



Chester County Law Reporter

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(USPS 102-900)

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Waterloo Associates, LLC vs. Easttown Township

Writ of mandamus for issuance of a street address

1. A party seeking mandamus relief must establish the following: (a) a clear right to relief; (b) a corresponding duty in the respondent; and (c) the lack of any other adequate and appropriate remedy.
2. Mandamus is recognized as an extraordinary remedy when an agency or government entity has failed or refused to perform a ministerial act or a mandatory duty.
3. Generally, prior to seeking mandamus relief, a litigant must exhaust adequate and available administrative remedies prior to resorting to judicial remedies.
4. Mandamus is not available to establish legal rights but only to enforce rights that have been established.
5. As a high prerogative writ, mandamus is rarely issued and never to interfere with a public official's exercise of discretion.
6. Exhaustion is not an absolute doctrine; rather, whether a court ought to apply the exhaustion doctrine in a given set of circumstances is itself a matter of the exercise of judgment and sound discretion.
7. Where the validity of an ordinance is at issue, it must be raised in an administrative appeal.
8. The Municipalities Planning Code (MPC) provides that zoning hearing boards have exclusive jurisdiction to hear and render adjudications in matters including: appeals from the determination of the zoning officer, including, but not limited to, the granting or denial of any permit, or failure to act on the application therefor.
9. Following any such appeal to the zoning hearing board, the MPC provides that all appeals from all land use decisions shall be taken to the trial court and shall be filed within 30 days after the entry of the decision.
10. Even if a petitioner need not exhaust all available administrative remedies, a petitioner must establish that the right to relief is clear and the proposed land use complies with the existing ordinance.
11. Pursuant to Easttown Township Code Section 285-5, the assignment of address ordinance specifically provides for discretion of the zoning officer in assigning a new number in determining if just cause exists. In this case, the past use of the property, almost a century of a single deed, one UPI number, one tax bill, and the like are all factors that must be weighed against the lack of a formal merger and whether assignment of a street address at this point constitutes just cause.
12. Plaintiff owns two lots in Easttown Township that are described in a single deed, referred to via a single address and assigned one tax parcel number. Plaintiff desires to build side-by-side duplexes on the two lots. The complaint requests the issuance of a writ of mandamus against Easttown Township regarding the denial of an application to issue a street address. Plaintiff received a denial of

an application. The MPC in 53 P.S. § 10909.1(a)(3) is clear that the remedy is to file an appeal to the zoning hearing board. Plaintiff did not appeal to the zoning hearing board and therefore failed to exhaust all available administrative remedies as a necessary predicate to filing a mandamus action. The Plaintiff also did not establish that no clear right to relief exists; accordingly, a writ of mandamus cannot issue for assignment of a new street address. The Court *Held* the request for a writ of mandamus was denied.

R.E.M.

C.C.P., Chester County Action in Mandamus, No. 2019-10964-MJ; Waterloo Associates, LLC, General Partner, t/a Waterloo Complex, LP, a Pennsylvania Limited Partnership vs. Easttown Township

Frank J. Rizzo, III and John P. Lane for Plaintiff
James C. Dalton for Defendant
Binder, J., April 18, 2022:-

[70 Ches. Co. Rep. **Waterloo Associates, LLC vs. Easttown Township**

WATERLOO ASSOCIATES, LLC, General Partner, t/a WATERLOO COMPLEX, LP, a Pennsylvania Limited Partnership <p style="text-align: right;">Plaintiff</p> <p style="text-align: center;">vs.</p> EASTTOWN TOWNSHIP <p style="text-align: right;">Defendant</p>	IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA NO. 2019-10964-MJ ACTION IN MANDAMUS
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ORDER

AND NOW, this 18th day of April, 2022, after a non-jury trial before the undersigned on March 28, 2022, it is hereby **ORDERED** as follows:

Judgment is entered in favor of Defendant for the reasons in the attached memorandum.

BY THE COURT:

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

MEMORANDUM

Before this court is a third amended complaint requesting the issuance of a writ of mandamus filed by Plaintiff Waterloo Complex, LP (Waterloo) against Defendant Easttown Township regarding the denial of an application to issue a street address. For the reasons that follow, this court finds in favor of Easttown Township and denies the request for a writ of mandamus because: (1) Waterloo has failed to exhaust its available administrative remedies; and (2) the right to relief is not clear.

