



# Chester County Law Reporter

(USPS 102-900)

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# Chester County Law Reporter

(USPS 102-900)

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

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The **CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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**Murphy vs. Murphy**

Prenuptial agreement – Lost contract

1. Prenuptial agreements are contracts and should be evaluated under the same criteria as applicable to other types of contracts.
2. To recover on an instrument, the original of which has been lost, the burden of proving the loss of the original and that a diligent, bona fide and thorough search was made without success is upon the one offering secondary evidence. He is also required to prove its former existence, execution, delivery, and contents. The evidence to sustain these averments must be clear and convincing. Proof of the loss so fully as to exclude every hypothesis of the existence of the original is not required. It is not necessary to prove exhaustively that the paper nowhere exists.
3. Wife testified she marked up a prenuptial agreement template but never returned it to her attorney. Husband testified the agreement was executed before neighbors as witnesses and wife took the only executed copy. Wife had more assets when the agreement was discussed and would have benefitted more financially by execution at that time; husband has more assets now and would benefit more now from enforcement of the agreement. The Court found Petitioner/Husband failed to produce clear and convincing evidence (a) the parties signed the Agreement and (b) of the contents of the agreement. As it was unclear there was a meeting of the minds resulting in a final agreement, the Court Held Plaintiff's Petition Requesting Determination of Validity of Prenuptial Agreement was denied and the draft prenuptial agreement was found to be of no force and effect.

R.E.M.

C.C.P., Chester County, Pennsylvania, No. 2020-09512-DI; Scott Murphy vs. Lorraine Murphy

Clare L. Milliner for Plaintiff  
George Samuel Donze for Defendant  
Binder, J., May 20, 2021:-

Scott Murphy,  
Plaintiff

vs.

Lorraine Murphy,  
Defendant

.....

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

NO. 2020-09512-DI

**ORDER**

**AND NOW**, this 20th day of May, 2021, after a hearing on May 18, 2021 on Plaintiff’s Petition for Special Relief Pursuant to Pa.R.C.P. [No.] 1920.43 Requesting Determination of Validity of Prenuptial Agreement, it is hereby **ORDERED**, as follows:

1. The Petition is **DENIED** and the draft prenuptial agreement (Exhibit P-1) is found to be of no force and effect; and
2. The matter shall be referred to a hearing officer for equitable distribution in light of this Order.

**BY THE COURT:**

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

MEMORANDUM

Plaintiff/Petitioner Scott Murphy (Husband) filed a Petition for Special Relief Pursuant to Pa.R.C.P. [No.] 1920.43 Requesting Determination of Validity of Prenuptial Agreement on April 8, 2021. Defendant/Respondent Lorraine Murphy (Wife) filed an Answer on April 30, 2021. This court held a hearing on May 18, 2021 at which Husband and Wife testified and one exhibit was introduced – an undated and unsigned draft of a potential prenuptial agreement. Exhibit P-1.

FINDINGS OF FACT

1. The parties married on January 9, 1993.
2. At some point prior to the wedding in 1992, Wife asked George Donze, Esquire (GD), to draft a prenuptial agreement.
3. Pursuant to Wife’s testimony, GD sent a basic template prenuptial agreement (the “Agreement”).
4. Husband and Wife agree that they filled out exhibits to the Agreement with their assets and liabilities listed in large part. Exhibit P-1, at Exhibit A.
5. Wife testified credibly that she did not agree with the terms of the template, deleted or struck through some provisions on a draft, but never returned the draft to have the changes made by GD nor did she ever pay a fee for services of GD.
6. Husband alleged that the parties executed the agreement one evening with the neighbors (Gorskis) as witnesses.
7. Husband further alleges that Wife took the only executed copy for safe keeping.
8. The neighbors did not testify and Wife refutes that the agreement was ever signed.
9. The parties stipulated that Wife originally had more assets than Husband and would have been financially better off than Husband by executing the Agreement in 1992.
10. The parties further stipulated that Husband now has more assets and that Husband would financially benefit more than Wife from the enforcement of the Agreement now.
11. Wife testified that she is uncertain as to the assets or value of a pension held by Husband.
12. Husband asked Wife to look for the Agreement prior to filing for divorce.
13. Wife found only the unsigned, undated draft (Exhibit P-1) after a search of her files comporting with her recollection that no edits were ever adopted and no agreement signed.
14. Husband asked Wife to sign the 1992 draft prenuptial agreement in 2020 and Wife refused.

15. Husband testified that such a request was to evidence the original signing and not to replace or be misconstrued in the future as being signatures from 1992.

### ANALYSIS

Husband cites to Catherine M. Johnson v. Howard E. Johnson, Docket # 3995 Civil 2005, 404 DR 2005) (Monroe Cty. 2005), as an unpublished but precedential opinion in which a dispute arose over the signing of a prenuptial agreement. In that case, the court found that husband and wife executed a prenuptial agreement and credited the testimony that wife took the prenuptial agreement from husband's safe and failed to produce or keep it. An attorney testified that he had drafted the agreement and that it was signed in his office, family members testified as to the existence of the agreement discussions about it during the marriage, and friends confirmed that they were told about the agreement during the course of the marriage. Moreover, wife's sister testified that wife stated that she had removed the prenuptial agreement from husband's safe and she hoped that he didn't have a copy.

Presently, both parties agree that prenuptial agreements are contracts and should be evaluated under the same criteria as applicable to other types of contracts. Simeone v. Simeone, 581 A.2d 162 (Pa. 1990); In re: Estate of Geyer, 533 A.2d 423, 431 (Pa. 1987). The question in front of this court then is two-fold: (1) did the parties execute a prenuptial agreement; and (2) if so, what are the core terms of that agreement.

