



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 70

WEST CHESTER, PENNSYLVANIA, FEBRUARY 10, 2022

No. 06

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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

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION
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Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCBA
Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to
Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

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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Svaroopaa Vidya Ashram v. Zoning Hrg Bd.

Zoning hearing board – Land use appeal – Monastery – Hearsay exception – Opposing party’s statement -

1. In a land use appeal, where a complete record was created before the zoning hearing board and the court of common pleas has not accepted any additional evidence, the scope of review is limited to a determination of whether the Board abused its discretion or committed an error of law.
2. A zoning hearing board abuses its discretion when its findings are not supported by substantial evidence; that is, such relevant evidence as a reasonable mind might accept as adequate to support a conclusion.
3. An error of law is committed if the board erroneously interpreted or misapplied the law to the facts in a given case.
4. The court cannot substitute its interpretation of the evidence for that of the zoning hearing board. When the record contains substantial evidence, the court is bound by a zoning hearing board’s findings that result from resolutions of credibility rather than a capricious disregard of evidence.
5. On review, the board’s interpretation and application of its zoning chapter is entitled to deference.
6. A zoning hearing board is the entity charged with the interpretation and application of the zoning ordinance.
7. A zoning hearing board’s interpretation of its own zoning ordinance is entitled to great weight and deference from a reviewing court.
8. The basis for the judicial deference is the knowledge and expertise that a zoning hearing board possesses to interpret the ordinance that it is charged with administering.
9. A monastery is a house for persons under religious vows, commonly an establishment for monks.
10. The Municipalities Planning Code is clear in stating that formal rules of evidence shall not apply.
11. In a land use case, an out of court statement is inadmissible hearsay unless corroborated by other evidence or falls within an exception to the hearsay rule.
12. An opposing party’s statement is an exception to the hearsay rule if it is offered against an opposing party and was made by the party in an individual or representative capacity; is one the party manifested that it adopted or believed to be true; was made by a person whom the party authorized to make a statement on the subject; was made by the party’s agent or employee on a matter within the scope of that relationship and while it existed; or was made by the party’s coconspirator during and in furtherance of the conspiracy.
13. The Religious Land Use and Institutionalized Persons Act (RLUIPA) forbids a local government to impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that

- imposition of the burden is pursuant to a compelling government interest and is the least restrictive means of furthering that compelling government interest.
14. The purpose of the R-1C Residential District is to provide for low-density housing and open space on large parcels in which the natural features are such that it is desirable to retain large portions of the tract in permanent open space. The same is true for secular or non-secular uses.
 15. The Religious Freedom Protection Act (“RFPA”) states an agency shall not substantially burden a person’s free exercise of religion, including any burden which results from a rule of general applicability, but, there is an exception, to wit, an agency may substantially burden a person’s free exercise of religion if the agency proves, by a preponderance of the evidence, that the burden is in furtherance of a compelling interest of the agency and the least restrictive means of furthering the compelling interest.
 16. Only a court will have jurisdiction to hear claims made under the RFPA.
 17. In order to make a claim under the RFPA, one is required to provide, by clear and convincing evidence, that the person’s free exercise of religion has been burdened or likely will be burdened in violation of Section 4 of the Act.
 18. Clear and convincing evidence means testimony that is so clear, direct, weighty, and convincing as to enable the trier of fact to come to a clear conviction, without hesitancy, of the truth of the precise facts in issue.
 19. West Bradford Township issued a notice of violation to Svaroopaa Vidya Ashram regarding the religious use of its property violated the township’s zoning ordinance; the notice was appealed to zoning hearing board, which denied the appeal. The board received certain evidence originally adduced in the tax exemption case in which Nirmalananda Saraswati filed an application for exemption as an actual place of regular stated religious worship. The board correctly concluded that no substantial burden is found under the RLUIPA where an interest in land is obtained in the absence of a reasonable expectation that the land can be used for a religious purpose. There was no testimony or other evidence of record that appellant’s religious activities would be burdened, especially where, as here, appellant owns a nearby property that is being used for a similar purpose. The court affirmed the board’s decision.

R.E.M.

C.C.P., Chester County, Pennsylvania Civil Action No. 2021-03886-ZB; Svaroopaa Vidya Ashram v. West Bradford Township Zoning Hearing Board

John J. Mahoney for Appellant

Anthony T. Verwey for West Bradford Township

Amanda J. Sundquist for W. Bradford Twp. Zoning Hrg. Bd.

Tunnell, J., November 30, 2021:-

[70 Ches. Co. Rep. **Svaroopaa Vidya Ashram v. Zoning Hrg Bd.**

SVAROOPA VIDYA ASHRAM,
Appellant,

v.

WEST BRADFORD TOWNSHIP
ZONING HEARING BOARD,
Appellee.

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2021-03886-ZB

CIVIL ACTION

DECISION

I. HISTORY OF THE CASE

West Bradford Township issued a notice of violation to Svaroopaa Vidya Ashram on July 29, 2020 regarding its use of the property located at 1400 Hampton Drive, West Bradford Township, County of Chester, Pennsylvania, UPI No. 50-2-91 (the “Property”), in violation of Section 450-12.B of the Zoning Ordinance (“Notice of Violation”). Bd. 1. The Notice of Violation was based on the Zoning Officer’s decision that Appellant’s use of the Property was a religious use, which is not a permitted use within the R-1C Residential District. Bd. 1; N.T. 18-21. Svaroopaa Vidya Ashram appealed the Notice of Violation to the West Bradford Township Zoning Hearing Board (“Board”). Bd. 1.

Hearings were held before the Board on February 3, 2021 and March 4, 2021. The Board took evidence and at the hearing on May 5, 2021, the Board voted 4-0 to deny the appeal and issued an Opinion and Order consistent therewith.

After careful review, the court concludes that the Board’s Opinion and Order must be affirmed and the appeal to this court denied.

Standard of Review

In a land use appeal, where a complete record was created before the zoning hearing board and the court of common pleas has not accepted any additional evidence, the scope of review is limited to a determination of whether the Board abused its discretion or committed an error of law. *Bd. of Supervisors of Upper Southampton Twp. v. Zoning Hr’g Bd. of Upper Southampton Twp.*, 555 A.2d 256, 258 (Pa. Commw. Ct. 1989); *Herr v. Lancaster Co. Planning Comm’n*, 625 A.2d 164, 167 (Pa. Commw. Ct. 1993); *Rouse/Chamberlain, Inc. v. Bd. of Supervisors of Charlestown Twp.*, 504 A.2d 375, 376 (Pa. Commw. Ct. 1986). A zoning hearing board abuses its discretion when its findings are not supported by substantial evidence; that is, such relevant evidence as a reasonable mind might accept as adequate to support a conclusion. *POA Co. v. Findlay Twp. Zoning Hr’g Bd.*, 551 Pa. 689, 698, 713 A.2d 70, 75 (1998); *Eltoron, Inc.*

v. *Zoning Hr'g Bd. of City of Aliquippa*, 729 A.2d 149, 152 n.6 (Pa. Commw. Ct. 1999). An error of law is committed if the board erroneously interpreted or misapplied the law to the facts in a given case.

In addition, the court cannot substitute its interpretation of the evidence for that of the zoning hearing board. *Taliaferro v. Darby Twp. Zoning Hr'g Bd.*, 873 A.2d 807, 811 (Pa. Commw. Ct. 2005). When the record contains substantial evidence, the court is bound by a zoning hearing board's findings that result from resolutions of credibility rather than a capricious disregard of evidence. *Id.*

On review, the board's interpretation and application of its zoning chapter is entitled to deference. *In re Jerrehian*, 155 A.3d 674, 682 (Pa. Commw. Ct. 2017). In this regard, the courts have made clear that a zoning hearing board is the entity charged with the interpretation and application of the zoning ordinance. It is well settled that a zoning hearing board's interpretation of its own zoning ordinance is entitled to great weight and deference from a reviewing court. This principle is also codified in Section 1921(c)(8) of the Statutory Construction Act of 1721, 1 Pa. C.S. §1921(c)(8). The basis for the judicial deference is the knowledge and expertise that a zoning hearing board possesses to interpret the ordinance that it is charged with administering.

