 22 degrees 10 minutes West, 234.74 feet to a point; thence extending South 75 degrees 4 minutes East, on a radial line,

357.48 feet to a point in the Northwesterly side of the cul-de-sac; thence extending Southwestwardly and Southeastwardly, measured partly along the Northwesterly and partly along the Southwesterly sides of the cul-de-sac on the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 66.67 feet to the first mentioned point and place of beginning.

BEING Lot No. 102 on said plan.

BEING THE SAME PREMISES which Audrey W. Sanderson, by Deed dated 9/7/2004 and recorded in the Office of the Recorder of Deeds of Chester County on 9/20/2004 in Deed Book Volume 6285, Page 171, Instrument No. 10461071 granted and conveyed unto Che Chang Liu and I-Fua Kathy Yang.

PARCEL # 43-05H-0128

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CitiBank, N.A. as s/b/m to Citibank, FSB

VS

DEFENDANT: **Che Chang Liu a/k/a Che-Chang Liu a/k/a Cheechang Liu & I-Fua Kathy Young a/k/a Ifua K. Yang**

SALE ADDRESS: 1448 Woodford Drive, Wayne, PA 19087

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

SALE NO. 22-8-248**Writ of Execution No. 2019-06947****DEBT \$1,480,222.35**

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

All that Certain lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances,

Situate in the Township of Easttown, County of Chester and State of Pennsylvania, bounded and described according to a Plan thereof Made By Howard W. Doran, Inc., Registered Surveyors, Newtown Square, PA Dated 4/18/1968 and Last Revised 12/07/1969, as follow, to wit:

Beginning at a point in the title Line in the bed of South Leopard Road or Devon Road, which Point is measured by the two (2) following courses and distances from a point marking the intersection of the title line in bed of South Leopard Road or Devon Road with the title Line in the Bed of South Leopard Road or Darby Road with the title line in the bed of Leopard Road or Darby Paoli Road, as shown on said plan: (1) extending from said point of intersection along the title Line in the bed of South Leopard Road or Devon Road, North 41 degrees 05 minutes East, 284.8 feet to a Point; and (2) North 44 degrees 38 minutes east, 375.25 feet to the point and place of beginning; thence extending from said beginning point along the title line in the bed of South Leopard Road or Devon Road the (2) following courses and distances: (1) North 44 Degrees 38 Minutes East, 110.30 feet to a point; and (2) North 52 Degrees 44 Minutes East, 141.11 feet to a point; thence extending South 45 degrees 22 minutes East, 800.95 feet to a point on the Northwesterly side of a 50 feet wide right-of-way as shown on said Plan; thence extending along the Same the two (2) following courses and distances: (1) South 33 degrees 45 minutes west, 217.46 feet to a point of curve; and (2) on a line curving to the right, having a radius of 150 feet, the arc distance of 98.61 feet to a point; thence extending North 47 degrees West, 251.49 feet to a point; thence extending North 39 degrees West, 600.82 feet to the first mentioned point and place of beginning.

Containing 5.5050 acres of land, more or less.

BEING THE SAME PROPERTY CONVEYED TO GARY BOLIS, JR. AND NA-

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

BEING UPI NUMBER 5504-01180500

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

VS

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

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

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

SALE NO. 22-8-249

Writ of Execution No. 2019-10032

DEBT \$1,715.58

ALL THAT CERTAIN lot or piece of ground situate in Caln Township, Chester County, Pennsylvania.

TAX PARCEL NO. 39-2-151

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Gregory J. Lee**

SALE ADDRESS: 2205 Potters Mill Circle, Caln Township, PA 19335

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

SALE NO. 22-8-250

Writ of Execution No. 2019-06082

DEBT \$1,707.65

All that certain lot or parcel of ground situate in the Township of West Bradford, County of Chester, Commonwealth of Pennsylvania.

