



# Chester County Law Reporter

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# Chester County Law Reporter

(USPS 102-900)

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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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**Kreer v. Kreer**

## Child support – Contempt petition – Counsel fees

1. Pursuant to 23 Pa.C.S. § 4345, a person who willfully fails to comply with any order under this chapter, except an order subject to section 4344 (relating to contempt for failure of obligor to appear), may, as prescribed by general rule, be adjudged in contempt. Contempt shall be punishable by any one or more of the following: (a) imprisonment for a period not to exceed six months; (b) a fine not to exceed \$1,000; and (c) probation for a period not to exceed one year.
2. Upon a finding of contempt, if the court determines that the person subject to a child support order did not have good cause for failing to make child support payments on time, it may further assess costs and reasonable attorney fees incurred by the party seeking to enforce the order.
3. Civil contempt by its nature is curative and not punitive.
4. A finding of contempt for failure to pay may be proper based on the back balance. The setting of a purge amount must be based on the present ability to pay that amount.
5. The general rule regarding civil contempt cases is that an inability to pay support is an affirmative defense to be proved by the contemnor (defendant).
6. Moreover, any purge conditions set by the court must be ones with which the court is convinced beyond a reasonable doubt that the contemnor has the present ability to pay.
7. The principal goal in child support matters is to serve the best interests of the child through provision of reasonable expenses. As this duty is absolute, it must be discharged by the parents even if it causes them some hardship.
8. Plaintiff filed a petition for contempt for failure of defendant to fully satisfy his child support obligations. After a hearing, the Court *Held*, that the petition was granted. Defendant was ordered to pay arrearages and counsel fees.

P.McK.

C.C.P. Chester County, Civil Action – Support, No. 00432N2014-FC; Michelle L. Kreer v. Jeremy J. Kreer

William J. Litvin for Plaintiff/Petitioner  
Ryan Greg Borchick for Defendant/Respondent  
Binder, J., September 29, 2021:-

**Kreer v. Kreer**

321 (2021)]

MICHELLE L. KREER,  
Plaintiff

vs.

JEREMY J. KREER,  
DefendantIN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

DOCKET NO. 00432N2014-FC

PACSES NO. 835113332

**ORDER**

**AND NOW**, this 29th day of September, 2021, upon consideration of Plaintiff Michelle Kreer's Petition for Contempt, filed July 8, 2021, following a hearing on September 20, 2021, and for the reasons set forth in the attached memorandum, it is hereby **ORDERED** that the Petition is **GRANTED**. It is further **ORDERED** that:

1. Pursuant to 23 Pa.C.S. § 4345, Defendant Jeremy Kreer is found in willful contempt of the Court's Order of April 13, 2016;
2. To purge the finding of contempt, Defendant shall, before October 31, 2021 pay arrearages of Sixteen Thousand Three Hundred Ninety-Four Dollars (\$16,394.00);<sup>1</sup>
3. Pursuant to 23 Pa.C.S. § 4351(b), counsel fees of Five Thousand Three Hundred Twenty-Five Dollars and Eighty Cents (\$5,325.80) shall be paid by October 31, 2021; and
4. Failure to comply with this Order may result in the imposition of further sanctions by this Court.<sup>2</sup>

**BY THE COURT:**/s/ **BRET M. BINDER, J.**


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<sup>1</sup> Defendant's obligations to pay ongoing support pursuant to the April 13, 2016 Order remain in place, including September's payment of \$5,286.00 due by the end of September or any future months unless such payments are modified by further order of this court.

<sup>2</sup> Plaintiff did not request an imposition of a term of imprisonment pursuant to 23 Pa.C.S. § 4345(a)(1) and, for the reasons discussed in the attached memorandum, this court finds that imprisonment would be wholly inappropriate in this matter given the changing financial circumstances and health condition of Defendant.

MEMORANDUM

Plaintiff Michelle Kreer filed the instant Petition for Contempt for violation of the long-standing support Order dated April 13, 2016 (Exhibit P-4A), entered into by agreement of the parties. Testimony established that Defendant Jeremy Kreer paid the full amount of support (\$5,325.80) each month for approximately five (5) years. However, beginning in May of 2021, Defendant paid only \$1,000.00 per month. Exhibit P-1 (Domestic Relations Financial Summary Report). Additionally, Defendant filed a Petition to Modify Support on January 27, 2021. Due to events outside of the control of Defendant, including scheduling issues related to COVID delays, that Motion has yet to be heard but is scheduled for a long-day support hearing on Wednesday, October 13, 2021.

As of the date of the contempt hearing, Defendant had a balance due of \$16,394.00 (exclusive of the monthly fee due for September by the end of the month). Defendant concedes the arrearage while noting that he continued to pay the full amount even after filing the January Petition to Modify Support for as long as he felt able and only in May reduced but did not eliminate his payments.

Defendant has violated the plain language and terms of the 2016 support Order. Accordingly, the question before the court is whether the failure to comply with support obligations and this Court's April 13, 2016 Order was willful pursuant to 23 Pa.C.S. § 4345, which provides in relevant part:

**(a) General rule.**--A person who willfully fails to comply with any order under this chapter, except an order subject to section 4344 (relating to contempt for failure of obligor to appear), may, as prescribed by general rule, be adjudged in contempt. Contempt shall be punishable by any one or more of the following:

- (1) Imprisonment for a period not to exceed six months.
- (2) A fine not to exceed \$1,000.
- (3) Probation for a period not to exceed one year.