Background

Waterloo owns two lots in Easttown Township that are described in a single deed and referred to as 709 Berwyn Ave., Berwyn, PA and assigned one tax parcel number (55-2L-90). At issue, the two lots are described in a single deed. Exhibit P-1 (the “Deed”). Within the Deed, there is a description of Premise C, which, within it, describes the two lots with specific legal descriptions identifying them as “One” and “The Second.” *Id.* The lots within Premise C shall be referred to as “Lot One” and “Lot Two” or collectively, the “Lots.”

The history of the Lots is undisputed. Waterloo and Easttown Township provided to the court deeds throughout the years but of import for this matter, the Lots were listed in separate deeds historically. An 1894 deed provided a description of Lot Two and appears to be the origination of Lot Two. Exhibit P-12 (the “1894 Deed”). Subsequent to that, in 1899 a deed was issued containing only what is now Lot 2. Exhibit P-10 (the “1899 Deed”). In 1902 a deed was issued containing a single parcel with a description of Lot 2 only. Exhibit P-8 (the “1902 Deed”). In 1896 a deed was issued conveying nine (9) tracts of land without reference to the Lots but with lines of demarcation and listing a lot 4, which matches what is now Lot One. Exhibit P-11 (the “1896 Deed”). In 1900 a deed was issued with only a description of Lot 1. Exhibit P-9 (the “1900 Deed”).

Of note, in 1930 two deeds were issued that now contained in one deed the Lots with two descriptions of metes and bounds and showing that the tracts were two separate parcels previously deeded separately. Exhibits P-6 and P-7 (collectively, the “1930 Deeds”). The Exhibit P-7 1930 Deed was issued the same day as the Exhibit P-6 1930 Deed but did not contain the historical description of the prior deeds but still contained separate descriptions of each of the Lots. Thereafter, deeds were issued in 1963, 1969, 1980, 1983, and 2005 each containing separate descriptions of Lot One and Lot Two within a single deed (often with other parcels described as well). Exhibits P-5, P-4, P-3, P-2, and P-1 respectively. The 2005 Deed (Exhibit P-1) vested interest in the Lots to Waterloo and states that the Lots are known as Premises C, provides two separate legal descriptions of the metes and bounds of each of the Lots, and provides one tax identification or Uniform Parcel Identification (UPI) number of 55-2L-90. Exhibit P-1. The 2005 Deed further notes that the Lots are known by the singular address of 709 Berwyn Avenue, Berwyn, PA 19312. The Lots

for the past century or more have been used as a single building on one of the lots and a parking lot adjacent in the other lot servicing, at least in part, the building.

The parties at trial spent much time discussing the background and detailing various communications between the parties. In brief summary, it is undisputed that Waterloo's desire is to build side-by-side duplexes on the two lots. Waterloo attempted to start the process by applying for assignment of a street address for Lot 1 and Lot 2 as only one street address currently exists. Easttown denied the application for a separate street address and advised that Waterloo must apply for a subdivision. Waterloo filed a subdivision application and that application was either withdrawn or denied.¹

Waterloo requested two separate addresses for the Lots in a letter dated February 4, 2019.² Exhibit D-1. Easttown Township, through its then zoning officer, Eugene Briggs, reviewed the zoning map, the Chester County Tax Maps, the deed history for the parcel, Waterloo's stated reasons and history of the Lots, Franklin Survey maps from the 1930s, and consulted the solicitor for the Township, Andrew Rau. Easttown Township denied the application for a separate street address. Waterloo ultimately chose to then pursue a subdivision - albeit with the urging of Mr. Briggs and Mr. Rau. Waterloo submitted a preliminary subdivision application on March 1, 2019. Then either Waterloo subsequently withdrew or Easttown Township denied the application (this court need not determine which). The instant action followed.

Analysis

The issue before this court is fairly limited in scope, namely, in its Third Amended Complaint, Waterloo seeks a Writ of Mandamus that Easttown Township issue street identification numbers for both parcels pursuant to Section 285-4 of the Easttown Zoning Ordinance.