The Johnson court also relied on long-established precedent regarding a contract that has been lost:

To recover on an instrument, the original of which has been lost, the burden of proving the loss of the original and that a diligent, bona fide and thorough search was made without success is upon the one offering secondary evidence. Laubach v. Meyers, 23 A. 765 (1892); Emig v. Diehl, 76 Pa. 359 (1873); Irwin v. Irwin, 34 Pa. 525 (Pa. 1859). He is also required to prove its former existence, execution, delivery, and contents. Id. The evidence to sustain these averments must be clear and convincing. Mahoney v. Collman, 143 A. 186 (Pa. 1928); 4 *Wigmore on Evidence*, 3d Ed., § 1194, p. 337. "Proof of the loss so fully as to exclude every hypothesis of the existence of the original is not required. It is not necessary to prove exhaustively that the paper nowhere exists." In Re Ray's Estate 156 A. 4 (Pa. 1931). See also In re Greggerson's Estate, 25 A.2d 711 (Pa. 1942) (explaining what merits sufficient evidence of proofs of loss).

Johnson, at p. 8 (citations modified). See also Hera v. McCormick, 625 A.2d 682 (Pa. Super. 1993) (holding that secondary evidence can be admitted only after a bona fide, diligent and thorough search is made).

Presently, unlike Johnson, supra, the Court finds it credible that the Agreement was never signed. Husband has failed to produce clear and convincing evidence that the parties executed the Agreement. Moreover, even if this court were to find that a prenuptial agreement were signed by the parties, there is no clear and convincing evidence regarding the contents. Specifically, the draft presented to the court did not have all of Husband's assets, Wife testified as to various provisions with which she disagreed and had stricken when reviewing the draft, and it is unclear what the final agreement was that would warrant a finding of a meeting of the minds. Jenkins v. Cnty. of Schuylkill, 658 A.2d 380, 383 (Pa. Super. 1995) (internal quotations and citations omitted).

Accordingly, the Petition is denied and the draft prenuptial agreement is of no force and effect.

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IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA

Neil H. Davis	:	CIVIL ACTION - LAW
728 Providence Road	:	
Malvern, PA 19355	:	
	:	
Plaintiff	:	
v.	:	No. 2021 - 00761 - CT
	:	
Vince Grassano	:	
249 Kennett Pike	:	
Chadds Ford, PA 19317	:	
	:	
Defendant	:	

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defense 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 by the Court without further notice for money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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.

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

**LAW NO. 2021-04738-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Megan Suzanne Milosovich was filed in the above-named court and will be heard on Monday, September 20, 2021 at 2:00 PM, in Courtroom 2 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, June 24, 2021  
Name to be changed from: Megan Suzanne Milosovich to: Onyx Parker Milosovich

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

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

**LAW NO. 2021-06050-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Lexxess Sky Shaub was filed in the above-named court and will be heard on Monday, October 25, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, July 30, 2021  
Name to be changed from: Lexxess Sky Shaub to: Lexxess Sky Greer

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

## CHANGE OF NAME NOTICE

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

**LAW NO. 2021-05819-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Kathleen Nebin DeTuro on behalf of minor child Aspen James Faus was filed in the above-named court and will be heard on Monday, August 30, 2021 at 2:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, July 23, 2021  
Name to be changed from: Aspen James Faus to: Aspen James Faus DeTuro

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

## CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the **21st day of April, 2021**, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Casmos Cafe Conshy, Inc.**

## 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

**BOYLE, JR.**, Michael Francis, late of London Grove Township. John Ball, 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.

**FARKAS**, Iona M., late of Oxford. Madeleine M. Henry, 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.

**FARLEY**, James Francis, late of West Chester. Thomas Farley, 136 Baker Rd., Coatesville, PA 19320, Executor.

**FINDLEY**, James S., late of Parkesburg. Tiera J. Wiest, 4 Carriage Lane, Ephrata, PA 17522, Executrix. ELIZABETH A. BARTLOW, Esquire, Law Office of Elizabeth A. Bartlow, 8 N. Queen Street, Suite 700-H, Lancaster, PA 17603, atty.

**FRAWLEY**, Richard John, late of Kennett Square. Michael William Frawley, 207 Mountain St., Philadelphia, PA 19148, Administrator. ROBERT W. HERSHMAN, Esquire, 6 E. Hinckley Avenue, Ridley Park, PA 19078, atty.

**HEIN**, Franklin Albert, late of Phoenixville. Jeanne Brostowicz, 38 Rossiter Avenue, Phoenixville, PA 19460, and Joni Buckwalter, 36 Rossiter Avenue, Phoenixville, PA 19460, Executors.

**HUDECHECK**, Jeanne E., a/k/a Jeanne Ellen Hudechek and Jeanne Hudechek, late of Penn Township. Ronald K. Hudecheck, care of MICHAEL J. MATTSON, Esquire, 1 N. Ormond Ave. - Office, Havertown, PA 19083, Executor. MICHAEL J. MATTSON, Esquire, Mattson Law Associates, P.C., 1 N. Ormond Ave. - Office, Havertown, PA 19083, atty.

**IBACH**, Evelyn M., late of North Coventry Township. Deborah A. IBach, 67 W. Schuylkill Rd., Pottstown, PA 19565, Administrator. ROBERT R. KREITZ, Esquire, 1210 Broadcasting Rd., Ste 103, Wyomissing, PA 19610, atty.

**KELLY**, Mary, late of West Chester. Michael Kelly, 207 Shore Line Drive, Honey Brook, PA 19344, Executor.

**KNOWLES, II**, Matilda D., a/k/a Matilda Duyckinck Knowles, II, late of North Coventry Township. John F. McIntyre, Jr., Esquire, 103 S. High St., P.O. Box 102, West Chester, PA 19381, Executor.

**LABEREE, JR.**, John Alfred, late of Caln Township. Joy Dempsey, 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.

**LINCAGE, SR.**, Robert Joseph, late of Coatesville City. Felicetta Lincavage, care of NATHAN EGNER, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Administratrix. NATHAN EGNER, Esquire, Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

**MALLOY**, John M., late of Valley Township. RACHEL MALLOY, care of SHANNON McFADDEN, Esquire, P.O. Box 1440, Media, PA 19063, Executor. SHANNON McFADDEN, Esquire, Carroll & Karagelian LLP, P.O. Box 1440, Media, PA 19063, atty.