II. DISCUSSION

The use of the Property as a monastery was not contested. N.T. 32 (ln. 11-17), 44 (ln. 22-24), 45 (ln. 1, 4-8), 46 (ln. 3-7, 11-15), 72 (ln. 11-15), 116 (ln. 109), 133 (ln. 1-5); Twp. 1; Twp. 3, p. 5, 6, 9, 42, 69 (exhibits P-2, P-11, P-12). "Monastery" is not defined in the Zoning Ordinance, but the Zoning Officer referred to the definition from the Merriam Webster Dictionary. It defines the term "monastery" as a "house for persons under religious vows; especially: an establishment for monks." It does not specify what uses may be ongoing therein.

Prior to July of 2020, the Property was owned by Nirmalananda Saraswati. The Board found from the evidence presented that she had purchased the Property for the Applicant, Svaroopaa Vidya Ashram. On or about July 10, 2020, Nirmalananda Saraswati conveyed the Property to Svaroopaa Vidya Ashram. The Board further found that she was and is the leader or head of the Ashram and everything that happens must be submitted to her for approval. (*See* Opinion, FOF at ¶¶12-19. There was no error in the Board's conclusion that Svaroopaa Vidya Ashram is a monastery. (*Id.*).

The Board received certain evidence originally adduced in the tax exemption case, *Nirmalananda v. Chester Co. Bd. of Assessment Appeals*, No. 2016-11335-AB (Consolidated with *Lokananda, LLC v. Chester Co. Bd. of Assessment Appeals*, No. 2016-11336-AB), concerning the nature and use of the Property as a monastery during its proceedings. The Board learned that in July, 2016, Nirmalananda Saraswati filed an application for exemption from real estate taxation with the Office of Board of Assessment Appeals of Chester County, Pennsylvania. Twp. 1. The Board also learned that Nirmalananda marked item no. 6 on the application for exemption, "legal basis for exemption", as "[a]ctual place of regular stated religious worship." Twp. 1. Item

no. 8 on the application for exemption, “exempt category”, was marked “religious organization” and the full name of the organization was listed as “Svaroopaa Vidya Ashram.” Twp. 1. The word “yes” was checked in item no. 9 on the application for exemption, in response to the questions, “[i]s your predominant purpose to hold and conduct religious activities or religious education in Pennsylvania” and “[d]oes your organization hold regular religious services?” Twp. 1. It was noted that the Property is and has been used as “a place of regularly stated religious worship.” Twp. 1; Twp. 2; Twp. 3 p. 6 (ln. 21-23), 11 (ln. 7-9); 18-19, 37 (ln. 5-9); Twp. 4. The Property was noted as currently “used for a religious purpose” by Appellant. N.T. 24 (ln. 15-17); Twp. 4.

These admissions were more than sufficient evidence to support the Board’s decision concerning religious use, and the court finds no error or abuse on its part in doing so.

But now, in the face of those sworn statements, in order to defend against the Notice of Violation, the same individual *denies* that the use of the Property is a religious¹ use.

The notes of testimony from the tax proceeding were admitted, over objection, as Township Exhibit T-3. Nirmalananda Saraswati, having been duly sworn, testified on her oath:

A: . . . you need to . . . even spiritualize your body to able to attune yourself to those divine energies.

Q: Are those practices ongoing at the Hampton property?

A: Ongoing, yeah, three times a day.

Q: So what practice is engaged in three times a day?

A: In the morning we start with an hour long chant in Sanskrit followed by meditation. Takes us an hour and a half.

We come back in the middle of the day for out loud prayers before our meal. And then in the evening we gather together for a traditional worship ceremony that is called the Arati, A-R-A-T-I, which is a candle flame ceremony. And then we study text or we indulge ourselves in hymns and prayer.

Q: Are these activities regularly scheduled?

A: Every day, three times a day, seven days a week, 52

¹ This struck the court as probable perjury.

weeks a year.

Twp. 3, N.T. 19-20

THE COURT: Did you say that 100 percent of the Hampton Road property . . .

THE WITNESS: Is for religious.

THE COURT: There is no exception?

THE WITNESS: There is no exception.

Twp. 3, N.T. 37

Svaroopaa Vidya Ashram did what it could to block the foregoing rather damning evidence from the Board's consideration. Inserting multiple objections at the zoning hearing, the Ashram brushed off the import of the contrary testimony from "an unrelated litigation." Her counsel objected to admitting these exhibits on the basis of hearsay. Twp. 3, N.T. 21. The Board correctly overruled that objection in this court's estimation.

Firstly, the Municipalities Planning Code is clear in stating that formal rules of evidence shall not apply. 53 P.S. §10908(6). In a land use case, an out of court statement is inadmissible hearsay unless corroborated by other evidence or falls within an exception to the hearsay rule. *Lake Adventure Community Ass'n. v. Dingman Twp. ZHB*, 79 A.3d 708, 714 n. 4 (Pa. Commw. Ct. 2013). Here, the evidence submitted by the Township falls within an exception to the hearsay rule.

Pa.R.E. 803(25) states:

[t]he following are not excluded by the rule of hearsay, regardless of whether the declarant is available as a witness:

- (25) An Opposing Party's Statement. The statement is offered against an opposing party and:
 - (A) was made by the party in an individual or representative capacity;
 - (B) is one the party manifested that it adopted or believed to be true;
 - (C) was made by a person whom the party authorized to make a

- statement on the subject;
- (D) was made by the party's agent or employee on a matter with in the scope of that relationship and while it existed; or
 - (E) was made by the party's coconspirator during and in further ance of the conspiracy.

The statement may be considered but does not by itself establish the declarant's authority under (C); the existence or scope of the relationship under (D); or the existence of the conspiracy or participation in it under (E).

Pa. R.E. 803(25).

Saraswati Nirmalananda was the head of the Ashram both before and after its incorporation. N.T. 133; Twp. 3, p.6 (ln. 3), 42 (ln. 4-14). Nirmalananda was authorized to make statements on the uses and activities on the Property, and her testimony and court filings were made in those capacities. *Id.*; Twp. 1-4. The court agrees that these statements and exhibits were admissible. The Board's evidentiary rulings were correct.

In opposition, the Ashram invites the court's attention to the earlier Decision and Order issued by the Honorable Jeffrey R. Sommer on May 18, 2021 in the tax assessment appeal. Judge Sommer determined that the evidence before him did not lead to the conclusion that the Property was an actual place of regularly stated religious worship. Rather, he concluded it amounted to a single-family residential dwelling housing six (6) unrelated women who were brought together only by their Hindu faith. This was based "particularly in light of the representations made in affidavits to the Township and other governmental officials that there is no religious use of the property, there is no educational use of this property." *See In re: Appeal of Nirmalananda Saraswati from the Decision of the Chester County Board of Assessment Appeals*, No. 2016-11335-AB, fn. 2.

It must be borne in mind, however, that in this case the entity charged with the interpretation and application of its zoning ordinance is the Township. Its interpretation is entitled to great weight and deference. Furthermore, the analysis of uses for purposes of a tax assessment are not necessarily identical to those considered for a use under zoning law. The Board, not this court, is the finder of facts. Thus, the coordinate jurisdiction rule is not implicated nor is *res judicata*.

"Religious use" is an undefined term in the Zoning Ordinance. When that is the case, the Board may utilize a dictionary definition. *THW Group, LLC v. Zoning Board of Adj.*, 86 A.3d 330, 336 (Pa. Commw. Ct. 2014). The Board considered several definitions. "Religious": Adj. 1. Characterized by adherence to religion or a religion; devout; pious; godly; 2. Of, concerned with, appropriate to, or teaching religion; 3. Belonging to a community of monks, nuns, etc. . . . A member of a community of monks, nuns. Webster's New World Dictionary of American English, 3d College Ed. (1988).