¹ Although much of the trial focused on the subdivision application, correspondence, and outcome, it is irrelevant given the limited scope of the complaint to compel the issuance of a separate street address. Briefly, Waterloo contends it withdrew its most recent subdivision application because it was unnecessary due to its interpretation of the history of the deed and applicable case law. Easttown alleges that Waterloo never formally withdrew its application and refused to grant an extension of time for Easttown to negotiate with Waterloo, and that Easttown by necessity denied the application by resolution dated October 7, 2019. Exhibit P-16. Regardless, a subdivision is not before this court and the prior application is not currently active. Moreover, this court will not address Waterloo's arguments regarding good faith dealings of the Township, attempts to "take" 20% of the land, charging of legal fees pursuant to the subdivision application and consultant fee reimbursement contracts from 2017 and 2018 (Exhibits D-10 and D-11), or other arguments outside the scope of the assignment of a street address as not properly before this court.

² By way of the same letter, Waterloo withdrew its then-pending petition for final subdivision of the Lots filed April 20, 2018 (Exhibit D-5) and replaced that with the application for a separate street address. That subdivision application predated the ultimate subdivision action. In addition, a prior minor subdivision application was filed in January of 2017 that ultimately became the April 2018 application for final subdivision. Exhibit D-34.

A party seeking mandamus relief must establish the following: (1) a clear right to relief; (2) a corresponding duty in the respondent; and (3) the lack of any other adequate and appropriate remedy. Baron v. Dep't of Human Servs., 169 A.3d 1268, 1272 (Pa. Cmwlth. 2017) (en banc), aff'd, 194 A.3d 563 (Pa. 2018). Mandamus is recognized as an extraordinary remedy when an agency or government entity has failed or refused to perform a ministerial act or a mandatory duty. MFW Wine Co., LLC v. Pennsylvania Liquor Control Board, 231 A.3d 50, 56 (Pa. Cmwlth. 2020) (citing Cty. Of Carbon v Panther Valley Sch. Dist., 61 A.3d 326, 330 (Pa. Cmwlth. 2013), appeal denied, 70 A.3d 812 (Pa. 2013)). It is generally held that prior to seeking mandamus relief, a litigant must “exhaust adequate and available administrative remedies prior to resorting to judicial remedies.” Dotterer v. Sch. Dist. Of City of Allentown, 92 A.3d 875, 881 (Pa. Cmwlth. 2014) (citing Bayada Nurses, Inc. v. Dep't of Labor & Indus., 8 A.3d 866 (Pa. 2010)). “Mandamus is not available to establish legal rights but only to enforce rights that have been established. . . . As a high prerogative writ, mandamus is rarely issued and never to interfere with a public official’s exercise of discretion.” Smire v. O’Shell, 126 A.3d 383, 387 (Pa. Cmwlth. 2015) (citations omitted).

Exhaustion of Remedies

Some question exists whether exhaustion of remedies is required before mandamus relief becomes available for certain land use issues. In Lindy Homes, Inc. v. Sabatini, 453 A.2d 972 (Pa. 1982), the Pennsylvania Supreme Court held that reinstatement of building permits could be sought through a mandamus action instead of ministerial appeals. See also 53 P.S. § 10910.1 (“Nothing contained in this article shall be construed to deny the appellant the right to proceed directly to court where appropriate, pursuant to [Pa.R.C.P. No. 1091] (relating to action in mandamus).”). The Pennsylvania Supreme Court further held that a petitioner must establish that the proposed land use complies with the zoning ordinance in existence when the party applied for a permit and the right to the permit is clear. Id. See also Frye Const., Inc. v. City of Monongahela, 584 A.2d 946, 948-49 (Pa. 1991) (“Exhaustion is not an absolute doctrine. Whether a court ought to apply the exhaustion doctrine in a given set of circumstances is itself a matter of the exercise of judgment and sound discretion.”). The Frye court ultimately held that a court is as well equipped to apply a written ordinance as any municipal authority and remanded to allow a mandamus action to continue. Of note, in Frye, the equity action was against an offending neighbor and not against a municipal entity. Frye, 584 A.2d at 947 (“The mandamus claim against the City and its officers (including the City Board of Appeals) was dismissed due to Appellant’s failure to exhaust its administrative and statutory remedies under the Municipalities Planning Code, 53 P.S. § 11001.1 That dismissal is not currently before us.”). Compare Unger v. Township of Hampton, 263 A.2d 385 (Pa. 1970) (providing that where the validity of an ordinance is at issue, it must be