Upon a finding of contempt, pursuant to 23 Pa.C.S. § 4351(b), "If the court determines that the person subject to a child support order did not have good cause for failing to make child support payments on time, it may further assess costs and reasonable attorney fees incurred by the party seeking to enforce the order." Plaintiff requests \$5,325.80 in fees and costs. Exhibit P-4(k).

When imprisonment and the due process concerns attendant with it are not at issue, a question remains regarding whether the ability to pay is relevant in a contempt proceeding. The Superior Court in an unpublished opinion stated:

While the relevance of Father's ability to pay flows directly from due process concerns relating to the imposition of imprisonment

as a sanction, the obligor's ability to pay may also form a defense to a finding of contempt. In Calloway [v. Calloway, 594 A.2d 708 (Pa. Super. 1991)], supra, this Court extended this sanction-related principle to summarily affirm a trial court's decision to dismiss a contempt petition without discussing the pertinent due process concerns, despite an otherwise contumacious violation of the support order. After referencing § 4345 and its attendant rule of civil procedure, Pa.R.C.P. 1910.21, the Calloway Court reasoned that, since the obligor in that case was not capable of satisfying **any** purge condition, “the court was unable to impose a contempt [o]rder[.]” Id. at 710. We reasoned, “Civil contempt by its nature is curative and not punitive; therefore, the inability to impose an Order which the appellee could fulfill required that the petition for civil contempt be dismissed.” Id. As the trial court in Calloway found that the obligor could not satisfy any purge conditions, our abridged analysis avoided the crucial question concerning the relevance of the ability to pay when a trial court finds an obligor in contempt for non-payment but foregoes imprisonment as a corrective sanction, imposes a nominal sanction, or fashions a reasonable purge condition as described in Orfield. As the predicate due process concern is absent in those situations, presumably, so too is the concomitant consideration of the obligor's financial status.

Hoy v. Wheeler, 2017 WL 5941552 at p. 5 (Pa. Super. 2017) (citation form altered) (emphasis in original). Accordingly, given the request of Plaintiff that imprisonment not be imposed as well as the inclination of the court not to impose imprisonment as a sanction, it is an open question whether or not the ability to pay is relevant as a defense or towards the ability to satisfy the conditions set by this court. However, in an abundance of caution, this court will look at the inability to pay as it relates to Defendant's defense as well as to the conditions set by the court in its ultimate finding of contempt.

Regarding standards for the ability to pay, although addressing the inapplicable issue of imposing incarceration in a civil contempt proceeding, Pa.R.C.P. No. 1910.25-5(b) provides that “[t]he court shall make a finding, on the record, as to whether the respondent, based upon the evidence presented at the hearing, does or does not have the present ability to pay the court-ordered amount of support.” This standard, although not directly on point, is still instructive for matters such as that *sub judice* involving solely monetary penalties, and not incarceration, in a civil contempt support hearing.

Moreover, if contempt is found, the Superior Court, albeit in a non-precedential opinion involving a term of imprisonment as part of the contempt order, noted that a finding of contempt for failure to pay may be proper based on the back balance, the setting of a purge amount must be based on the present ability to pay that amount. I.D. v. K.O.J., 2020 WL 2520117 at p. 6 (Pa. Super. 2020) (citing Orfield v. Weindel, 52 A.3d 275 (Pa. Super. 2012) (affirming a judgment of civil contempt where although the contemnor did not have the ability to pay presently, failure to pay over time in the past

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despite variable employment was sufficient)).

In Travitzky v. Travitzky, 534 A.2d 1081, 1085-86 (Pa. Super. 1987) (citing In re Grand Jury, April Term, 1977, Wayne County, 379 A.2d 323, 327 (Pa. Super. 1977)), the Superior Court recognized that the general rule regarding civil contempt cases is that an inability to pay support is an affirmative defense to be proved by the contemnor (defendant). Moreover, any purge conditions set by this court must be ones with which the court is convinced beyond a reasonable doubt that the contemnor has the present ability to pay. Id. (citing Barrett v. Barrett, 368 A.2d 616, 621) (Pa. 1977)).

Turning to the facts at hand, at the time of the hearing, Defendant testified that he had approximately \$17,000.00 in a personal bank account, an amount in excess of the then-current arrears amount. “The principal goal in child support matters is to serve the bests interests of the child through provision of reasonable expenses. . . . As this duty is absolute, it must be discharged by the parents even if it causes them some hardship.” Yerkes v. Yerkes, 824 A.2d 1169, 1171 (Pa. 2003); see also Kimock v. Jones, 47 A.3d 850, 855 (Pa. Super. 2012) (quoting the same). On this basis alone, contempt may be found.

However, as additional assets from which Defendant could pay the court-ordered support, Defendant owns 100% of J&J Beach Properties, LLC, which owns the property in which he and Jadine Pilotti, his long-time girlfriend and employee live. That property was bought for approximately \$830,000-\$850,000.00 in 2019. The amount of any mortgage was not introduced into evidence.

Testimony also established that Defendant owns 100% of an entity (10 Properties, LLC), which owns real estate that Defendant valued at approximately \$2,800,000.00 albeit with a mortgage of around \$2,100,000.00. In addition, Defendant testified that he has invested another \$700,000.00 in renovations at that property. The property owned by that entity in turn leases the land to Ocean Glass Inn, LLC, an entity wholly owned by Defendant, which operates a hotel, the Ocean Glass Inn<sup>3</sup>, at that location and pays substantial, albeit variable, rent (approximately \$66,000 in 2020 and approximately \$89,000.00 to date in 2021) to 10 Properties, LLC. Defendant could not specify the terms of the lease agreement but essentially stated that it was a triple net lease with J&J Beach Properties, LLC paying for the mortgage, taxes, property maintenance and the like. Additionally, Defendant’s long-time and live-in girlfriend, Jadine Pilotti, receives funds individually as the general manager of the hotel and through her wholly-owned entity (Skylar Marketing) that provides marketing services. Exhibit P-4(J) (detailing payments to Ms. Pilotti and her entity). Neither Plaintiff nor Defendant established the reasonableness, or lack thereof, of the amounts paid directly or indirectly to Jadine Pilotti. In addition, Jadine Pilotti pays rent to J&J Properties, LLC in the amount of approximately \$4,000.00 per month, which certainly reduces Defendant’s living expenses. Defendant did not introduce evidence of his entire personal monthly income or expenses in order to determine the true net income or loss he is currently experiencing per month.