**MARTIN**, Harold K., late of West Fallowfield Township. Harry J. McDwyer, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

**MODEROW**, Ralph David, a/k/a David Moderow, late of East Caln Township. Donald Moderow, care of LISA A. SHEARMAN, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Executor. LISA A. SHEARMAN, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, atty.

**NWADIORA, JR.**, Emeka, late of West Bradford Township. Dr. Chika Nwadiora, 512 Drew Avenue, Swarthmore, PA 19081, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

**PALMER**, Guy A., late of Elverson. Joan E. Palmer, 100 Bollinger Road, Elverson, PA 19520, Executor. SAMUEL A. GOODLEY, III, Esquire, Sam Goodley Law LLC, 434 West 4th Street, Quarryville, PA 17566, atty.

**PICKERING**, Emily, late of Charlestown Township. John Pickering, care of EMILY B. PICKERING, Esquire, 1701 Market St., Philadelphia, PA 19103, Executor. EMILY B. PICKERING, Esquire, Morgan, Lewis & Bockius LLP, 1701 Market St., Philadelphia, PA 19103, atty.

**SCHROF**, William E. J., a/k/a William Ernst Schrof, late of Kennett Township. Robert C. Schrof, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**SPENCE**, William R., a/k/a William Rodney Spence, late of West Chester Borough. Beverly S. Transue, care of JOHN F. McINTYRE, JR., Esquire, 103 S. High St., P.O. Box 102, West Chester, PA 19381, Executor. JOHN F. McINTYRE, JR., Esquire, 103 S. High St., P.O. Box 102, West Chester, PA 19381, atty.

**TAHAR**, Lorraine C., late of East Brandywine Township. Michael A. Tahar, 1041 Hopewell Rd., Downingtown, PA 19335, Executor. **GORDON W. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**THOMAS**, Valerie Elva, late of Brandywine Township. Craig E Thomas, 6304 W. Cedar Chase Dr., McCordsville, IN 46055, Executor.

**THOMPSON**, Eugene W., late of Downingtown. Karyn L. Seace, CELA, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Administratrix. **KARYN L. SEACE**, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**VAN VALKENBURG**, Ernest S., late of Schuylkill Township. Mary L. Wojnowski, care of **ELAINE T. YANDRISEVITS**, Esquire, P.O. Box 50, Doylestown, PA 18901, Executrix. **ELAINE T. YANDRISEVITS**, Esquire, Antheil Maslow & MacMinn, LLP, P.O. Box 50, Doylestown, PA 18901, atty.

**WALLER**, Verna, a/k/a Verna Waller-Jackson, late of Spring City Borough. Thomas B. Waller, care of **LISA J. CAPPOLELLA**, Esquire, 1236 East High Street, Pottstown, PA 19464, Executor. **LISA J. CAPPOLELLA**, Esquire, 1236 East High Street, Pottstown, PA 19464, atty.

**WAX**, Phyllis, a/k/a Phyllis E. Wax, late of West Chester. Jeanne Grigri, care of **SALLY A. FARRELL**, Esquire, 985 Old Eagle School Rd., Ste. 516, Wayne, PA 19087, Executrix. **SALLY A. FARRELL**, Esquire, Reardon and Associates, LLC, 985 Old Eagle School Rd., Ste. 516, Wayne, PA 19087, atty.

## 2nd Publication

**ALLEGRETTO**, Donald Peter, late of New Garden Township. Pamela Allegretto, 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.

**BRUCE**, Jane V., late of Valley Township. Charles E. Bruce, 925 West Chestnut Street, Coatesville, PA 19320, Executor. **ALAN J. JARVIS**, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

**CELLINI**, Dorothy R., a/k/a Dorothy S. Cellini, late of West Grove. Bresci J. Cellini, care of **JULIEANNE E. STEINBACHER**, Esquire, 413 Washington Boulevard, Williamsport, PA 17701, Executor. **JULIEANNE E. STEINBACHER**, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boule-

vard, Williamsport, PA 17701, atty.

**CHESNET**, Harry O., late of Valley Township. Clarissa A. Taylor, 490 Kirks Mill Rd., Nottingham, PA 19362, Executor. **KATHLEEN K. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**ERVIN**, Ellen Williams, a/k/a Ellen W. Ervin and Ellen Ervin, late of Pennsylvania Township. Anthony B. Dardis, care of **GREGORY G. ALEXANDER**, Esquire, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103, Executor. **GREGORY G. ALEXANDER**, Esquire, Alexander & Pelli, LLC, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103, atty.

**FROELICH**, Curtis Donald, late of Kennett Township. Kendra C. Froehlich, 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.

**JACKSON**, Paul Martin, late of West Chester. Donna M. Baker, care of **KEVIN J. RYAN**, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. **KEVIN J. RYAN**, Esquire, Ryan, Morton & Imms, LLC, 220 West Gay Street, West Chester, PA 19380, atty.

**JACOBY**, William, late of Sadsbury Township. Donna M. Weaver, 495 N. Octorara Trail, Parkesburg, PA 19365, Executor. **JERRY L. JOHNSON**, Esquire, 211 Folin Street, Coatesville, PA 19320, atty.

**KINDERMAN**, Jean D., late of East Goshen Township. Karen K. Fad and Thomas G. Kinderman, care of **CARRIE A.S. KENNEDY**, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301-1775, Executors. **CARRIE A.S. KENNEDY**, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301-1775, atty.

**NYANHONGO**, Rezen Genyo, a/k/a Rezen Gan-yo, late of Valley Township. Anna Muzirwa, 521 Colfax Street, Coatesville, PA 19320, Administratrix. **DANIEL F. MONAHAN**, Esquire, Monahan Law Practice, PC, 64 E Uwchlan Avenue, Exton, PA 19341, atty.

**PERRIN**, Barbara H., late of East Whiteland Township. Bruce P Hutchins, care of **G. ELIAS GANIM**, Esquire, P.O. Box 494, Paoli, PA 19301, Executor. **G. ELIAS GANIM**, Esquire, McLaughlin Ganim, Ltd., P.O. Box 494, Paoli, PA 19301, atty.