It is uncontested that the Property is utilized as a monastery and for religious

purposes by the Applicant. A junior monk commutes from Delaware to participate in religious activities on the Property. At the time of violation, the Applicant's website included information directing members of the *public* to the Property for religious purposes.

The Ashram asserted that the residents of the monastery constitute a "family" within the meaning of the Zoning Ordinance. Looking to the definition of "family" in the Zoning Ordinance, the Ashram exceeded the limitation of four (4) unrelated individuals. However, the numeric limitation is a rebuttable presumption. The residents do not pay expenses for food, rent, utilities, or other household expenses; they are paid for by the Ashram. Not all residents are permanent as one commutes and has two (2) residences. Consequently, the Applicant has not rebutted the presumption. While the R-1C Zoning District does not permit institution use, institution use is provided for in other zoning districts. The Board affirmed that the use of the Property constituted a religious use not permitted in the R-1C Residential District and therefore the Zoning Officer's Notice of Violation was proper and must be upheld.

Additionally, the Ashram claims that it is entitled to relief under the Religious Land Use and Institutionalized Persons Act ("RLUIPA" or "Act"). 42 U.S.C. §2000(c)(c), *et seq.* "Religious exercise" is defined in the RLUIPA to include the "use, building or conversion of real property for the purpose of religious exercise." §2000(c)(c) – (5)(7)(B). The Act, passed by Congress in 2000, forbids a local government to impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden is pursuant to a compelling government interest and is the least restrictive means of furthering that compelling government interest.

Ten (10) years earlier, in 2010, when Nirmalananda Saraswati purchased the Property, it was already zoned R-1C. She admitted that she did not check its zoning before purchase. N.T. 130. She received an enforcement notice from the Township on November 10, 2010 regarding the use of the Property. Nirmalananda entered into an agreement with the Township "that the Property shall not be used for educational use or religious use." N.T. 129. Consequently, at all times relevant hereto, both Nirmalananda Saraswati and the present owner knew or should have known that a religious use was not permitted on the Property. The Board correctly concluded that no substantial burden is found under the RLUIPA where an interest in land is obtained in the absence of a reasonable expectation that the land can be used for a religious purpose. *See Livingston Christian Schools v. Genoa Charter Twp.*, 858 F.3d 996, 1004 (6th Cir. 2017)(finding no substantial burden).

Finally, any hardship in this case is self-imposed. No substantial burden is shown under the RLUIPA where, as here, a church could be operated in other districts. *See City of Hope v. Sadsbury Twp. Zoning Hr'g Bd.*, 890 A.2d. 1137 (Pa. Commw. Ct. 2006)(holding zoning hearing board's denial of the Church's application for use of the campground and hiking trails as an accessory use did not impose "substantial burden" on the Church's exercise of religion, because the Township had other campsites nearby available for use by the Church); *see also Lighthouse Institute for Evangelism, Inc. v*

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City of Long Branch, 100 Fed. Appx. 70, 77 (3d. Cir. 2004)(unpublished)(persuasive authority). Religious uses are permitted by the Township in other zoning districts either by right or by special exception in the R-1, R-2, R-2A, R-2B, R-3, R-4, TND/Village Overlay ad TND-2 districts. Zoning Ordinance §450-11, 12, 13, 14, 15, 16, 17, 28 and 46.

The purpose of the R-1C Residential District is “to provide for low-density housing and open space on large parcels in which the natural features are such that it is desirable to retain large portions of the tract in permanent open space.” Zoning Ordinance §450-12.A. The same is true for secular uses. No comparable secular use such as meeting halls, clubs or anything similar to the Ashram’s religious use – the proper comparators - is permitted in this same R-1C Residential District. The equal terms provisions of the Act are violated only when the institution is treated less well than similarly situated secular assemblies. Thus, there is no violation of the equal terms provisions of the RLUIPA.

In *Petra Presbyterian Church v. Village of Northbrook*, 489 F.3d 846 (7th Cir. 2007), the court recognized that a ban on churches in the industrial zone could not in itself constitute a substantial burden because then every zoning ordinance that did not permit churches everywhere would be in *prima facie* violation of the RLUIPA. Religious organizations would certainly be better off if they could build churches anywhere but denying them so unusual a privilege cannot reasonably be thought to impose a substantial burden on them. *Id.*, at 851. The organization in *Petra* had no reasonable expectation of obtaining a permit, yet it went ahead and purchased the property outright after it knew that the permit would be denied. The court observed that *Petra* assumed the risk of having to sell the property and find an alternative site. There was no violation of the RLUIPA.

Consequently, the Board’s Opinion and Order were correct and factually supported.

The Ashram also takes the Board to task for violating the Religious Freedom Protection Act (“RFPA”), 71 P.S. §2401, *et seq.* Section 2404 establishes substantially similar restrictions as the RLUIPA on the exercise of governmental authority with respect to the practice of religion as follows:

- (a) GENERAL RULE. – Except as provided in subsection (b), an agency shall not substantially burden a person’s free exercise of religion, including any burden which results from a rule of general applicability.
- (b) EXCEPTIONS. – An agency may substantially burden a person’s free exercise of religion if the agency proves, by a preponderance of the evidence, that the burden is all of the following:
 - (1) In furtherance of a compelling interest of the agency.
 - (2) The least restrictive means of furthering the compelling interest.

The Board reasoned that it was precluded from considering the application of the RFPA because no advance notice was provided as required by 71 P.S. §2405. The Board pointed out that §2405(b) requires thirty (30) days advance notice of filing an “action in court” asserting the violation of the RFPA.

Notwithstanding the use of the words “administrative proceeding” referenced in §2405(b) and Appellant’s argument, it is quite clear from the reading of the statute that only a court will have jurisdiction to hear claims made under the RFPA. Section 2405(e) makes clear that a person alleging a violation by a Commonwealth agency may bring an action in Commonwealth Court therefor. A person alleging a violation of the Act by a non-Commonwealth agency “may bring an action in the court of common pleas for the county where the non-Commonwealth agency’s office is located.” This section is followed by subpart (f) “Remedies” which states that if a person asserts a claim or defense in accordance with that section . . . “a court may award the person such declaratory or injunctive relief as may be appropriate . . .” 71 P.S. §2405(f).

In order to make a claim under the RFPA, Appellant was required to provide by “clear and convincing evidence that the person’s free exercise of religion has been burdened or likely will be burdened in violation of Section 4.” 71 P.S. §2405(f) (Remedies); *Com. v. Parente*, 956 A.2d 1065, 1074 (Pa. Commw. Ct. 2008) (person making claim under RFPA failed to establish substantial burden by clear evidence); *Matter of Sylvester*, 555 A.2d 1202, 1203-04 (Pa. 1989) (“Clear and convincing evidence means testimony that is so clear, direct, weighty, and convincing as to enable the trier of fact to come to a clear conviction, without hesitancy, of the truth of the precise facts in issue.”). Although there was testimony regarding the activities of the people residing at the Property, there was no testimony or other evidence of record that Appellant’s religious activities would be burdened, especially where, as here, Appellant owns a nearby property that is being used for a similar purpose. N.T. 47 (ln. 6-11); N.T. 92 (ln. 19-22) – 93 (ln. 1-2). Appellant failed to meet its burden.

III. CONCLUSION

For these reasons, the Opinion and Order of the Zoning Hearing Board dated May 5, 2020 must be affirmed and the appeal dismissed.

BY THE COURT:

Dated: November 30, 2021

/s/ Mark L. Tunnell, J.

[70 Ches. Co. Rep. **Svaroopaa Vidya Ashram v. Zoning Hrg Bd.**

SVAROOPA VIDYA ASHRAM,
Appellant,

v.

WEST BRADFORD TOWNSHIP
ZONING HEARING BOARD,
Appellee.