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<sup>3</sup> The Ocean Glass Inn consists of 21 units in the hotel plus 2 condo units that aren’t owned by the hotel but instead owned by Henlopen Properties, LLC – an entity seemingly owned by Defendant. Exhibit P-4(c) at p. 11, 12.

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Also introduced into evidence were the 2019, 2020, and 2021 Profit and Loss statements of Ocean Glass Inn, LLC (Exhibit P-4(E, F, G)), PPP Loans/Relief Grants and PPP Applications (Exhibit P-4(H, I)),<sup>4</sup> and Defendant's 2020 federal income tax return (Exhibit P-4(C)). In essence, although the financials were incomplete, net profits in June through August of this year were in excess of \$200,000.00 while the hotel ran at a loss for a significant period prior to that time.

Defendant testified that the Ocean Glass Inn, LLC has cash on hand due to the recent summer months but ran significant losses during the pandemic and anticipates general seasonal losses during the coming fall/winter months. Defendant did not testify to an operating agreement or other restrictions on his releasing funds from the entity to himself as 100% owner.

Defendant additionally testified that he sold multiple properties in 2020-2021 but did not provide or know the sales amount or net proceeds received from the sales.

Lastly, Defendant testified as to having a significant health condition that has required him to step back from much of the daily operations (and for which he relies heavily on Jadine Pilotti). He notes that he tried to pay fully under the current custody order as long as he could, including for months after filing his January 2021 Petition to Modify Support; however, he no longer felt he could afford it and lowered his payments to \$1,000.00 per month at that time.

This court is sympathetic to the arguments of Defendant – namely that he has a medical condition, he purchased a business reliant on travel just prior to a global pandemic hitting the travel industry particularly hard, and that he is trying to reserve funds for costs during the winter so as not to jeopardize his hotel business. However, given that he has personal savings sufficient to cover the back balance as well as the significant cash on hand he controls through at least one, if not more, of his entities,<sup>5</sup> the evidence establishes that Defendant has the present ability to pay the full arrearage and the attorney fees ordered.<sup>6</sup>

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<sup>4</sup> An issue was raised regarding the accounting for the PPP loans/grants, with them not appearing on the financials as income. It appears that some loans have been converted into a grant and forgiven and should be properly accounted for as income while the remaining PPP loans are expected to be forgiven but currently are a contingent liability and not yet income without offset for Ocean Glass Inn, LLC. Regardless, this decision does not turn on the accounting treatment of the PPP loans.

<sup>5</sup> Notably, there is no business partner or operating agreement for Ocean Glass Inn, LLC that would prevent the distribution of funds to Defendant in the requirement to keep an operating reserve. Moreover, although good business practice to do so, Defendant could not testify with any specificity about budgeting or planning for his business nor did any expert do so. Ultimately, it may be unwise of Plaintiff to demand the money and ultimately jeopardize the potential long-term success of the business and thus the source of income to pay child support; however, the money is unrestricted and available to be disbursed to Defendant to pay his support obligations.

<sup>6</sup> As the business reserves are depleted during the slower beach season, it may be possible that the ability to continue paying will cease and Defendant's assets will be depleted. It may be wise for the parties to work more fully towards developing an appropriate plan for payment of the past amount to help secure future payments. However, Defendant has not shown that he has insufficient assets to pay at this time, which is the focus of this court. To the extent a modification of the support is warranted, the hearing officer shall hear full testimony on the future support amounts warranted at the October 13, 2021 hearing on Defendant's Petition to Modify Support.



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**NOTICES**

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 2021-06280-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Kristan Murray was filed in the above-named court and will be heard on Monday, November 8, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Friday, August 6, 2021  
Name to be changed from: Kristan Murray to: Krystin Murray  
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. 2021-08250-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Christine Janice D'Annunzio was filed in the above-named court and will be heard on Monday, January 10, 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, October 22, 2021  
Name to be changed from: Christine Janice D'Annunzio to: Christine D. Byrne  
Any person interested may appear and show cause, if any they have, why the prayer of the said petition-

er should not be granted.

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION  
LAW NO. 2021-08509-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Remington Taylor Lee was filed in the above-named court and will be heard on Monday, January 10, 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, October 29, 2021  
Name to be changed from: Remington Taylor Lee to: Remington Taylor  
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.  
Ryan Hyde, Esq., Attorney for the Petitioner  
Hyde Tebay Legal  
600 Eagleview Blvd. Suite 300 PA 19341

**CORPORATION NOTICE  
FROST AOA Inc.**

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

Hangley Aronchick Segal  
Pudlin & Schiller  
One Logan Square  
27th Floor  
Philadelphia, PA 19103

**CORPORATION NOTICE  
SODA WAREHOUSE, INC.**

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

Peter George Mylonas, Esq. Marple Exec. Center  
2725 West Chester Pike Broomall, PA 19008