**PICKERING**, George Diaz, late of Coatesville. Jennifer Diaz Pellot, 5 Bennington Lane, Easthamp-ton, NJ 08060, Administrator.

**RAWSON**, John J., late of East Goshen Township. Frances C. Rawson, care of KEVIN J. RYAN, Esquire, 220 W Gay St., West Chester, PA 19380-2917, Executrix. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W Gay St., West Chester, PA 19380-2917, atty.

**REYNOLDS**, Arnold Gene, late of West Chester. Scott Reynolds, 6 Dovecote Lane, Malvern, PA 19355, Executor.

**SCRIVNER**, Jill H., late of Honey Brook Township. Everette Scott Scrivner, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**SMUTNY**, Marilyn J., late of Caln Township. Patrick J. Kysela, 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.

**STINE**, David C., late of Upper Uwchlan Township. Kara L. Stine, care of JAMES J. MUNNIS, Esquire, 1515 McDaniel Dr., West Chester, PA 19380, Administratrix. JAMES J. MUNNIS, Esquire, Munnis Law, 1515 McDaniel Dr., West Chester, PA 19380, atty.

**VEINTIMILLA**, Edna C., late of Parkesburg. Jose S. Veintimilla, 302 4th Avenue, Parkesburg, PA 19365, Executor. AARON B. GORODETZER, Esquire, Sbarbaro Law Offices, LLC, 705 Gordon Drive, Exton, PA 19341, atty.

**WALKER**, Elizabeth Vaunita Barrick, late of Downingtown Township. Louis J. Walker, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Administrator. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

**WATERS**, Rodney Topping, late of Kennett Square. Paula Jane Waters, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

**YOUNGBLOOD**, Vincent Earl, late of Glenmoore. Sherman C. Toppin, 1801 Market Street, Suite 300, Philadelphia, PA 19103, Administrator. SHERMAN C. TOPPIN, Esquire, Sherman Toppin Law Firm, LLC, 1800 John F. Kennedy Blvd., Suite

300, Philadelphia, PA 19103, atty.

### 3rd Publication

**BARKER**, Mary Lee, late of Pennsbury Township. Andrea Upton Mungo, 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.

**BERNAUER**, Jeffery J., late of East Bradford Township. Jacqueline A White, 717 Berry Road, Wilmington, DE 19810, Administrator.

**BINGHAM**, Elena M., late of Kennett Township. Miles A. Bingham, 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.

**DeANGELO**, Salvatore P., late of West Chester. Stephen C. DeAngelo & Lynn M. DeAngelo, care of JAMES F. CARNEY, Esquire, 610 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executors. JAMES F. CARNEY, Esquire, Law Offices of James F. Carney, 610 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

**EAST**, Judith A., late of Exton. Mark East, 2329 South Stone Street, Albion, IN 46701, Administrator.

**GEORGE, JR.**, David L., a/k/a David Lloyd George, Jr., late of Birmingham Township. David Lloyd George, III, care of LOUIS N. TETI, Esquire, P.O. Box 660, West Chester, PA 19381-0660, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., P.O. Box 660, West Chester, PA 19381-0660, atty.

**HARTMAN**, Keith Paul, late of East Whiteland Township. Anna K. Schaeffer, care of WHITNEY P. O'REILLY, Esquire, 1600 Market Street, Fl 32, Philadelphia, PA 19103, Administrator. WHITNEY P. O'REILLY, Esquire, Cohen Seglias Pallas Greenhall & Furman, PC, 1600 Market Street, Fl 32, Philadelphia, PA 19103, atty.

**HARTMAN, JR.**, Thomas O., late of Kennett Square Borough. Alan J. Jarvis, 101 Birch Drive, Downingtown, PA 19335 or Stacy S. Mogul, Heiligman and Mogul, P.C., Suite 200, 135 S. 19th Street, Philadelphia, PA 19103-4907, Co-Administrators.

**HORST**, Ronald T., a/k/a Ronald Theodore Horst, late of Caln Township. Timothy B. Horst, care of LINDA KLING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. LINDA KLING, Esquire, Kling & Deibler, LLP, 131 W. Main Street,

New Holland, PA 17557, atty.

**KELLER**, Charles, a/k/a Charles Keller III, late of Spring City. Karen A. Keller, 8 Whitehorse Lane, Spring City, PA 19475, Executrix. **JOHN LASAK**, Esquire, Kania, Lindner, Lasak and Feeney, 560 East Lancaster Avenue, Suite 108, St. Davids, PA 19087, atty.

**KIDON**, Verna H., late of North Coventry Township. Kathleen A. Bryan, 3126 Woodlea Rd., Oreland, PA 18069, Executrix. **DAVID A. MEGAY**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

**LACKMAN**, Adrienne Diane, late of Parkersburg. Deborah I. Casagrande, 700 West 1st Avenue, Parkersburg, PA 19365, Administrator. **SAMUEL A. GOODLEY**, III, Esquire, Sam Goodley Law LLC, 434 West 4th Street, Quarryville, PA 17566, atty.

**LAFFEY**, Elmer F., a/k/a Elmer Francis Laffey, late of West Fallowfield Township. John Laffey and Robert Laffey, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

**LEGG**, Frances Ann, late of Tredyffrin Township. Janice A. Legg and Jo Anne L. Johns, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave, Suite T-2, Berwyn, PA 19312, Executors. RYAN M. BORNSTEIN, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Ave, Suite T-2, Berwyn, PA 19312, atty.

**MAPES**, Thomas J.R., late of Coatesville. Thomas J.R. Mapes, Jr., 1066 Pontiac Rd., Drexel Hill, PA 19026, Executor. **MICHAEL J. CUNNINGHAM, JR.**, Esquire, 1066 Pontiac Rd., Drexel Hill, PA 19026, atty.

**MOZZANI**, Mario Anthony, late of West Goshen Township. Laureen Hamblin & Mario Mozzani, Jr., care of KEVIN T. VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, Personal Representative. KEVIN T. VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, atty.