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2021-03886-ZB

CIVIL ACTION

ORDER

AND NOW, this 30th day of November, 2021, after careful review, the Opinion and Order of the Zoning Hearing Board of West Bradford Township is AFFIRMED and the appeal of Svaroopaa Vidya Ashram is hereby DENIED.

BY THE COURT:

/s/ Mark L. Tunnell, J.

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

LAW NO. 2022-00454-NC

NOTICE IS HEREBY GIVEN that the name change petition of Adrienne Mearn was filed in the above-named court and will be heard on Monday, April 25, 2022 at 2:00 PM, in Courtroom 5 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, January 21, 2022

Name to be changed from: Adrienne Mearn to: Adrienne Leigh

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

Erin E. Patton, Esquire, Attorney for the Petitioner
Potts Shoemaker & Grossman, LLC

140 West Gay Street

West Chester, Pennsylvania 19380

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

LAW NO. 2021-08807-NC

NOTICE IS HEREBY GIVEN that the name change petition of Kai Emmanuel Lobb Vial was filed in the above-named court and will be heard on Monday, February 14, 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, November 12, 2021

Name to be changed from: Kai Emmanuel Lobb Vial to: Kai Emmanuel de Vial

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. 2009-01981-NC

NOTICE IS HEREBY GIVEN that the name change petition of Klyer Genieva Allen was filed in the above-named court and will be heard on Monday, March 14, 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: Thursday, December 23, 2021

Name to be changed from: Klyer Genieva Allen to: Kyler Meyers Larode

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. 2021-08873-NC

NOTICE IS HEREBY GIVEN that the name change petition of Jonathan Daniel Blow was filed in the above-named court and will be heard on Monday, February 28, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, November 16, 2021

Name to be changed from: Jonathan Daniel Blow to: Jonathan Daniel Blow Russell

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. 2021-08872-NC

NOTICE IS HEREBY GIVEN that the name change petition of Sarah Chaya Blow was filed in the above-

named court and will be heard on Monday, February 28, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, November 16, 2021

Name to be changed from: Sarah Chaya Blow to: Sarah Chaya Blow Russell

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. 2021-08870-NC

NOTICE IS HEREBY GIVEN that the name change petition of Jonathan and Sarah Blow on behalf of minor child Mckenzie Elizabeth Blow was filed in the above-named court and will be heard on Monday, February 28, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Tuesday, November 16, 2021

Name to be changed from: Mckenzie Elizabeth Blow to: Mckenzie Elizabeth Russell

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. 2021-08871-NC

NOTICE IS HEREBY GIVEN that the name change petition of Jonathan and Sarah Blow on behalf of minor child Jeremiah Jonathan Blow was filed in the above-named court and will be heard on Monday, February 28, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Tuesday, November 16, 2021

Name to be changed from: Jeremiah Jonathan Blow to: Jeremiah Jonathan Russell

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 Thursday, November 4, 2021 for **Trusted Transformations, Inc.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Residential and light commercial painting services

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

ALFT, Elmer Charles, late of Penn Township. Michael Wilson Alft and Susan Q. Adams Stanchak, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executors. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

ARTER, SR., Harvey F., late of Oxford Borough. Harvey F. Arter, Jr., 4040 Blue Ball Road, Elkton, MD 21921, Executor. D. SCOTT BONEBRAKE, Esquire, Noel and Bonebrake, 25 E. Second Street, Media, PA 19063, atty.

BAKER, Peter B., late of Pennsbury Township. Bartley P. Baker, 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.

BELL, JR., Thomas E., late of East Marlborough Township. Jeffrey Bell, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BENZEL, Ann S., a/k/a Ann Winslow Shelnutt Benzel, late of Kennett Township. Charles F. Benzel, III, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree

Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BLITZ, Bruce R., late of Tredyffrin Township. Shelley Powell, 805 Maple Glen Lane, Wayne, PA 19087, Executor. BARRY J. GOLDSTEIN, Esquire, 233 Country Gate, Wayne, PA 19087, atty.

BURGESS, Gloria G., late of Willistown Township. Anita Burgess-Kulp, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

CASHWELL, Vivian F., a/k/a Mary F. Cashwell, Vivian Franks Cashwell, late of Oxford. Administrator, care of John Cashwell, Esquire, 18 Jason Dr., Oxford, PA 19363, Executor. MARIA FEENEY, Esquire, 555A Schoolhouse Rd., Kennett Square, PA 19348, atty.

CHEYNE, Nancy L., late of Valley Township. Donna L. Martin, 20 Lehigh Dr., Coatesville, PA 19320, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

COSGRIFF, Richard L., late of Sadsbury Township. Erika R Clark, 40 Granite Drive, East Earl, PA 17519, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., P.O. Box 494, PA 19301, atty.

CRAWFORD, John Paul, late of Malvern. Michele Zurowski, care of BRIAN McDEVITT, Esquire, 940 West Valley Road Suite 1601, Wayne, PA 19087, Executor. BRIAN McDEVITT, Esquire, McDevitt Law Office LLC, 940 West Valley Road Suite 1601, Wayne, PA 19087, atty.

CURTIN, Anne G., late of Pennsbury Township. Christopher C. Curtin, 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.

DEISHER, JR., John C., late of Pottstown. Kurt B. Deisher, care of ANDREW J. BELLWOAR, Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. ANDREW J. BELLWOAR, Esquire, Bellwoar Kelly LLP, 126 West Miner Street, West Chester, PA 19382, atty.

EAVENSON, JR., Norman R., late of West Chester. Lawrence M. Otter, Esquire, care of KARYN L. SEACE, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, Esquire, Nescio & Seace. LLP, 105 East Evans Street, Evans Building, Suite A, West

Chester, PA 19380, atty.

ENGLEMAN, Harold G., late of Pennsbury Township. Kurt H. Engleman, 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.

FINKELSTEIN, Suzette C., late of Pennsbury Township. Ruth Finkelstein, care of EMILY TEMPLE ABELS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. EMILY TEMPLE ABELS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GEORGE, Jane T., late of Exton. Michael Croft, Executor.

GORESKI, Michael J., late of Phoenixville. Linda Goreski & Anthony Goreski, 8 Lawrence Rd., Audubon, PA 19403, Administrators. James L Hollinger, Esquire, atty.

GUERIN, Mary Eileen, a/k/a M. Eileen Guerin, late of Willistown Township. David J. E. Guerin, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19097-0191, Executor. CAROL R. LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19097-0191, atty.

HARTENSTINE, Robert W., late of Spring City Borough. Sharon Starke, care of ALLAN B. GREENWOOD, Esquire, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, Executrix. ALLAN B. GREENWOOD, Esquire, Siana Law, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

HELDT, Patricia Brennan, late of Birmingham Township. Mary Brennan Hain and Helen Brennan Anderson, care of SUZANNE M. HECHT, Esquire, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, Executrices. SUZANNE M. HECHT, Esquire, Haney & Hecht, Two Villanova Center, 795 E. Lancaster Ave., Ste. 280, Villanova, PA 19085, atty.

KALBAC, Florence Mary, late of West Chester. James Kalbac, 2042 Garden Drive, Forest Hill, MD 21050, Executor.

MALANIK, Martha M., late of Thornbury Township. Colleen DeFelice, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

PITETTI, Vincent A., late of Willistown Township. Joyce Pitetti, care of JILL R. FOWLER, Es-

quire, 101001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrix. JILL R. FOWLER, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 101001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

SCALI, Richard B., late of Kennett Square. Mary Jane Scali, 463 Mimosa Circle, Kennett Square, PA 19348 & Michael J. Scali, 3 Marlboro Woods Lane, Kennett Square, PA 19348, Executor. PETER S. GORDON, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806, atty.

SMITH, Robert W., a/k/a Robert William Smith, late of Nottingham. Collin Olie, care of MARK J. McCARRISTON, Esquire, 177 Maple Shade Road, Christiana, PA 17509, Executor. MARK J. McCARRISTON, Esquire, 177 Maple Shade Road, Christiana, PA 17509, atty.