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about October 18, 2021, for: **Bernardon Holdings, Inc.**  
10 North High Street, Suite 310  
West Chester, PA 19380

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

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### CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT, on Sept. 23, 2021, Articles of Inc. were filed with the Dept. of State for TPPW, PC, a professional corporation organized under The PA Business Corp. Law of 1988. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

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### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN **Morgan Hill Partners, Inc.**, a Pennsylvania corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

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### DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholder and director of **D. Falcone & Company, Inc.**, a Pennsylvania corporation, with an address of 909 Gates Drive, West Chester, PA 19380, has approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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### 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

**ANDERSON**, Agnes C., late of West Goshen. Jeanie Filion and Laurie Haas, care of J. MICHAEL RYAN, Esquire, 300 Pottstown Pike, Suite 150, Exton, PA 19341, Co-Executrices. J. MICHAEL RYAN, Esquire, 300 Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**BATEMAN**, Patricia, a/k/a Patsy, late of Phoenixville. Curtis S Bateman, 258 Bridge St., Apt B, Phoenixville, PA 19460, Executor.

**BENNETT**, John Michael, a/k/a Michael Bennett and J. Michael Bennett, late of Pennsbury Township. Bonita Marcus-Bennett, care of KEVIN P. GILBOY, Esquire, Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, Executrix. KEVIN P. GILBOY, Esquire, Gilboy & Gilboy LLP, Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, atty.

**BORGER**, Julia M., late of Willistown Township. Lawrence D. Borger, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

**BOVARD**, Margaret F., late of East Whiteland Township. Lucinda B Deese, 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.

**CARBONE**, Louis D., late of Malvern. Marianne C. Furman, 3 Westgate Circle, Malvern, PA 19355, Executor. JOSEPH P. DiGIORGIO, Esquire, Platt, DiGiorgio & DiFabio, 1800 E. Lancaster Ave., Paoli, PA 19301, atty.

**COLLUM**, Robert E., late of East Fallowfield Township. Barbara Snelson, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administratrix. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**COLQUITT**, Tom L., late of Coatesville. Michael Colquitt, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executor. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 220 West Gay Street, West Chester, PA 19380, atty.

**COOK**, Dorothy Ann, late of East Brandywine Township. Glenn Cook, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Administrator. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**DISKIN, JR.**, James E., late of Kennett Township. Sharon J. Diskin, care of TERRANCE A. KLINE, Esquire, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, Administratrix. TERRANCE A. KLINE, Esquire, Law Office of Terrance A. Kline, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, atty.

**EDGINTON**, Catherine S., late of Spring City Borough. Donna A. Scotti, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**ELINSKY**, Edith G., late of East Goshen Township. Judith L. Buttala, 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.

**ERRA**, Yolanda M., a/k/a Yolanda Mary Erra, Yolanda Erra, late of Coatesville. Susan V. McShane, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**FULMER, JR.**, Howard T., late of North Coventry Township. Terri L Rhodes, 1157 Shale Pit Road, Reynoldsville, PA 19464-0776, Executrix. KENNETH E. PICARDI, Esquire, Yergey.Daylor.Allebach.Scheffey.Picardi, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, atty.

**GACOMIS**, Theodore J., late of Chester Springs. Ellen Gacomis, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. KEVIN J. RYAN, Esquire, RMI Law, 220 West Gay Street, West Chester, PA 19380, atty.

**GERHARDT**, Robert E., a/k/a Robert Edward Gerhardt, Bob Gerhardt and Robert E. Gerhardt, Sr., late of Tredyffrin Township. Emily F. Carrington, care of JAMIE D. VALENTINE, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Executrix. JAMIE D. VALENTINE, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

**GILLIGAN**, Patrick M., late of Tredyffrin Township. James J. Gilligan, care of MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, Administrator. MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, atty.

**GRAVER**, Richard Lee, late of West Vincent Township. Holly C. Graver, 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.

**HANEY**, Franklin Earl, late of London Grove Township. Joyce Dorazio, care of GEORGE S.

DONZE, Esquire, 674 Unionville Road, Suite 105, Kennett Square, PA 19348, Executrix. GEORGE S. DONZE, Esquire, Donze & Donze, 674 Unionville Road, Suite 105, Kennett Square, PA 19348, atty.

**HELDMAN**, Carol A., late of East Goshen Township. Daniel P. Heldman, care of VINCENT CAROSELLA, JR., Esquire, 882 S. Matlack Street, Suite 101, West Chester, PA 19382, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

**HIATT**, John Timothy, late of Phoenixville. Malory Hiatt, 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.

**KINNAIRD**, John O., a/k/a John Orr Kinnaird, late of West Nottingham Township. Malcolm A. Kinnaird, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**KLONARIS**, Margaret E., late of West Sadsbury Township. Patricia J. Sauer & Pamela S. Klonaris, care of ASHLEY A. GLICK, Esquire, 131 W. Main Street, New Holland, PA 17557, Administrators. ASHLEY A. GLICK, Esquire, Kling & Deibler, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**MACANGA**, Stephen F., late of Chester Springs. Sandra Fillippo, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. KEVIN J. RYAN, Esquire, RMI Law, 220 West Gay Street, West Chester, PA 19380, atty.

**MARTIN**, Lois A., late of Honey Brook. Susan L. Mrugal, 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.

**PLANK**, Norma Jean, a/k/a Norma Plank, late of East Brandywine Township. William W. Plank, 1119 Horseshoe Pike, Downingtown, PA 19335, Executor.

**RICE**, Marion, late of Tredyffrin Township. Mark Rice, 24 Ashley Drive, Schwenksville, PA 19473, Executor.

**ROCCHI**, James F., late of East Pikeland Township. Rochelle Rocchi, 3874 Johnny Circle, Collegeville, PA 19426, Executrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19474, atty.