**SHANER**, Doris D., late of Easttown Township. Melissa Y. Shaner, 229 Waterloo Ave., Berwyn, PA 19312, Executrix. **DONALD B. CHEETHAM** 3rd, Esquire, 229 Waterloo Ave., Berwyn, PA 19312, atty.

**STEINBRONN**, Emiline, late of East Pikeland. Suzanne Bender, Esq., 216 Bridge Street, Phoenixville, PA 19460, Executor. **SUZANNE BENDER**, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

**SULLIVAN, SR.**, Francis Joseph, late of East Goshen Township. Patricia Ann Sullivan, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

**ZABER**, Bernard L., late of West Chester. Bernard W. Zaber, 161 Adas Way, Glenmoore, PA 19343, Executor. **KEVIN J. RYAN**, Esquire, RMI Law, 220 West Gay Street, West Chester, PA 19380, 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*

PUBLIC NOTICE FICTITIOUS NAME NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by Children's Dental Health Associates, LLC, 300 Willowbrook Ln., Ste 330, W. Chester, PA 19382 to carry on business in Chester County, Pennsylvania under the assumed name or fictitious name, style or designation of Children's Dental Health Dental Assistant School with an address of 300 Willowbrook Ln., Ste 330, W. Chester, PA 19382. Said registration was filed on 7/23/21

Notice is hereby given that Joseph P. Beiler, 3659 Highpoint Road, Cochranville PA 19330, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on July 1, 2021, registration of the name:

### "KOUNTRY KNOB NATURALS"

under which it intends to do business at 3659 Highpoint Road, Cochranville PA 19330, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

NICHOLAS T. GARD, ESQUIRE  
SMOKER GARD ASSOCIATES LLP

**NONPROFIT CORPORATION NOTICE**

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

The name of the corporation is **Riverplace**.

Articles of Incorporation were filed on Tuesday, July 6, 2021

The purpose or purposes for which it was organized are: The purpose of the corporation is to constitute an association of and among the homeowners in a planned community known as "Riverplace", and to conduct all lawful business and exercise all lawful powers, rights, and privileges which a non-profit corporation may now or hereafter have.

William J. Burke, III, Solicitor

Unruh, Turner, Burke & Frees

P.O. Box 515 17 West Gay Street

West Chester , PA 19381-0515

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**NOTICE OF TRANSFER TO INACTIVE  
STATUS**

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated July 30, 2021, Morgan J. Hennessy, (#210271), whose registered address is in Pottstown, PA, has been transferred to inactive status, effective immediately, pursuant to Rule 301(e), Pa.R.D.E. (relating to disabled attorneys) for an indefinite period and until further Order of the Supreme Court.

Marcee D. Sloan

Board Prothonotary

The Disciplinary Board of the

Supreme Court of Pennsylvania

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**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 19th, 2021 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, September 20th, 2021.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

**FREDDA L. MADDOX, SHERIFF**

**3rd Publication**

**SALE NO. 21-8-82**

**Writ of Execution No. 2013-03541**

**DEBT \$12,667.59**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Schuylkill, County of Chester, Commonwealth of Pennsylvania, and described according to Section No. 1 of "Brookwood Homes," said Plan made by

Yerkes Engineering Company, Registered Professional Engineers, dated February 2, 1962, and last revised February 14, 1962, as follows, to wit:

BEGINNING at a point in the Westerly side of Edwin Drive (50 feet wide), said point being measured by the three (3) following courses and distances from a point of curve on the Northwesterly side of Brookwood Drive (50 feet wide): (1) leaving Brookwood Drive on the arc of a circle curving to the left, having a radius of 13.50 feet, the arc distance of 19.50 feet to a point of compound curve on the Southwesterly side of Edwin Drive (variable widths); thence (2) Northwestwardly along the said side of Edwin Drive on the arc of a circle curving to the left, having a radius of 200 feet, the arc distance of 20.63 feet to a point of tangent on the Southwesterly side of Edwin Drive (50 feet wide); thence, (3) North 44° 08' West, along the said side of Edwin Drive (50 feet wide) 76.93 feet to the point of beginning.

CONTAINING in the front or breadth Northwestwardly along the said side of Edwin Drive, 100.00 feet and extending of that width in length or depth Southwardly between parallel lines at right angles to Edwin Drive, 170 feet. BEING Lot No. 7 as shown on the above mentioned plan.

Tax Parcel: 27-5B-27

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **John Benditt**

SALE ADDRESS: 1040 Edwin Drive, Phoenixville, PA 19460

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



**SALE NO. 21-8-85**

**Writ of Execution No. 2014-10490**

**DEBT \$9,106.33**

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 Pennsylvania, described according to a survey and plan made by "Evergreen Acres" by Earl R. Ewing, Registered Surveyor, on the 13th day of December, A.D. 1961, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of South Evergreen Drive (50 feet wide) at the arc distance of 139.20 feet measured on the arc of a curve curving to the Right having a radius of 88.50 feet, from a point of curve on the Northwesterly side of East Evergreen Drive (50 feet wide); thence from said point of beginning along the said side of South Evergreen Drive North 47 degrees 57 minutes West 61.78 feet to a point, a corner of Lot No. 66 as shown on said plan; thence along the same North 42 degrees 3 minutes East 220.13 feet to a point; thence South 48 degrees 4 minutes East 150 feet to a point in the Northwesterly side of Evergreen Drive; thence along the same South 41 degrees 56 minutes West 131.76 feet to a point of curve therein; thence on the arc of a curve curving to the Right having a radius of 88.50 feet the arc distance of 19.20 feet to the point and place of beginning.

BEING Lot No. 67 as said plan.

BEING the same premises which Joseph J. Santoro and Sheila R. Santoro, husband and wife by their Indenture bearing date the 22nd day of December, A.D. 1977 and recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, PA in Deed Book G-52 page 341 granted and conveyed unto Robert G. Feul-

ner and Carole A. Feulner, husband and wife, in fee.