SNELL, JR., William R., late of West Brandywine Township. Stephen R. Snell, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

STONE, JoAnn, a/k/a JoAnn H. Stone, late of Valley Township. Maureen Mulloney, 153 Pinkertown Rd, Coatesville, PA 19320 & Dalton Mulloney, 840 Lenape Rd, West Chester, PA 19382, Executors. CAROLE HENDRICK, Esquire, 3927 Mill Road, Collegeville, PA 19426, atty.

SWANN, Dorothy Bernadette, a/k/a Kreno, Russer, late of Phoenixville. Stephanie Myers, 325 Egypt Road, Mont Clare, PA 19453, Executrix.

TRIMBLE, Doris S., late of Penn Township. William S. Young, 206 Turnbridge Court, Avondale, PA 19311, Executor. SCUDDER G. STEVENS, Esquire, Lyons Dougherty, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

WHITE, Kathleen, late of Valley Township. Kathleen White, care of CAROLYN M. MARCHESANI, Esquire, PO Box 444, Pottstown, PA 19464, Executrix. CAROLYN M. MARCHESANI, Esquire, Wolf, Baldwin, & Associates, PO Box 444, Pottstown, PA 19464, atty.

ZIMMERMAN, Harry B., late of Honey Brook Township. Mark B. Zimmerman, 1001 East Oregon Road, Lititz, PA 17543, Executor. J. ELVIN KRAYBILL, Esquire, Gibbel Kraybill & Hess LLP, 2933 Lititz Pike, PO Box 5349, Lancaster, PA 17606, atty.

2nd Publication

ALBERTSON-BROWN, Edith M., late of West Bradford. Wendy L. Paulson-Warmijak, care of LISA COMBER HALL, Esquire, 27 S Darlington St., West Chester, PA 19382, Administratrix. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S Darlington St., West Chester, PA 19382, atty.

ASHENFELTER, Carolyn A., late of West Brandywine Township. Mark David Ashenfelter, care of BARRY RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

AVELLO, SR., Enrico H., late of Kennett Township. Enrico H. Avello, Jr., care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BETTS, Richard L., late of Willistown Township. John R. Betts, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executor. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

CHILDS, Barbara Jo, late of Tredyffrin Township. Joseph M. Childs, Carleen C. Enoch, Desiree P. Childs and Douglas L. Matz, care of BARRY H. FRANK, Esquire, 1717 Arch St., Ste. 3500, Philadelphia, PA 19103, Executors. BARRY H. FRANK, Esquire, Archer & Greiner, P.C., 1717 Arch St., Ste. 3500, Philadelphia, PA 19103, atty.

DUTTER, Walter L., late of Malvern. Jane E. Cattle, 6 Creekside Court, Gordonville, PA 17529, Administrator. MARISSA MURTAUGH, Esquire, Platt, DiGiorgio & DiFabio, 1800 E. Lancaster Ave., Suite L, Paoli, PA 19301, atty.

GUARDIOLA, Maria, late of East Caln Township. Cristina M. Guardiola-Griffiths, 7 Fern Drive, Chesapeake City CE, MD 21915, Executrix. CHRISTOPHER R. GRAY, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101, atty.

HAMILTON, Theodore J., a/k/a Ted Hamilton, late of East Pikeland Township. Mary Pat Amrein, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

HINCKLEY, Lynn Ann, late of Kennett Square

Borough. Brett Michael Hinkley and Leverett W. Campbell, III, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrators. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

JACKSON, Jeffrey K., late of Westtown Township. Bridget K. Jackson, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

JOHNSON, III, Thomas E., late of New Garden Township. Christine T. Neely, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

KINLOCH, Sarah Taylor, a/k/a Sarah T. Kinloch, late of Downingtown Borough. Rebecca Kinloch Deets, 320 W. Pennsylvania Avenue, Downingtown, PA 19335, & Elizabeth Ann Sheehan, 71 Zieber Rd., Spring City, PA 19475, Administrators. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

KURYLOSKI, Dolores E., late of Honey Brook Township. Bruce E. Kuryloski, 6 Six Penny Lane, Elverson, PA 19520, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

LECHENTRE, Raymond T., a/k/a Raymond Thomas Lechentre, late of West Chester. Denyse Faust, 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.

LEECH, Michael J., late of East Whiteland Township. Kathryn E. Leech, care of TARA M. WALSH, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355, Executrix. TARA M. WALSH, Esquire, Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

LONDON, Ronald S., late of City of Coatesville. Marian E. London, 744 E. Lincoln Highway, Apt. 202, Coatesville, PA 19320, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MILLER, Dean L., late of Spring City Borough. Robin F. Miller, care of THOMAS G. WOLPERT,

Esquire, 527 Main St., Royersford, PA 19468, Administratrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

MUELLER, Dora, a/k/a Dora Gene Bayne Mueller, late of West Vincent Township. James Mueller, care of ANDREW C. LAIRD, Esquire, 360 West Main Street, Trappe, PA 19426, Executor. ANDREW C. LAIRD, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

MULLINS, JR., John Bryant, late of Spring City Borough and East Vincent Township. Roseann Di Vintantonio, 818 Washington St., Royersford, PA 19468, Executrix.

MUSCATO, Charles Louis, late of East Marlborough Township. Elizabeth Edwards Muscato, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

NAGEL, Carol E., late of East Goshen Township. Emily C. Keefe, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

NORCROSS, JR., John H., late of Malvern Borough. Greta Hemcher, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

ORMEROD, Charles Warren, late of Willistown Township. Sandra L. Ormerod, care of KRISTEN R. MATTHEWS, Esquire, 403 W. Lincoln Hwy., Ste. 110, Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 403 W. Lincoln Hwy., Ste. 110, Exton, PA 19341, atty.

ROOP, Everett, late of East Fallowfield Township. David R. Roop, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

SCHELLHORN, Josephine Welle, late of East Pikeland Township. Susan Naegle, care of CLAIR M. STEWART, Esquire, The Land Title Bldg., 100 S. Broad St., #1523, Philadelphia, PA 19102, Administratrix. CLAIR M. STEWART, Esquire, The Land Title Bldg., 100 S. Broad St., #1523, Philadelphia, PA 19102, atty.

SHATLEY, Maggie M., late of East Bradford. Cynthia Ann Bacon, 919 Conner Rd., West Chester, PA 19380, Executor.

SPENCER, Carol, a/k/a Carol S. Spencer, late of Willistown Township. Michael Spencer, care of JOHN S. CUSTER, III, Esquire, 7 Saint Albans Circle, Newtown Square, PA 19073, Executor. JOHN S. CUSTER, III, Esquire, Custer & Custer, 7 Saint Albans Circle, Newtown Square, PA 19073, atty.

WELLS, Verda Marie, late of Phoenixville. Troy Wells, 46 Partridge Road, Windham, New Hampshire 03087, Executor.

ZEIEN, Jean G., late of Willistown Township. Jennifer J. Zeien, 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.

3rd Publication

BEAVER, Bruce M., a/k/a Bruce Mike Beaver, late of North Coventry Township. Karin J. Davis & Bryan W. Beaver, care of CAROLYN M. MARCHESANI, Esquire, 800 E. High Street, Pottstown, PA 19464, Executors. CAROLYN M. MARCHESANI, Esquire, Wolf, Baldwin & Associates, 800 E. High Street, Pottstown, PA 19464, atty.

CALLAHAN, Michael D., late of Tredyffrin Township. Lisa Z. Callahan, 26 Militia Hill Drive, Wayne, PA 19087, Executor. NEIL M. HILKERT, Esquire, 229 W. Wayne Avenue, Wayne, PA 19087, atty.

CAMPBELL, Mary Jean T., late of East Vincent Township. Steven A. Stefanowicz, care of DANIELLE M. YACONO, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Administrator. DANIELLE M. YACONO, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, atty.