**ROMANKO**, David M., a/k/a David Roman-

ko, late of Oxford Borough. Mary Ellen Romanko Bundy and Michael F. Romanko, care of KEVIN P. GILBOY, Esquire, Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, Executors. KEVIN P. GILBOY, Esquire, Gilboy & Gilboy LLP, Two Logan Square, 100 N. 18th St., Ste. 1825, Philadelphia, PA 19103, atty.

**TYKWINSKI**, Paul David, late of West Chester Borough. Eric J. Tykwinski, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

## 2nd Publication

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

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

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

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

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

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

**CHANDLER**, Elizabeth H., late of West Grove. G. Donald Chandler, III, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA

19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

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

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

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

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

**GEHR**, William J., a/k/a William Joseph Gehr, late of Elverson Borough. Rudolph W. Betz, Jr., care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

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

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

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

**IACONO**, Joan C., a/k/a Joan Carol Iacono, late of East Marlborough Township. Melissa A. Arthur, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

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

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

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

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

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

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

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

**ULSH**, M. Jane, a/k/a Martha Jane Ulsh, late of East Caln Township. Kenneth T. Ulsh, Sr., care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY

G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

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

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

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

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

### 3rd Publication

**AKER**, Mary E., a/k/a Mary Ellen Aker, late of Bradford Township. John A. Aker, III, 5365-5 Highway F17 West, Baxter, Iowa 50028, & Barbara E. Kurtz, 1305 Marshallton Thorndale Road, Downingtown, PA 19335-3736, Esquire, Executors. CHRISTINA B. ROBERTS, Esquire, Breslin Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

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

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

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

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



REITER, Esquire, Kaplin Stewart, 910 Harvest Dr., P.O. Box 3037, Blue Bell, PA 19422, atty.

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

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

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

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

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

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

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

**JAMISON, JR.**, Philip Duane, late of West Chester. Philip Duane Jamison, III, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES,

Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

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

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

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

**MCCLARNON**, Mary Ann K., late of East Pikeland Township. John E. McClarnon, care of JAMES B. GRIFFIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

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

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

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

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

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

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

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

**ROSS**, Barbara H., late of Lower Oxford Township. Samuel L. Ross, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

**SCHELL**, William R., a/k/a William Ronald Schell, late of Upper Uwchlan Township. Dianne Marie Schell, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

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

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

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

**SONTAG**, Mary Anne, late of Uwchlan Township. John George Sontag, Jr., care of JAMES B. GRIFFIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**STABILE**, Ann S., a/k/a Ann Stone Stabile, late of Tredyffrin Township. Carol Walsh, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

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

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

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

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### 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*

**conn's figurations**, with its principal place of business at 145 Swedesford Rd #1194, Wayne, PA 19087. The application has been (or will be) filed on: Thursday, October 14, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: JD Friedrikson

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**Freddy's Frozen Custard & Steakburgers**, with its principal place of business at 221 Eagleview Blvd, Exton, PA 19341-1158. The application has been (or will be) filed on: Thursday, October 7,



2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Jason Ingermanson, Exton Custard Operations, LLC, 410 N. 5th Street, Salina, KS 67401.

**Freddy's Frozen Custard & Steakburgers**, with its principal place of business at 1302 Wilmington Pike, West Chester, PA 19382. The application has been (or will be) filed on: Thursday, October 7, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Jason Ingermanson, West Chester Custard Operations, LLC, 410 N. 5th Street, Salina, KS 67401.

**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 **Chester County Equine Events, Inc.**

Articles of Incorporation were filed on Wednesday, October 6, 2021

The purpose or purposes for which it was organized are: Organizing and running equine paper chases and other events.

Linda Kling, Esq., Solicitor  
Kling & Deibler, LLP  
131 W. Main Street  
New Holland, Pennsylvania 17557

**3rd Publication of 3**

**Notice**

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

**2nd Publication of 3**

**Trust Notice**

DOROTHY M. WILSON SPECIAL NEEDS TRUST  
DOROTHY M. WILSON, Deceased

Late of Phoenixville Borough, Chester County, PA This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to ELLA L. MILLER, 224 Marshall St., Phoenixville, PA 19460 and ACHIEVA FAMILY TRUST, 711 Bingham St., Pittsburgh, PA 15203, TRUSTEES,  
Or to their Attorney:  
REBECCA A. HOBBS  
O'DONNELL, WEISS & MATTIE, PC  
41 E. High St.  
Pottstown, PA 19464

**2nd Publication of 3**

**Notice**

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

IN RE: A.P.E.  
Case Number: AD-21-0055  
IN RE: A.L.E.  
Case Number AD-21-0056

TO: John Doe  
Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Sharlene Llanos have to two male minor children, A.P.E. (d.o.b. 1/3/20) and A.L.E. (d.o.b. 12/14/20), and to show cause why the parental rights to these children should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

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

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

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

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

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

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NOTICE

IN THE COURT OF COMMON PLEAS  
OF CHESTER COUNTY, PENNSYLVANIA

WELLS FARGO BANK, N.A. S/B/M TO	:	
WACHOVIA BANK, NATIONAL ASSOCIATION	:	CIVIL DIVISION
Plaintiff	:	
	:	
v.	:	No.: <u>2019-06688-RC</u>
GEORGE R. CROMPTON A/K/A G. RICHARD	:	
CROMPTON	:	
Defendant(s)	:	

NOTICE TO:  
GEORGE R. CROMPTON

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 618 WEST BONDSVILLE ROAD A/K/A 618 BONDSVILLE ROAD, Downingtown, PA 19335  
Being in CALN TOWNSHIP, County of CHESTER, Commonwealth of Pennsylvania, 39-4D-1

Improvements consist of residential property.