BEING County Tax Parcel No. 27-5A-5

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **Oliver Dale Sims & Barbara J. Sims**

SALE ADDRESS: 1173 South Evergreen Drive, Phoenixville, PA 19460

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

**SALE NO. 21-8-86**

**Writ of Execution No. 2012-04196**

**DEBT \$14,746.34**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. SITUATE in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a "Revised Plan of Eva an Ida S. Zoller Property" drawn by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, dated 5/6/1959 and recorded in the Office for the Recording of Deeds, in and for the County of Chester in Plan Book 10 page 11, as follows, to wit:

BEGINNING at a point on the Southwest side of a proposed road (40 feet wide) now called Emery Lane, a corner of Lot No. 54 on said plan, said point being measured the 2 following courses and distances from a point of curve on the Southeast side of Zoller Drive (40 feet wide); (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 33.60 feet to a point of tangent on the Southwest side of Emery Lane; (2) South 62 degrees 15 minutes East 196.66 feet; thence extending from said point of beginning and con-

tinuing along said side of Emery Lane South 62 degrees 15 minutes East 100 feet to a point, a corner of Lot No. 55-A on said plan; thence extending along the same South 27 degrees 45 minutes West 200 feet to a point a corner of Camp Council; thence along the same North 62 degrees 15 minutes West 100 feet to a point, a corner of Lot No. 54 aforesaid; thence extending along the same North 27 degrees 45 minutes East 200 feet to the point and place of beginning.

BEING Lot No. 55 as said plan.

Tax Parcel: 26-3E-22.3

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **Julius Marosfalvi, Jr.**

SALE ADDRESS: 5 Emery Lane, Phoenixville, PA 19460

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

**SALE NO. 21-8-87**

**Writ of Execution No. 2016-06080**

**DEBT \$10,278.31**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Charlestown Township, CHESTER County, Pennsylvania, bounded and described according to a Plan of Charlestown Oaks, made by Pennoni Associates, Philadelphia, PA, dated 2/3/1992, last revised 4/1999 and recorded in 12/21/991, as Plan # 15204, as follows, to wit:

BEGINNING at a point on the Southerly side of Yorktown Road, said point being a corner of Lot #72; thence extending from said beginning point along Yorktown Road, North 40 degrees 39 minutes 50 seconds East, 24 feet to a point,

a corner of Lot #70; thence extending along same, South 49 degrees 20 minutes 10 seconds East, 120 feet to a point in line of Lot A; thence extending along same, South 40 degrees 39 minutes 50 seconds West, 24 feet to a point, a corner of Lot #72; thence extending along same, North 49 degrees 20 minutes 10 seconds West, 120 feet to the first mentioned point and place of beginning.

BEING Lot #71 as shown on said Plan.

CONTAINING 2,880 square feet of land be the same more or less.

BEING THE SAME PREMISES which Gerald T. Kelly and Audrey C. Kelly, Husband & Wife, by deed dated 7/24/2020 and recorded 7/29/2020 in CHESTER County Recorder of Deeds Book 5340, page 2303, granted and conveyed to Audrey C. Kelly, in fee.

BEING TAX UPI #35-3-204

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **Audrey C. Nass**

SALE ADDRESS: 103 Yorktown Court, Malvern, PA 19355

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

**SALE NO. 21-8-89**

**Writ of Execution No. 2008-03252**

**DEBT \$167,417.10**

ALL THAT CERTAIN lot or parcel of land situated in the Township of East Nottingham, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 27, 2019 and recorded in the Office of the Chester County Recorder of Deeds on August 29, 2019, in Deed Book Volume 9989 at Page 2087, Instrument NO. 11685061.

Tax Parcel No. 69-7-106  
 PLAINTIFF: Lumis Investments, LLC  
 VS  
 DEFENDANT: **Howard C. Fisher, Sandra S. Fisher and Their Heirs, Executors, Administrators and Assigns and James D. Price and Johnny Gillinger, Jr., Terre-Tenants**  
 SALE ADDRESS: 305 Media Road, Oxford, PA 19363  
 PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**

**SALE NO. 21-8-90**  
**Writ of Execution No. 2017-05102**  
**DEBT \$250,902.81**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF DOWNINGTOWN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.  
 UPI # 41-4-5.14

PLAINTIFF: Dwellings Properties IV, LLC  
 VS  
 DEFENDANT: **Sierra L. McMonagle aka Sierra Lessing McMonagle & James McMonagle**

SALE ADDRESS: 418 Oakland Drive, Downingtown, PA 19335  
 PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC 215-886-8790**

**SALE NO. 21-8-91**  
**Writ of Execution No. 2020-02673**  
**DEBT \$465,735.86**

PROPERTY SITUATE IN TOWNSHIP

OF EAST BRANDYWINE  
 TAX PARCEL 30-06-0132  
 IMPROVEMENTS thereon: Residential Dwelling  
 PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-3, MORTGAGE-BACKED NOTES, SERIES 2017-3

VS  
 DEFENDANT: **Judy Ann Nelsen**  
 SALE ADDRESS: 5 Blakely Road, Downingtown, PA 19335  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

**SALE NO. 21-8-92**  
**Writ of Execution No. 2020-02236**  
**DEBT \$100,479.00**

PROPERTY SITUATE IN CITY OF COATESVILLE  
 TAX PARCEL 16-02-0188  
 IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Bayview Loan Servicing, LLC  
 VS

DEFENDANT: **Estella Mack Chambers aka Estella M. Chambers**  
 SALE ADDRESS: 639 Merchant Street, Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

**SALE NO. 21-8-93**

**Writ of Execution No. 2017-03877**

**DEBT \$238,676.81**

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

All that certain lot or tract of land, with the hereditaments and appurtenances thereon; situate on the Southwesterly side of the Conestoga Pike (PA State Highway Route No. 401) in West Pikeland Township, Chester County, Pennsylvania bounded and described in accordance with a survey thereof made in June 1954 by Earl R. Ewing, Registered Surveyors, as follows, to wit:

Beginning at a point in the aforesaid Conestoga Pike, said point of beginning being a corner of remaining lands of the grantors, which point of beginning is South 57 degrees, 39 minutes East 240.00 feet from a corner of lands of the St. Matthews Reformed Church parsonage; thence from said point of beginning along said Conestoga Pike at or near the center line thereof South 57 degrees, 38 minutes East, near the center line thereof South 57 degrees, 30 minutes East 141.85 feet to a point; thence continuing in and along said Conestoga Pike and at or near the center line thereof South 58 degrees 00 minutes East 58.15 feet to a point, a corner of remaining lands of Elmer H. White and others thence leaving said Conestoga Pike and extending along remaining lands of Elmer H. White, and wife the 3 following courses and distances, crossing an iron pipe on line and 23.30 feet distant; (1) South 32 degrees 22 minutes West 200.37 feet to an iron pipe and (2) North 57 degrees, 38 minutes West 200.00 feet to an iron

pipe, and (3) North 2 degrees, 22 minutes East 200.00 feet to the first mentioned point and place of beginning.