COLBURN, Joseph Thomas, a/k/a Joseph T. Colburn, late of Caln Township. Deborah Colburn, 4215 Edges Mill Rd., Downingtown, PA 19335, Administrator. JANNA M. PELLETTIER, Esquire, 535 N. Church St., Ste. 309, West Chester, PA 19380, atty.

DeMUTIS, Emmanuel, a/k/a Manuel DeMutis, late of East Pikeland Township. Dorothy D. Strunk, care of LISA A. SHEARMAN, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Executrix. LISA A. SHEARMAN, Esquire, Hamburg,

Rubin, Mullin, Maxwell & Lupin, PC, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, atty.

DONEGAN, Joan M., late of Kennett Township. Kathleen M. Donegan-Ryon, 303 Oriole Drive, Kennett Square, PA 19348, Executrix. ROBERT C. BROWN, JR., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042, atty.

ENTNER, Belle, late of Westtown Township. Dwayne Logie, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Administrator. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

FANELLA, SR., Albert J., a/k/a Albert J. Fanella and Albert Fanella, late of Uwchlan Township. Trudi A. Mathues, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

FRITZ, Richard C., late of Uwchlan Township. Lynn S. Fritz, care of KRISTEN R. MATTHEWS, Esquire, 403 W. Lincoln Hwy., Ste. 110, Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 403 W. Lincoln Hwy., Ste. 110, Exton, PA 19341, atty.

FRIZ, Arline I., late of Pottstown. Sandra Werstler, 429 Steeplechase Lane, Pottstown, PA 19464 & Carol Gunzelmann, 110 Gollub Drive, Birdsboro, PA 19508, Executor.

GERRY, James E., late of Willistown Township. Brett C. Gerry and Cherie Galbrun-Gerry, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300 Media, PA 19063, Executors. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300 Media, PA 19063, atty.

GILDEA, Teresa, late of Westtown Township. Patricia R. Cleveland, 151 Preakness Way, Downingtown, PA 19335, Executrix. DENISE M. DiCARLO, Esquire, 365 Yorkshire Way, Bryn Mawr, PA 19010, atty.

HAYES, Lillian Hart, a/k/a Lillian H. Hayes, late of East Goshen Township. Frank W. Hayes, 31 South High Street, West Chester, PA 19382, Executor. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

HELM, JR., Lester R., late of Honey Brook

Township. Lester J. Helm, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Administrator. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

HOFER, Rolf A., late of East Coventry Township. Judith E. Hofer, 1077 Ellis Wood Rd., Pottstown, PA 19465, Executrix. JOSEPH K. KOURY, Esquire, O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464, atty.

JENSEN, Illeana Marie, late of Willistown Township. Elizabeth A. Chapman, care of ALBERT P. MASSEY, JR., Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

KELSALL, Virginia W., late of Newlin Township. William Kelsall and Benuel Kelsall, care of JAMES R. CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executors. JAMES R. CLARK, Esquire, Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603, atty.

MEGAY, Constance E., late of East Coventry Township. Richard E. Leighton, 613 Pigeon Creek Rd., Pottstown, PA 19465, Executor. DAVID A. MEGAY, Esquire, O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464, atty.

MILANZNICK, Richard J., late of West Goshen Township. Gary Specht, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

PF AFF, Wayne W., late of Willistown Township. Julie D. Pfaff, 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.

POMANTE, Mary Jane, late of Phoenixville. Douglas L. Kaune, 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.

ROGERS, JR., William T., late of East Goshen Township. Cecelia Cary, 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.

SAPONE, Frances Rita, late of Schuylkill Township. Donna Casciola, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

TARLOSKI, Eleanor G., late of Malvern Borough. Lisa Lockard, 7 Chesire Dr., Cape May Court, NJ 08120, Executrix. ROXANE CROWLEY, Esquire, Rothkoff Law Group, 7 Neshaminy Interplex, Ste. 403, Trevese, PA 19053, 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

Wildier Physical Therapy, with its principal place of business at 53 Darby Rd Suite E., Paolit, PA 19301. The application has been (or will be) filed on: Monday, January 31, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Elizabeth Michel.

Dogtopia of Chester Springs, with its principal place of business at 50 Senn Drive, Suite 200, Chester Cprings, PA 19425. The application has been (or will be) filed on: Friday, January 21, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Red Barn Dog Ops NJ, LLC, 1209 Orange Street, Wilmington, DE 19801.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 17, 2021 for **D.C. PT** at 17 Washington Lane, Chadds Ford, PA 19317. The name and address of each individual interested in the business Dana Marie Calderoni at 17 Washington Lane, Chadds Ford, PA 19317. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 18, 2021 for **Canine Liberation** at 1013 Twin County Road, Honey Brook, PA 19344. The name and address of each individual interested in the business John Thomas Orlando Jr. at 1013 Twin County Road, Honey Brook, PA 19344. This was filed in accordance with 54 Pa.C.S. 311.417

NONPROFIT CORPORATION NOTICE

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

The name of the corporation is **Two Tunics, Inc.** Articles of Incorporation were filed on Monday, September 14, 2020
The purpose or purposes for which it was organized are: Two Tunics is a local 501(c)(3) non-profit organization helping women in need of clothing.

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 **Tapestry House.** Articles of Incorporation were filed on Monday, January 31, 2022

1st Publication of 3

TRUST NOTICE

Notice is hereby given that the settlor of the Revocable Trust set forth below has died, and no Personal Representative has been appointed for said Decedent's Estate. All persons having claims or demand against said Decedent are requested to make known the same and all persons indebted to said Decedent are requested to make payment without delay to the Trustee or the Trustee's attorney as named below: Trust of William Hossfeld Luginbuhl
Late of Kennett Square
Trustee: Viola L. Luginbuhl, 261 Kendal Drive,

Kennett Square, PA 19348
Attorney: Peter S. Gordon, Esq.
Gordon, Fournaris & Mammarella, P.A.
1925 Lovering Avenue, Wilmington, DE
19806

1st Publication of 3

NOTICE

Easttown Township vs. Hudson City Savings Bank - No. 2019-01304-LN - Court of Common Pleas - Chester County, PA. Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2017-2019 sewer fees for property located at 418 Waterloo Road, Easttown Township, PA, Tax Parcel #55-3-51. An Amended Writ of Scire Facias for \$2,156.36 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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. Lawyer Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404-0391, 866.211.9466

1st Publication of 3

NOTICE

Township of Caln vs. Burger King Corp. - No. 2013-09069-LN - Court of Common Pleas - Chester County, PA. Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2006 & 2010 street light fees, 2017 sewer fees, 2017 abatement of nuisance charges, 2018 sewer and street light fees and 2018 abatement of nuisance charges for property located at 3612 Lincoln Highway, Caln Township, PA, Tax Parcel #39-4H-47. A Writ of Scire Facias for \$3,748.70 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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.** Lawyer Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404-0391, 866.211.9466

1st Publication of 3

NOTICE

West Bradford Township vs. Eric W. Reitelbach & Nancy E. Beery - No. 2020-01819-LN - Court of Common Pleas - Chester County, PA. Notice is given that the above were named as Defendants in a civil action by Plaintiff to recover 2017-2019 trash and hydrant fees for property located at 1301 Crestmont Drive, West Bradford, PA, Tax Parcel #50-5-112.10. A Writ of Scire Facias for \$1,071.30 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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.** Lawyer Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404-0391, 866.211.9466

1st Publication of 3

NOTICE

Borough of Phoenixville vs. Carlo Petrillo - No. 2019-06105-LN - Court of Common Pleas - Chester County, PA. Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2018 water, sewer & trash fees for property located at 134 Dayton Street, Phoenixville, PA, Tax Parcel #15-5-470. A Writ of Scire Facias for \$1,731.31 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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.** Lawyer Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404-0391, 866.211.9466