Sold as the property of GEORGE R. CROMPTON A/K/A G. RICHARD CROMPTON

Your house (real estate) at 618 WEST BONDSVILLE ROAD A/K/A 618 BONDSVILLE ROAD, Downingtown, PA 19335 is scheduled to be sold at the Sheriff's Sale on March 17, 2022 at 11:00 AM, at the PA-CHESTER, CHESTER COUNTY JUSTICE CENTER, 201 W MARKET STREET, ROOM 3300, WEST CHESTER, PA 19382, to enforce the Court Judgment of \$79,290.52 obtained by, WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION (the mortgagee), against the above premises.

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
(844) 856-6646

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

Sandra Nush and Peter Nush, individually	:	NO. 2021-06028-TT
And Pierce Nush, a minor, by and through his	:	
Parents and Natural Guardians, Sandra Nush	:	
and Peter Nush,	:	
	:	
Plaintiffs	:	
	:	
vs.	:	CIVIL ACTION
	:	JURY TRIAL DEMANDED
John O. Donovan, Tristate Truck &	:	
Equipment, LLC, Tristate Truck Equipment,	:	
Inc., aka, Tristate Truck and Equipment, Inc.,	:	
Jason W. Chandler, U.S. Environmental	:	
Leasing, LLC, and US Environmental, Inc.,	:	
dba, U.S. Environmental of Pennsylvania	:	
Defendants.	:	

Nature of Action: The above action arises out of an automobile accident on Route 322 in West Goshen Township, Chester County, PA on 8/8/2019 resulting from Defendant, John O. Donovan’s, negligence/recklessness, when said Defendant aggressively and/or dangerously merged in front of Defendant, Chandler, both drivers participating in a road rage incident, when Donovan crossed in the opposite lane with his dump truck striking the Plaintiffs’ vehicle head-on causing severe personal injuries to the Plaintiffs for which they make claim for money damages for compensatory and punitive damages.

**NOTICE TO JOHN O. DONOVAN**

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

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

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

LAWYER REFERRAL SERVICE  
Chester County Bar Association  
15 West Gay Street  
West Chester, PA 19381  
(610) 429-5200

BY: Michael A. Snover, Esq., 2571 Baglyos Circle, Suite B25, Bethlehem, PA 18020, (484) 821-1005, Attorney for Plaintiffs.

**EXHIBIT "B"**

**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, November 18th, 2021 at 11AM.**

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

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

**FREDDA L. MADDOX, SHERIFF**

**3rd Publication of 3**

**SALE NO. 21-11-127**

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

**DEBT \$22,888.00**

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

Morrison, Surveyor, as follows:

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

CONTAINING 11,362 square feet, more or less.

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

Tax Parcel: 56-10A-3

PLAINTIFF: Oxford Area Sewer Authority

VS

DEFENDANT: **Delores Ann Ralph**

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

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

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

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

**DEBT \$2,245.25**

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

TAX PARCEL NO. 38-2-78

PLAINTIFF: Township of Valley VS

DEFENDANT: **Rodney Senter & Mereda Senter**

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

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

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

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

**DEBT \$1,685.96**

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

TAX PARCEL NO. 16-6-767

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Dennis E. Crutchfield**

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

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

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

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

**DEBT \$2,781.29**

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

TAX PARCEL NO. 38-2M-35

PLAINTIFF: Township of Valley VS

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

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

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

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

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

**DEBT \$1,572.76**

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

TAX PARCEL NO. 39-5E-131

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

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

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

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

**SALE NO. 21-11-141**

**Writ of Execution No. 2021-03870**

**DEBT \$870,831.82**

PREMISES 110 STARR ROAD, AVONDALE, PA 19311

All THAT CERTAIN tract of ground with mushroom houses erected thereon, situate in New Garden Township, Chester County, Pennsylvania, according to a survey made by George E. Regester, Jr. & Sons, Inc., dated May 12, 1976, as taken from their Plan C-451 and being Parcel "B" on said plan as follows, to wit:

BEGINNING at a spike set for the original northwesterly corner of lands of Mae Cornette, and a Northeasterly corner of lands of Ar-Ge- Nel, Inc., said spike being set in the title line of Public Road T-333 known as "Star Road" said road leading in an Easterly direction to Route 41 and a Westerly direction to Avondale; thence leaving said point of beginning and by said title line in said road, South 84 degrees 55 minutes 00 seconds East 149.87 feet to a P.K. nailset for a corner of this and a corner of Parcel "A" said plan owned by Mae Corset for a corner of this and an a corner of Parcel "A" said plan owned by Mae Cornette; thence leaving said title line in said road and by Parcel "A" on said plan owned by Cornette, South 03 degrees 10 minutes 00 seconds East 282.84 feet to an iron pin set for a corner of this and a corner of said Parcel "A" thence still by said Parcel "A" owned by Cornette, South 84 degrees 55 minutes 00 seconds East 150.00 to an iron pin set for a corner of this and said Parcel "A" and said point being set in line fo lands of Joseph Cornette; thence by lands of Joseph Cornett the following 3 courses and distances, to wit: (1) South 06 degrees 32 minutes 18 seconds West 237.00 feet to an iron pin; (2) South 84 degrees 55 minutes 00 seconds East 172.57 feet to an iron