BEING THE SAME PROPERTY CONVEYED TO JASON TORRES AND DAMIS GONZALEZ WHO ACQUIRED TITLE , WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM CHRISTOPHER WURTS, DATED DECEMBER 8, 2006, RECORDED DECEMBER 15, 2006, AT DOCUMENT ID 10713198, AND RECORDED IN BOOK 7034, PAGE 1166, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 34-4-0033

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Jason Torres; Damis Gonzalez, AKA Damis Ramirez**

SALE ADDRESS: 1620 Conestoga Road, Chester Springs, PA 19425

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

**SALE NO. 21-8-94**

**Writ of Execution No. 2019-05133**

**DEBT \$176,218.83**

Property situated in City of Coatesville  
Tax Parcel # 16-7-37

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: ATL Ventures LLC

VS

DEFENDANT: **Edwin Segarra & Janette I. Vasquez**

SALE ADDRESS: 1127 Olive Street,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LACHALL  
COHEN & SAGNOR LLP 610-436-  
9300**

**SALE NO. 21-8-96**

**Writ of Execution No. 2020-00232**

**DEBT \$336,088.72**

THE LAND REFERRED TO HERE-  
IN BELOW IS SITUATED IN THE  
COUNTY OF CHESTER, CITY OF  
LINCOLN UNIVERSITY, STATE  
OF PENNSYLVANIA, AND DIS DE-  
SCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OF  
LAND, SITUATE IN NEW LONDON  
TOWNSHIP, CHESTER COUNTY,  
PENNSYLVANIA, BOUNDED AND  
DESCRIBED MORE PARTICULAR-  
LY ACCORDING TO SUBDIVISION  
PLAN FOR LOCUST RIDGE MADE  
BY REGISTER ASSOCIATES, INC.,  
REGISTERED SURVEYORS, DAT-  
ED 10/17/1998 AND LAST REVISED  
3/31/1989 AND RECORDED AS  
PLAN NO. 9196-9199, AS FOLLOWS:

BEGINNING AT A POINT ON THE  
WESTERLY SIDE OF MOUNT HOPE  
ROAD (T-346), SAID POINT OF  
BEGINNING BEING THE NORTH-  
EASTERLY CORNER OF LOT NO.  
35 AS SHOWN ON SAID PLAN, AND  
THE SOUTHEASTERLY CORNER  
OF THE ABOUT TO BE DESCRIBED  
LOT; THENCE FROM SAID POINT  
OF BEGINNING AND EXTENDING  
ALONG SAID LOT NO. 35, NORTH  
86 DEGREES 20 MINUTES 40 SEC-  
ONDS WEST 433.10 FEET TO A  
POINT ON THE EASTERLY SIDE  
OF CLEARVIEW LANE; THENCE  
EXTENDING ALONG SAID CLEAR-  
VIEW LANE AND THE CUL-DE-  
SAC AT ITS TERMINUS THE THREE  
FOLLOWING COURSES AND DIS-

TANCES (1) NORTH 3 DEGREES 35  
MINUTES 20 SECONDS EAST 46.93  
FEET TO A POINT OF CURVE; (2)  
THENCE ALONG THE CURVE OF A  
CIRCLE HAVING A RADIUS OF 25  
FEET, THE ARC DISTANCE OF 21.03  
FEET TO A POINT OF REVERSE  
CURVE; (3) THENCE ALONG THE  
CURVE OF A CIRCLE HAVING A  
RADIUS OF 50 FEET, THENCE DIS-  
TANCE OF 42.05 FEET OT A POINT  
A CORNER OF LOT NO 33.; THENCE  
EXTENDING ALONG SAID LOT  
NO. 33 NORTH 72 DEGREES 32MIN-  
UTES 21 SECONDS EAST 372.37  
FEET TO A POINT ON THE SIDE OF  
THE AFOREMENTIONED MOUNT  
HOPE ROAD; THENCE EXTENDING  
ALONG THE SIDE OF SAID ROAD,  
THE TWO FOLLOWING COURSE-  
ES AND DISTANCES: (1) ALONG  
THE CURVE OF A CIRCLE HAV-  
ING A RADIUS OF 500 FEET, THE  
ARC DISTANCE OF 46.11 FEET; (2)  
SOUTH 11 DEGREES 11 MINUTES  
46 SECONDS EAST 199.59 FEET TO  
THE FIRST MENTIONED POINT  
AND PLACE OF BEGINNING.

CONTAINING 1.556 ACRES, BE THE  
SAME MORE OR LESS.

BEING LOT NO. 34 ON SAID PLAN.

Fee Simple Title Vested in NATHAN-  
IEL SMITH AND MICHELE SMITH,  
HUSBAND AND WIFE AS TENANTS  
BY THE ENTIRETIES by deed from  
LEWIS W. WRIGHT AND SUSAN  
G. WRIGHT, HUSBAND AND WIFE,  
dated 06/20/2005, recorded 07/27/2005,  
in the Chester County Clerk’s Office in  
Deed Book 6563, Page 156.