1st Publication of 3

NOTICE

Township of Valley vs. Shaun L. Rutherford - No. 2017-05763-LN - Court of Common Pleas - Chester County, PA. Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2015-2016 and 2017 sewer and trash fees for property located at 974 W. Chestnut Street, Valley Township, PA, Tax Parcel #38-2Q-27. An Amended Writ of Scire Facias for \$2,969.68 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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. Lawyer Referral & Info.
Service, Chester County Bar Assn., 15 W. Gay St.,
West Chester, PA 19380, 610.429.1500. Portnoff
Law Assoc., Ltd., P.O. Box 391, Norristown, PA
19404-0391, 866.211.9466

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, February 17th, 2022 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, March 21st 2022.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

3rd Publication of 3

SALE NO. 22-2-31

Writ of Execution No. 2018-09754

DEBT \$1,339.90

ALL THAT CERTAIN tract of land situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, known as 744 East Chestnut Street, and more particularly bounded and described according to a survey by

Edgar Laub, R.S., dated 11/5/1969, as follows:

BEGINNING at a point on the South line of East Chestnut Street, said point being South 81 degrees 22 minutes 30 seconds West 221.32 feet from the intersection of the South line of East Chestnut Street and the West curb line of North Eighth Avenue; thence from said point of beginning and House #746 South 8 degrees 37 minutes 30 seconds East 94 feet to the North line of an 8 feet alley; thence by said alley’s North line South 81 degrees 22 minutes 30 seconds West 17 feet to a point in line of House #742; thence by said House #742 North 8 degrees 37 minutes 30 seconds West 94 feet to a point in the South line of East Chestnut Street; thence by said East Chestnut Street’s South line North 81 degrees 22 minutes 30 seconds East 17 feet to the point of beginning.

TAX PARCEL NO. 16-6-232.1

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Douglas R. Ricketts**

SALE ADDRESS: 744 E. Chestnut

Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PORTNOFF**

LAW ASSOCIATES, LTD. 484-690-

9300

SALE NO. 22-2-32

Writ of Execution No. 2012-13361

DEBT \$514,272.33

ALL THAT CERTAIN lot or parcel of ground together with the improvements thereon erected situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania being shown on the Final Subdivision Plan of “Applegate” by G.D. Houtman & Sons, Inc. Civil Engineers and land Surveyors date November 7, 1994 and last revised

March 28, 1998 and filed as Plan No. 14541 more fully bounded and described as follows, to wit:
 BEGINNING at a point on the Southerly side of Applegate Drive said point being a corner of Lot No. 44 on said Plan; thence along Lot No. 44 of said Plan South 17 degrees 59 minutes 87 seconds West 61.66 feet to a point; thence along a portion of Lot No. 47 of said Plan South 68 degrees 32 minutes 40 seconds West 114.48 feet to a point; thence along Lot No. 46 of said Plan North 21 degrees 27 minutes 20 seconds West 196.93 feet to a point on the Southerly side of Applegate Drive; thence along side of Applegate Drive the two following courses and distances viz: (1) by a curve deflecting to the right having a radius of 25.00 feet and an arc distance of 16.12 feet to a point of tangency and (2) South 65 degrees 56 minutes 00 seconds East 199.18 feet to a point; the place of beginning.
 BEING Lot No. 45 on said Plan.

Tax Parcel No. 52-05-0372
 PLAINTIFF: David Gottlieb, Disbursing Agent for the Bankruptcy Estate of SAIF, Inc
 VS

DEFENDANT: **Certified Assets Management, Inc., Robert L. Higgins & Steven Higgins**

SALE ADDRESS: 100 Applegate Drive, West Goshen Township, PA 19382
 PLAINTIFF ATTORNEY: **EGBERT & BARNES, PC 215-886-6600**

SALE NO. 22-2-33

**Writ of Execution No. 2020-07614
 DEBT \$254,938.10**

Owner(s) of property situate in the Borough of Phoenixville, Chester County,

Pennsylvania
 UPI # 15-12-137
 IMPROVEMENTS thereon: a residential dwelling
 PLAINTIFF: US BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE OF THE TIKI SERIES III TRUST VS
 DEFENDANT: **DAVID L. GRANACHER & LINDA C. GRANACHER**
 SALE ADDRESS: 56 Ridge Avenue, Phoenixville, PA 19460
 PLAINTIFF ATTORNEY: **THE LYNCH LAW GROUP 724-776-8000**

SALE NO. 22-2-34

**Writ of Execution No. 2018-07595
 DEBT \$241,141.41**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF WEST GOSHEN, CHESTER COUNTY, PENNSYLVANIA
 TAX PARCEL NUMBER: 52-03R-0042.0000
 IMPROVEMENTS thereon: a residential property
 PLAINTIFF: REVERSE MORTGAGE SOLUTIONS, INC.
 VS
 DEFENDANT: **ROBERTA C. PYLE**
 SALE ADDRESS: 1203 Thistlewood Lane, West Chester, PA 19380
 PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 855-225-6906**

SALE NO. 22-2-35

**Writ of Execution No. 2018-09766
 DEBT \$275,591.95**

PROPERTY SITUATE IN BOROUGH

OF WEST CHESTER
TAX PARCEL # 01-08-0331.0000
IMPROVEMENTS thereon: a residen-
tial dwelling
PLAINTIFF: REVERSE MORTGAGE
SOLUTIONS, INC.

VS
DEFENDANT: **MARY ANNE DOW-
LIN**

SALE ADDRESS: 449 West Gay
Street, West Chester, PA 19380
PLAINTIFF ATTORNEY: **KML LAW
GROUP, P.C. 215-627-1322**

SALE NO. 22-2-36
Writ of Execution No. 2018-12955
DEBT \$387,644.86

Property situate in the TOWNSHIP
OF UPPER UWCHLAN, CHESTER
County, Pennsylvania
BLR # 32-4-130
IMPROVEMENTS thereon: a residen-
tial dwelling
PLAINTIFF: WELLS FARGO BANK,
N.A.

VS
DEFENDANT: **JOHN DLUTOWSKI**
SALE ADDRESS: 174 Magnolia
Drive, Chester Springs, PA 19425
PLAINTIFF ATTORNEY: **BROCK &
SCOTT, PLLC 844-856-6646**

SALE NO. 22-2-38
Writ of Execution No. 2019-03828
DEBT \$103,035.30

ALL that parcel in the City of Coates-
ville, Chester County, Pennsylvania
being approximately 19.6 x 150
UPI # 16-6-805
PLAINTIFF: Pennsylvania Housing
Finance Agency
VS
DEFENDANT: **Ronda Jones-Moore**

& Willie B. Moore
SALE ADDRESS: 163 Walnut Street,
Coatesville, PA 19320
PLAINTIFF ATTORNEY: **PURCELL,
KRUG & HALLER 717-234-4178**

SALE NO. 22-2-39
Writ of Execution No. 2018-05465
DEBT \$844,934.42

ALL THAT CERTAIN lot or parcel of
land situated in the Township of East-
town, County of Chester, Common-
wealth of Pennsylvania, being more
fully described in Deed dated June 22,
1984 and recorded in the Office of the
Chester County Recorder of Deeds on
July 5, 1984, in Deed Book Volume 63
at Page 78.