pin; (3) North 06 degrees 32 minutes 18 seconds East 59.00 feet to an iron pin marking a corner of this and a corner of David E. Cornette; thence by lands of said David E. Cornett, South 84 degrees 55 mintues 00 seconds East 190.32 feet to an iron pin set for a corner of this and said David Cornette and said pin being set in line of lands of Phillip G. Donohoe; thence by lands of said Phillip G. Donohoe, South 06 degrees 32 minutes 18 seconds West 1025.00 feet to an iron pin set for a corner of this and a corner of lands of John Rosans, and set in line of lands of Philip A. Lafferty being on or near the north bank of White Clay Creek; thence by said line of said Creek and by land of said Lafferty the following 2 courses and distances, to wit: (1) North 79 degrees 34 minutes 50 seconds West 403.66 feet to an iron pin; (2) South 75 degrees 43 minutes 05 seconds West 271.26 feet to a point set for a corner of this and lands of first mentioned Ar-Ge-Nel, Inc.: thence by lands of said Ar-Ge- Nel, Inc., North 04 degrees 55 minutes East 1535.00 feet to the first mentioned point and place of beginning.

Containing 17.995 acres of land be the same more or less.

BEING UPI # 60.5-2.3

BEING the same premises which Davidson & Pizzine, a Pennsylvania Partnership, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994576, Book 7864, Page 1405, granted and conveyed unto James E. Davidson, LLC, in fee.

PREMISES 112 STARR ROAD, AVONDALE, PA 19311

ALL THAT CERTAIN tract or parcel of ground situate in New Garden Township, Chester County, Pennsylvania, bounded and described in accordance with a Plan of Property owned

by Mae Cornette prepare by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, dated 5/12/1976 and recorded as Plan No. 461 in the Office of the Recorder of Deeds of Chester County as follows: BEGINNING at an old spike set on the title line in the bed of Starr Road (T-133), said road leading in an Easterly direction to Route 41 and in a Westerly direction to Avondale said spike marking a Northeast, corner of this about to be described tract and a Northwest corner of land of Joseph Cornette as shown on said Plan; thence from said point of beginning and leaving the bed of Starr Road along lands of Joseph Cornette South 06 degrees 32 minutes 18 seconds West, crossing over and old iron pin found, 280.00 feet to an iron pin, a corner of Parcel "B" as shown on said Plan; thence along Parcel "B" the 2 following courses and distances; (1) North 84 degrees 55 minutes West 150.00 feet to an iron pin; and (2) North 03 degrees 10 minutes 00 seconds West crossing over 2 iron pins, 282.84 feet to a P.K. nail set on the title line of Starr Road; thence along the title line in the bed of Starr Road South 84 degrees 55 minutes 00 seconds East 197.69 feet to an old spike found, the point and place of beginning. BEING Parcel "A" as shown on said Plan.

BEING UPI 60-5-2

BEING the same premises which Davidson & Pizzine, a Pennsylvania Partnership, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994577, Book 7864, Page 1408, granted and conveyed unto James E. Davidson, LLC, in fee.

PREMISES 124 STARR ROAD, AVONDALE, PA 19311

ALL THAT CERTAIN lot of ground situate in New Garden Township, Chester

County, Pennsylvania, bounded according to a survey made by Arthur Crowell, Registered Surveyor, in May 1946 and described as follows, to wit:

BEGINNING in the middle of a dirt road from Newark Road to New Garden Station, the Northeast corner of tract recently conveyed to Allen Taylor; thence along middle of road North 89 degrees 08 minutes East 311 feet; thence leaving road passing through maple tree South 1 degree 4 minutes West 909.5 feet to a corner of trace about to be conveyed to Isreale Santilli; thence by line of same North 88 degrees 45 minutes West 14 feet to line of Allen Taylor; thence by this line North 1 degree 15 minutes East 898 feet to the point of beginning.

CONTAINING six and four-eighth hundredths (6.48) acres more or less. BEING UPI # 60-5-3.1

BEING the same premises which James E. Davidson and Ronald L. Pizzini, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994578, Book 7864, Page 1410, granted and conveyed unto James E. Davidson, LLC, in fee.

PLAINTIFF: First Citizens Community Bank, Successor by Merger to Mid-Coast Community Bank

VS

DEFENDANT: **James Davidson, LLC**

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

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



**SALE NO. 21-11-142****Writ of Execution No. 2021-03869****DEBT \$469,904.14**

ALL OF THE FOLLOWING three tracts of land SITUATE partly in Upper Oxford Township and partly in Penn Township in Chester County, Pennsylvania, bounded and described as follows:

**TRACT NO. 1**

BEGINNING at a point in the middle line of the public road leading from Jennersville to Edenton and in the Southeasterly line of a 415 feet wide strip or piece of ground of Philadelphia Electric Company; extending thence along the middle line of said public road and by ground now or late of Geo.T. Allen South 50 degrees 37 minutes East, 344.70 feet to a flint stone in line of ground now or late of L.P. Miller; thence leaving said road any by ground now or late of L.P. Miller South 19 degrees 29 minutes 30 seconds West, 2,511.37 feet to a limestone, in line of ground now or late of Dr. C.F. Quimby a corner common to ground herein described and ground now or late of L.P. Miller; thence by ground now or late of Dr. C.F. Quimby the 3 following courses and distance: (1) North 62 degrees 27 minutes 40 seconds West, 527.26 feet to an iron pin (2) North 58 degrees 29 minutes 20 seconds West, 610.53 feet to an iron pin and (3) South 50 degrees 14 minutes West, 84.15 feet to an iron pin a corner of ground now or late of M.T. Clark; thence by ground now or late of M.T. Clark the 3 following courses and distance: (1) North 83 degrees 46 minutes West, 165 feet crossing Elk Creek to an iron pipe; (2) South 23 degrees 55 minutes West, 242.10 feet to a point and (3) South 43 degrees 32 minutes 40 seconds West, 425.70 feet to an iron pipe in line of ground now or late of C.P. Lindsey; thence by ground now or late

of C.P. Lindsey the 2 following courses and distances:

(1) North 04 degrees 57 minutes West; 570.50 feet to a flint stone and (2) North 20 degrees 21 minutes 20 seconds East, 1,051.17 feet to an iron pin a corner of ground of Leonard N. Holston; thence by ground now or late of Leonard N. Holston, North 20 degrees 02 minutes East, 328.91 feet to a point in the said Southeasterly line of a 415 feet wide strip of ground of Philadelphia Electric Company and thence through ground of Philadelphia Electric Power Company parallel with Philadelphia Electric Company's tower lines the 2 following courses and distances: (1) North 61 degrees 18 minutes East, 627.22 feet to a point and (2) North 41 degrees 42 minutes East, 1,476.57 feet to the first mentioned point and place of beginning.

**TRACT NO. 2**

BEGINNING at a point in the Northwesterly line of a 415 feet wide strip or piece of ground of Philadelphia Electric Power Company and in line of ground now or late of Leonard H. Holston, said point being 629.20 feet measured on a course North 20 degrees 02 minutes East from a point in the Northwesterly corner of Parcel No. 1 above described also in the Southeasterly line of aforesaid 415 feet wide strip or piece of ground; extending thence by ground now or late of said Leonard H. Holston North 20 degrees 02 minutes East, 374.70 feet crossing Elk Creek to an iron pin a corner to ground now or late of Leonard H. Holston and R. Leroy Scott; thence by ground now or late of R. Leroy Scott, North 55 degrees 03 minutes East, 558.54 feet to a point in said Northwesterly line of a one hundred fifteen feet wide strip of piece of ground of Philadelphia Electric Power Company, and thence through ground of Philadelphia Electric Power Company parallel with and 207.5 feet distance measured North-

westerly from and at right angles to the established center line of Philadelphia Electric Power Company’s power lines the two (2) following courses and distances (1) South 61 degrees 42 minutes West, 624.69 feet to a point and (2) South 61 degrees 18 minute West, 155.72 feet re-crossing said Elk Creek to the first mentioned point and place of beginning.

TRACT NO. 3

BEGINNING at a point in the middle line of the aforesaid public road leading from Jennersville to Edenton and in the Northwesterly line of a 415 feet wide strip of piece of ground of Philadelphia Electric Company extending thence through ground of Philadelphia Electric Company parallel with and 207.5 feet distance measured Northwestwardly from and at right angles to the established center line of Philadelphia Electric Company’s tower lines South 81 degrees 42 minutes West, 469.65 feet to a point in line of ground now or late of R. Leroy Scott; thence by said ground now or late of R. Leroy Scott North 10 degrees 18 minutes East, 497.40 feet to an iron pin in the middle line of said public road leading from Jennersville to Edenton and thence along the middle line of last mentioned road South 50 degrees 37 minutes East, 420.20 feet to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING therefrom and thereout a tract of land containing 1.794 acres more or less which Clarence W. Gray and Wilheimina E. Gray, his wife, convey to the Philadelphia Electric Company by Deed dated February 4, 1964, recorded in Chester County Deed Book P-35, page 918.

ALSO EXCEPTING THEREOUT AND THEREFROM premises described in the following conveyances in Record Book 263 page 159, 287 page

230, 1684 page 105, 2180 page 396, 2510 page 406 and 5232 page 1256.

BEING UPI No. 58-1-12

BEING the same premises which Brothers Mushroom Farm, a Pennsylvania General Partnership, by Indenture dated August 1, 2008, and recorded August 13, 2008, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10867861, Book 7497, Page 11961, granted and conveyed unto James E. Davidson & Sons, LLC, in fee.

PLAINTIFF: First Citizens Community Bank, Successor by Merger to Mid-Coast Community Bank

VS

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

SALE ADDRESS: 731 Ewing Road, Cochranville, PA 19330

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

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

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

**DEBT \$143,178.96**

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

BEING PARCEL NUMBER: 3805C00860500

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

VS

**DEFENDANT: Michael Galli & Vincent Pasquarella**

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

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

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

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

**DEBT \$220,123.39**

**PROPERTY SITUATE IN TOWNSHIP OF CALN**

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

**IMPROVEMENTS: A RESIDENTIAL DWELLING**

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

**VS**

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

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

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

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

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

**DEBT \$130,304.00**

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

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

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

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

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

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

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

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

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

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

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

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

**DEBT \$272,337.95**

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

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

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

VS

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

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

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

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

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

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

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

Tax Parcel No. 73-4-29.6

PLAINTIFF: CSMC 2018-SP3 Trust VS

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

SALE ADDRESS: 125 Ayrshire Drive, Landenberg, PA 19350

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

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

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

**DEBT \$142,373.82**

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

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

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

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

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

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

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

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

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

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

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

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

BEING UPI NUMBER 68-06-0135

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

PLAINTIFF: PNC Bank, National Association

VS

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

SALE ADDRESS: 22 Sylmar Road, Nottingham, PA 19362

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

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

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

**DEBT \$235,567.34**

PROPERTY SITUATE IN WEST GOSHEN TOWNSHIP

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

IMPROVEMENTS: A RESIDENTIAL DWELLING

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

IMPROVEMENTS thereon: a residential dwelling

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

VS

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

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

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

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