TAX PARCEL NO. 50-4-17.2A

PLAINTIFF: West Bradford Township

VS

DEFENDANT: **Brian Kilgarif**

SALE ADDRESS: 1575 Poorhouse Road, West Bradford, PA 19335

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

SALE NO. 22-8-255

Writ of Execution No. 2021-08477

DEBT \$507,096.10

The land referred to herein below is situated in the County of CHESTER, State of Pennsylvania, and described as follows:

ALL THAT CERTAIN tract or piece of land Situate on the South side of State Route 100, known as the Pottstown Pike (40 feet wide) and being Lot No. 1 on the James E. Twaddell Minor Subdivision in the Township of East Nantmeal, County of Chester and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a survey by Kent Surveyors, designated 210-003-03, as follows, to wit:

BEGINNING at a point in Route 100, a corner of Lot No. 2; thence along State Road 100 the two following courses and distances: (1) North 73 degrees 26 minutes 15 seconds East a distance of 204.93 feet to a point; (2) North 78 degrees 17 minutes 15 seconds East a distance of 252.99 feet to a point in line of lands of Raymond P. Grazel and Constance E. Grazel; thence leaving said road and along lands of the same South 27 degrees 44 minutes 04 seconds

East, passing through a concrete monument on line 47.39 feet distance, a total distance of 465.93 feet to an iron pin in a stonewall, the common boundary line of West Vincent Township and East Nantmeal Township, and a corner of lands of Stephen J. Theis and Essie Theis, and a corner of lands of Walter Leroy Latshaw, Jr. and Marie Knauer Latshaw Watson; thence along lands of Walther Leroy Latshaw, Jr., et al, and along the East Nantmeal Township and West Vincent Township boundary line, South 47 degrees 57 minutes 06 seconds West, a distance of 379.38 feet to an iron pin, a corner of Lot No. 2, thence along Lot No. 2, North 34 degrees 15 minutes 46 seconds West, passing through a concrete monument on a line 41.91 feet from the net described corner, a total distance of 673.63 feet to a point, the place of BEGINNING.

BEING Lot No. 1 on said Plan.

BEING the same premises which James E. Twaddell, by Deed dated 12/18/2020 and recorded 12/23/2020 on the Office of the Recorder of Deeds in and for the County of Chester in Record Book 10387, Page 1682, granted and conveyed unto Contractors M D, Inc.

UPI NO. 24-6-31

PLAINTIFF: Crowdcopia, LLC

VS

DEFENDANT: **Contractors M D Inc.**

SALE ADDRESS: 1870 Pottstown Pike, Glenmoore, PA 19343

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

SALE NO. 22-8-257

Writ of Execution No. 2021-07909

DEBT \$227,748.20

Owner(s) of the property situate in the Township of East Fallowfield, CHESTER County, Pennsylvania

Tax Parcel No: 4705 00220700

PLAINTIFF: Nationstar Mortgage LLC
d/b/a Champion Mortgage Company
VS

DEFENDANT: **Cynthia Noonkester-Reichert Known Heir of Ida D. Noonkester, Deceased and Unknown Heirs, Successors and Assigns and All Persons Claiming Right, Title and Interest From or Under Ida. D. Noonkester, Deceased**

SALE ADDRESS: 2 Whitetail Way,
Coatesville, PA 19320

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

**SALE NO. 22-8-258
Writ of Execution No. 2011-02593
DEBT \$71,420.89**

Tract 1:

ALL THAT CERTAIN lot of land, Situate on the 4th Ward of the City (formerly Borough) of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point where the north line of Olive Street intersects the west curb line of Columbia (now South 8th) Avenue; thence measuring along the west curb line of Columbia (now South 8th) Avenue, Northwardly 50 feet and extending back Westwardly between parallel lines of that width at right angles to said Columbia (now South 8th) Avenue, a distance of 160 feet to the east line of Stone alley.

BOUNDED on the north by land of John Liggett; on the east by the west curb line of Columbia (now South 8th) Avenue; on the south by Olive Street and on the west by the east line of Stone Alley.

CONTAINING 8,888.00 square feet of land, be the same more or less.

Tract 2:

ALL THAT CERTAIN LOT of land together with the frame dwelling house erected

thereon, Situate in the 4th Ward of the City (formerly Borough) of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west curb line of South 8th Avenue, a corner of other land of the First Church of the Nazarene of Coatesville, PA, and distant 50 feet Northwardly from the point where the north line of Olive Street intersects the said west curb line of South 8th Avenue, measuring along the said west curb line on South 8th Avenue, thence from said point of beginning measuring along the said west curb line of South 8th Avenue Northwardly 50 feet and extending back Westwardly between parallel lines of that width at right angles to the said west curb line of South 8th Avenue, a distance of 160 feet to the east line of Stone Alley.