BEING UPI # 71-1.24.36

PLAINTIFF: AmeriHome Mortgage  
Company, LLC

VS

DEFENDANT: **Nathaniel Smith a/k/a  
Nathaniel D. Smith & Michele Smith**

**a/k/a Michele A. Nazzaro f/k/a Michele Ann Smith**

SALE ADDRESS: 213 Clearview Lane, Lincoln University, PA 19352

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

**SALE NO. 21-8-97**

**Writ of Execution No. 2018-06146**

**DEBT \$192,260.09**

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

SITUATE in the Township of Elk, County of Chester and Commonwealth of Pennsylvania, described according to a Plan of Property made for Richard L. Speer & Robert L. Hetherinton, by George F. Register Jr., & Sons., C.F. Kennett Square, Pennsylvania dated 1/8/1974, last revised 2/25/1974, recorded at West Chester in the Office of the Recorder of Deeds in Plan Books 58 page 16, as follows:

BEGINNING at a point in the title line in the Red Public Road L.R. No. 15162 known as "Media Road", said point being measured North 70 degrees 25 minutes 22 seconds East, 350.00 feet from a point at the intersection of said Media Road with Hilltop Road; thence extending from said beginning point and along said Media Road, North 70 degrees 25 minutes 22 seconds East, 160.00 feet to a point, a corner of Lot No. 16, thence leaving the road and extending along line of Lot No. 16 South 17 degrees 30 minutes 17 seconds East, 336.91 feet to a point in line of Lot No. 15; thence extending along same South 69 degrees 05 minutes 57 seconds West 140.00 feet to appoint in line of Lot No. 12; thence extending along same and Lots 11 and 10, North 20 degrees 54 minutes 03 seconds West, 340.00 feet to the first mentioned

point and place of beginning.

BEING Lot No. 17 on said plan.

BEING the same premises in which Wendy L. Cook a/k/a Wendy L. Cook Battaglini, by deed dated 03/27/2006 and recorded 03/29/2006 in the office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania in Deed Book 6801, Page 46 and at Instrument No. 10636140, granted and conveyed unto Charles Chambers and Tracey Chambers, Husband and wife.

UPI # 70-1-62

PLAINTIFF: Elkhorn Depositor LLC

VS

DEFENDANT: **Tracey Chambers & Charles Chambers**

SALE ADDRESS: 101 Media Road, Oxford, PA 19363

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

**SALE NO. 21-8-98**

**Writ of Execution No. 2018-12948**

**DEBT \$179,624.25**

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements, hereditaments and appurtenances, SITUATE in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Country Club Valley by Drake Waddington, Inc., Surveyors, Engineers and Planners, Kennett Square, PA dated 9/22/1987, last revised 12/13/1998 and recorded 6/13/1989 as Plan #9423-9425, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pine Valley Drive (50 feet wide), said point being a corner of Lot #144 (as shown on said Plan); thence from said point of beginning

extending along Pine Valley Drive the 2 following courses and distances: (1) South 77 degrees 05 minutes 39 seconds West 61.00 feet to a point of curve, thence (2) on a line curving to the left having a radius of 305.00 feet to an arc distance of 33.23 feet to a point of tangent, said point being a corner of Lot #146; thence leaving Pine Valley Drive extending along Lot #146 and crossing the Southerly side of a Transco Pipe Line Easement North 19 degrees 08 minutes 52 seconds West 154.33 feet to a point within said easement and in line of Open Space, said point being another corner of Lot #146; thence extending along said Open Space and through said easement North 74 degrees 38 minutes 24 seconds East 111.00 feet to a point still within said easement, said point being another corner of Lot #144 aforesaid; thence leaving said Open Space, recrossing the aforesaid side of said easement and extending along Lot #144 South 12 degrees 55 minutes 23 seconds East 156.32 feet to the first mentioned point and place of beginning.

CONTAINING 15,842 square feet of land more or less.

BEING Lot #145 on the above mentioned Plan.

UNDER AND SUBJECT to a Transco Pipe Line Easement through the rear of premises. Lot owners shall be restricted against placement of any structures with the easement areas.

BEING THE SAME PREMISES which Alfred Harden Ervin, Jr. (erroneously recorded as Alfred Harden Irvin, Jr.) and Aldegunde N. Ervin (erroneously recorded as Aldegunde Irvin) by Deed dated October 9, 2009 and recorded December 21, 2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7833, Page 922, granted and conveyed unto ALFRED HARDEN ERVIN, JR. and ALDEL-

GUNDE N. ERVIN, as tenants by the entirety.

Parcel Number 38-2L-82

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CHALET SERIES IV TRUST

VS

DEFENDANT: **Alfred Harden Ervin, Jr. a/k/a Alfred H. Ervin & Aldegunde N. Ervin a/k/a Aldegunde N. Ervin**

SALE ADDRESS: 203 Pine Valley Drive, Coatesville, PA 19320

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

**SALE NO. 21-8-99**

**Writ of Execution No. 2020-02213**

**DEBT \$124,554.69**

ALL THAT CERTAIN lot or piece of ground with improvements thereon, situate in the township of Upper Oxford, Chester County, Pennsylvania, bounded and described according to the plan of property made by Regester Associates, Inc., dated September 12, 1988, and revised September 23, 1988, and on file as Plan No. 8612, to wit:

BEGINNING at a point in Public Road T-353, known as Street Road, a corner of land now or late of Nathan P. and Sondra E. Morgan, thence along the same North 19 degrees 59 minutes 05 seconds East 415.52 feet to a point in Parcel "B" on aforesaid plan; thence along the same South 74 degrees 12 minutes 25 seconds East 243.38 feet to a point in line of land now or late of J. Stevenson; thence along the same South 19 degrees 39 minutes 05 seconds 359.27 feet to a point in the center of aforesaid road;

thence along the same South 87 degrees  
55 minutes 55 seconds West 255 feet to  
the point and place of beginning.

CONTAINING 2.146 acres more or  
less.

BEING Chester County Tax Parcel 57-  
3-31.1

BEING known as 174 Collamer

PLAINTIFF: Sun East Federal Credit  
Union

VS

DEFENDANT: **Charles D. Benneth-  
um Jr.**

SALE ADDRESS: 174 Collamer Road,  
Oxford, PA 19363

PLAINTIFF ATTORNEY: **WILSON  
LAW FIRM 610-566-7080**



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