Tax Parcel No. 55-5B-56
PLAINTIFF: U.S. Bank National As-
sociation, not in its individual capacity
but solely as trustee for the RMAC
Trust, Series 2016-CTT

VS
DEFENDANT: **Francis G. Mitchell &
Nina Mitchell**
SALE ADDRESS: 715 Clovelly Lane,
Devon, PA 19333
PLAINTIFF ATTORNEY: **HLADIK,
ONORATO & FEDERMAN, LLP**
215-855-9521

SALE NO. 22-2-40
Writ of Execution No. 2019-04198
DEBT \$98,070.30

Property situate in the TOWNSHIP
EAST NOTTINGHAM
TAX PARCEL # 69-2-90.3
IMPROVEMENTS thereon: a residen-
tial dwelling
PLAINTIFF: MIDFIRST BANK
VS
DEFENDANT: **JOSEPH A. KELLY**

& TONYA K. KELLY
SALE ADDRESS: 142 Wedgewood Road, Oxford, PA 19363
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE ADDRESS: 68 West Central Avenue, Paoli, PA 19301
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 22-2-41

Writ of Execution No. 2018-13132
DEBT \$512,698.01

SALE NO. 22-2-43
Writ of Execution No. 2017-07085
DEBT \$1,086,723.55

Property situate in the TREDYFFRIN TOWNSHIP
TAX PARCEL # 43-09D-0016
IMPROVEMENTS thereon: a residential dwelling
PLAINTIFF: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
VS
DEFENDANT: **MATTHEW B. FORGIE & MEGAN B. FORGIE**
SALE ADDRESS: 1626 Valley Green Road, Paoli, PA 19301
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

Property situate in the TOWNSHIP OF KENNETT
TAX PARCEL # 62-05-0029
IMPROVEMENTS thereon: a residential dwelling
PLAINTIFF: M&T BANK S/B/M HUDSON CITY SAVINGS BANK VS
DEFENDANT: **MICHAEL J. FRA-GALE**
SALE ADDRESS: 821 Burrows Run Road, Kennett Township AKA Chadds Ford, PA 19317
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 22-2-42

Writ of Execution No. 2018-12217
DEBT \$353,360.52

SALE NO. 22-2-44
Writ of Execution No. 2019-01785
DEBT \$72,925.41

Property situate in the TREDYFFRIN TOWNSHIP
TAX PARCEL # 43-9L-176
IMPROVEMENTS thereon: a residential dwelling
PLAINTIFF: NATIONSTAR HECM ACQUISITIONTRUSTEE 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE
VS
DEFENDANT: **JAMES BOOKER**

Property situate in the TOWNSHIP OF VALLEY
TAX PARCEL # 38-05C-0086.070
IMPROVEMENTS thereon: a residential dwelling
PLAINTIFF: Pennsylvania Housing Finance Agency
VS
DEFENDANT: **Susan F. Boyd-Noel A/K/A Susan Bradley**
SALE ADDRESS: 915 Charles Street, Coatesville, PA 19320
PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 22-2-45

Writ of Execution No. 2012-09656

DEBT \$787,244.53

PROPERTY SITUATE IN WEST
 PIKELAND TOWNSHIP
 TAX PARCEL # 34-3-22.11
 IMPROVEMENTS thereon: a residen-
 tial dwelling
 PLAINTIFF: DEUTSCHE BANK
 NATIONAL TRUSTCOMPANY AS
 TRUSTEE FOR HARBORVIEW
 MORTGAGE LOAN TRUST MORT-
 GAGE LOAN PASS-THROUGH
 CERTIFICATES, SERIES 2007-2
 VS
 DEFENDANT: **BRIAN JARRATT
 A/K/A JAMES BRIAN JARRATT
 A/K/A BRADFORD J. JARRATT &
 JENNIFER JARRATT**
 SALE ADDRESS: 1728 Valley Lane,
 Chester Springs, PA 19425
 PLAINTIFF ATTORNEY: **KML LAW
 GROUP, P.C. 215-627-1322**

SALE NO. 22-2-46

Writ of Execution No. 2020-00299

DEBT \$432,873.24

ALL THAT CERTAIN, MESSAGE,
 LOT OR PIECE OF LAND SITU-
 ATTE ON, IN THE TOWNSHIP OF
 EAST BRANDYWINE, COUNTY OF
 CHESTER, STATE OF PENNSYLVANIA,
 BOUNDED AND DESCRIBED,
 AS FOLLOW, TO WIT:
 All that certain lot or piece of ground
 situate in East Brandywine Township,
 County of Chester, Commonwealth of
 Pennsylvania bounded and described
 according to a final subdivision plan
 for Mark T. McBrinn, et al prepared by
 John D. Stapleton III Registered Sur-
 veyor, dated November 19, 1992, last
 revised February 23, 1993 and recorded

in Chester County as Plan # 11982, as
 follows:
 Beginning at an interior point a corner
 of Lot 1 and also in line of lands of
 Ken Ebert on said plan; thence from
 said beginning point along lands of
 Kenneth J. Ebert north 89 degrees 59
 minutes 15 seconds east 36.40 feet to
 a point; a corner of lands of Robert
 Stephens; thence along lands of Robert
 Stephens north 86 degrees 31 minutes
 40 seconds east 345.83 feet to a point
 in line of lands of Thomas McKeever;
 thence along lands of McKeever
 north 1 degree 49 minutes 27 seconds
 west 259.87 feet to a corner of lands
 of Ronald Tipton; thence along lands
 of Ronald Tipton north 88 degrees 34
 minutes 59 seconds west 373.50 feet to
 a point a corner of Lot 1; thence along
 Lot 1 south 00 degrees 00 minutes 45
 seconds east 289.93 feet to the first
 mentioned point and place of begin-
 ning.
 Together with the use and privilege of
 a 50 feet wide right of way and utility
 easement in common with Lot 1 subject
 to the proportionate part of expense as
 set forth in Declaration for Common
 Driveway to forthwith recorded of
 keeping said right of way in good order
 and repair.
 Being Lot 2 on said Plan.
 BEING THE SAME PROPERTY
 CONVEYED TO AMIE B. HVIDSAS
 WHO ACQUIRED TITLE BY VIR-
 TUE OF A DEED FROM AMIE B.
 HVIDSAS (FORMERLY KNOWN AS
 AMIE B. BARRY), DATED OCTO-
 BER 31, 2017, RECORDED DE-
 CEMBER 7, 2017, AT DOCUMENT
 ID 11581488, AND RECORDED IN
 BOOK 9663, PAGE 1099, OFFICE OF
 THE RECORDER OF DEEDS, CHES-
 TER COUNTY, PENNSYLVANIA.

UPI NUMBER 30-03-0048.120
 PLAINTIFF: Caliber Home Loans, Inc.
 VS
 DEFENDANT: **Amie B. Hvidas,**
AKA Amie B. Barry, AKA Amie
Hvidas
 SALE ADDRESS: 155 Crawford Road,
 Downingtown, PA 19335
 PLAINTIFF ATTORNEY: **MANLEY**
DEAS KOCHALSKI LLC 614-220-
5611

SALE NO. 22-2-47
Writ of Execution No. 2010-05173
DEBT \$338,340.89

Property situate in the VALLEY
 TOWNSHIP
 TAX PARCEL # 38-2-129.50
 IMPROVEMENTS thereon: a residen-
 tial dwelling
 PLAINTIFF: U.S. BANK NATIONAL
 ASSOCIATION, AS TRUSTEE, SUC-
 CESSOR IN INTEREST TO BANK
 OF AMERICA, NATIONAL ASSOCI-
 ATION AS TRUSTEE AS SUCCE-
 SSOR BY MERGER TO LASALLE
 BANK NATIONAL ASSOCIATION,
 AS TRUSTEE FOR CERTIFICATE
 HOLDERS OF BEAR STEARNS AS-
 SET BACKED SECURITIES I LLC,
 ASSET-BACKED CERTIFICATES,
 SERIES 2005-FR1
 VS
 DEFENDANT: **STACY CLEVE-**
LAND & LEON D. CLEVELAND
 SALE ADDRESS: 801 Franklin Street,
 Coatesville, PA 19320
 PLAINTIFF ATTORNEY: **KML LAW**
GROUP, P.C. 215-627-1322

SALE NO. 22-2-48
Writ of Execution No. 2015-01455
DEBT \$149,507.56

Property situate in the KENNETT
 TOWNSHIP
 TAX PARCEL # 62-02J-0003
 IMPROVEMENTS thereon: a residen-
 tial dwelling
 PLAINTIFF: M&T BANK
 VS
 DEFENDANT: **DOROTHY N. CON-**
NOLLY & FREDERICK P. MRAZ
 SALE ADDRESS: 9 Woodchuck Way
 Lot 9, Kennett Square, PA 19348
 PLAINTIFF ATTORNEY: **KML LAW**
GROUP, P.C. 215-627-1322

MEETING SPACE?

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