BOUNDED on the north by other lands of the said Paul B. Liggett; on the east by the west curb line of the said South 8th Avenue, formerly Columbia Avenue; on the south by other land of the said First Church of the Nazarene of Coatesville, and on the west by the east line of Stone Alley.

CONTAINING 8,000.00 square feet of land, more or less.

Tract 3:

ALL THAT CERTAIN lot of land, Situate in the City of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the western curb line of South 8th Avenue a distance 100 feet North on the north line of Olive Street; thence measuring Northwardly along said curb line 50 feet and extending back Westwardly between parallel lines of that width at right angles to said South 8th Avenue a distance of 160 feet.

BOUNDED on the north by land now or late of William K. Matthewson; on the east by the west curb line of South 8th Avenue; on the south by land now or late of John Liggett and on the east by the east line of

Stone Alley.

CONTAINING 8,000.00 square feet of land, more or less.

LESS AND EXCEPT THAT portion of the above described property which the Trinity United Bible Church, by Deed dated 12/30/1998 and recorded 01/07/1999 in Chester County at Record Book 4486 Page 2210, granted and conveyed unto Francis Green and Carmen Green, husband and wife, and being more particularly described as follows:

ALL THAT CERTAIN lot or piece of ground, Situate in the City of Coatesville, County of Chester and State of Pennsylvania and being described from a Plan of Property for Trinity United Bible Church, made by Berger and Hayes, Inc., Professional Engineers and Professional Land Surveyors, dated 03/13/1998, last revised 08/04/1998 and recorded 08/27/1998 in Chester County as Plan No. 14562 and being more fully described as follows, to wit:

BEGINNING at a point on the West side of 8th Avenue said point also being the Southeast corner of lands now or formerly of Oscar L. Moore, as shown on said Plan; thence extending from said point and place of beginning and extending along 8th Avenue South 17 degrees 00 minutes 00 seconds East 76.00 feet to a point; thence extending South 73 degrees 00 minutes 00 seconds West 160.00 feet to a point along Palmer Avenue; thence extending along Palmer Avenue North 17 degrees 00 minutes 00 seconds West 76.00 feet to a point; thence extending North 73 degrees 00 minutes 00 seconds East 160.00 feet to the first mentioned point and place of BEGINNING. Being Lot No. 2 as shown on said Plan. Containing 12,160 square feet of land, more or less.

BEING PART OF the same premises which First Church of the Nazarene of Coatesville, Pennsylvania, a Pennsylvania corporation n/k/a Philadelphia District Advisory Board, Church of the Nazarene, by Deed dated 08/16/1994 and recorded 09/02/1994

in Chester County at Record Book 3804 Page 736, granted and conveyed unto The Trinity United Bible Church, a Pennsylvania non-profit corporation, in fee.

BEING UPI No. 16-6-602-E

PLAINTIFF: LSC 164A. LLC, as successor in interest to Branck Banking and Trust Company, successor by merger to Elverson National Bank, a division of National Penn Bank

VS

DEFENDANT: **Trinity United Bible Church**

SALE ADDRESS: 50 S. 8th Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BEN-ESCH, FRIEDLANDER, COPLAN & ARONOFF LLP 302-442-7010**

SALE NO. 22-8-259

Writ of Execution No. 2019-12847

DEBT \$267,139.38

PROPERTY SITUATE IN TOWNSHIP OF NORTH COVENTRY

SOLD AS THE PROPERTY OF: SALVATORE A. NUCIFORA A/K/A SALVATORE A. NUCIFORA JR A/K/A SALVATORE NUCIFORA and MARIA L. NUCIFORA

TAX ID/UPI PARCEL NO 17-030-0151/17-30-151

IMPROVEMENTS: a residential property

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **Salvatore A. Nucifora a/k/a Salvatore A. Nucifora Jr a/k/a Salvatore Nucifora & Maria L. Nucifora**

SALE ADDRESS: 1102 Coventry Pointe Lane, Pottstown, PA 19465

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

2nd Publication of 2**Job Posting**

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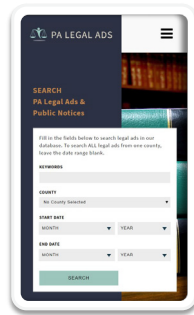
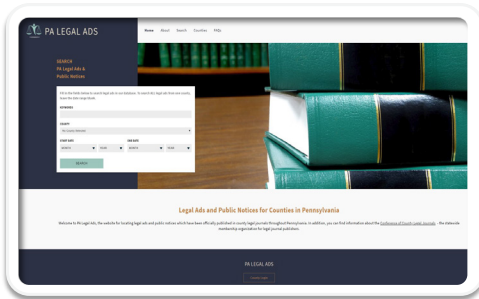
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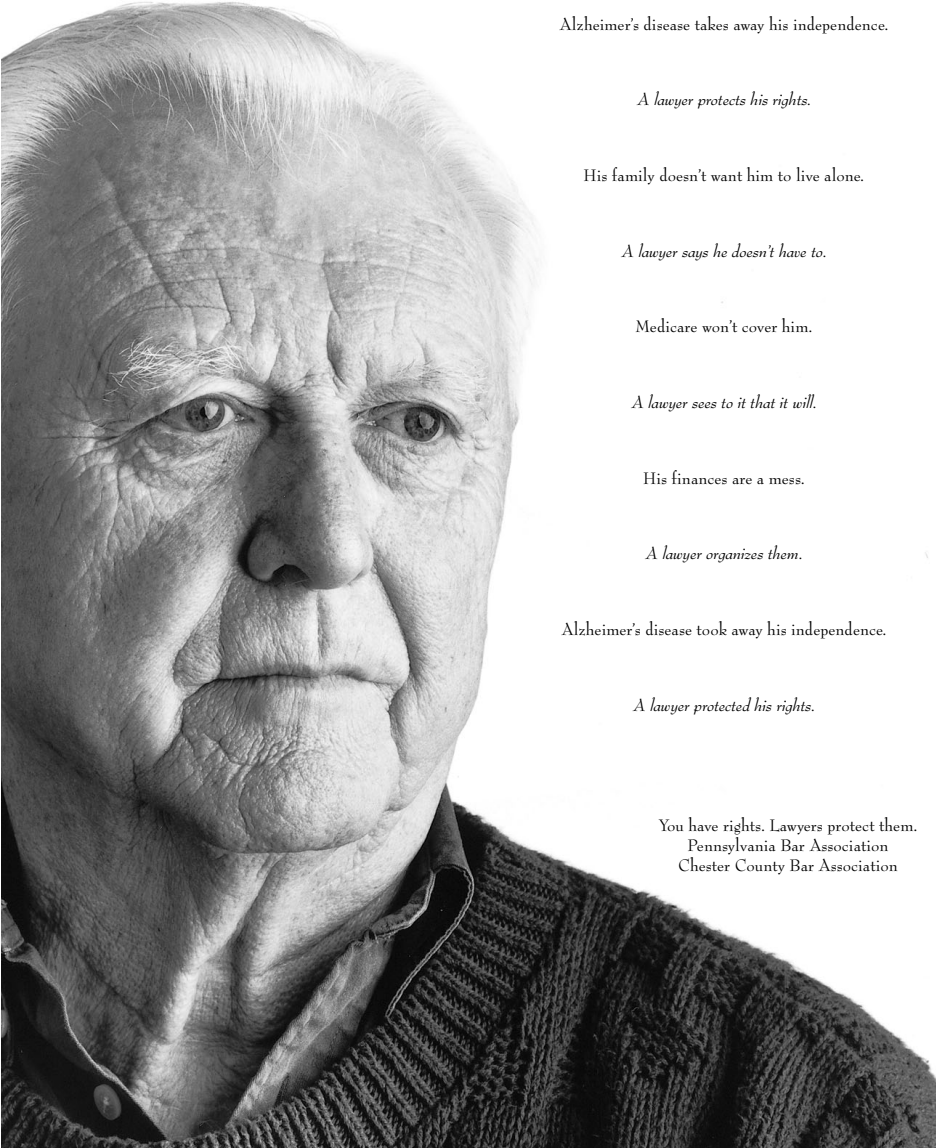


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Laurie A. Salitas, Esq., MEDIATOR



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Ms. Salita has completed training in mediation and conflict resolution through Harvard University Law School and Villanova University School of Law.

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