raised in an administrative appeal).³

In Bell v. Township of Spring Brook, 2013 WL 3481860 (Pa. Cmwlth. 2013), the Commonwealth Court, in an unpublished opinion, noted that Frye did not apply to actions against a municipality. That court cited its prior decision in Hanson v. Lower Frederick Township Board of Supervisors, 667 A.2d 1221 (Pa. Cmwlth. 1995) and stated a mandamus action was not appropriate where the MPC sets forth a procedure by which a landowner can seek relief for a neighbor's alleged violations of a zoning ordinance and the alleged failure of the township to enforce its code. The Hanson court affirmed the trial court ruling that a mandamus action filed by a neighbor alleging violations of a zoning law was inappropriate in that the action would, at most, order the Township to enforce its ordinances. Hanson, 667 A.2d at 1223. As such, the petitioner must pursue other available remedies, including pursuing procedures pursuant to the MPC (specifically 53 P.S. § 10617). Id.

With that in mind, the court turns to the remedies available after a denial of the issuance of a street address for the case *sub judice*. The Municipalities Planning Code (MPC) provides that zoning hearing boards have “**exclusive jurisdiction** to hear and render adjudications” in matters including: “[a]ppeals from the determination of the zoning officer, including, but not limited to, the granting or denial of any permit, or failure to act on the application therefor . . .” 53 P.S. § 10909.1(a)(3) (emphasis added). Additionally, following any such appeal to the zoning hearing board, the MPC provides that “all appeals from all land use” decisions shall be taken to the trial court and “shall be filed within 30 days after the entry of the decision.” 53 P.S. § 11002-A. See also In re Rausch Creek Land, L.P., 59 A.3d 1, 6 (Pa. Cmwlth. 2012) (holding that a person aggrieved by a tax assessment is subject to the exclusive and mandatory appeal to the board of assessment), appeal denied, 74 A.3d 1032 (Pa. 2013).

Waterloo received a denial of an application. The MPC in 53 P.S. § 10909.1(a)(3) is clear that the remedy is to file an appeal to the zoning hearing board. Moreover, the township code states: “The Zoning Hearing Board shall hear and decide applications in accordance with and pursuant to the [MPC] and shall have all powers set forth therein, including but not limited to the following: * * * (3) appeals from determinations of the Zoning Officer, including but not limited to the granting or denial of any permit or failure to act on the application therefore . . .” Easttown Township Code § 455-110(a)(2).

No written denial of the street address application was submitted to this court and Waterloo contends in its proposed findings of fact and conclusions of law that none was issued. This court is without evidence to make such a determination. Further, Waterloo argues that Easttown Township never advised Waterloo of its rights to seek an appeal to the zoning hearing board but cites no authority that it must provide (in writing or otherwise) the appeal rights or process. As it is clear that all

³ To the extent that Waterloo would seek a declaration that the assignment of street address ordinance is invalid due to it failing to account for a fact set such as this, an administrative appeal would be required pursuant to Unger and Lindy Homes.

parties understood the street address application to be denied in early 2019, this court will proceed on the basis that Waterloo did not appeal to the zoning hearing board either by choice or lack of knowledge of the process.

Accordingly, as in Copechal, discussed infra, and Hanson, this court finds that a remedy existed through appeal to the zoning hearing board and that such remedy was a more direct and orderly procedure. Accordingly, Waterloo has failed to exhaust all available administrative remedies as a necessary predicate to filing a mandamus action.

Clear Right to Relief

Even if a petitioner need not exhaust all available administrative remedies, still a petitioner must establish that the right to relief was clear and the proposed land use complied with existing ordinance. See Copechal v. Twp. Of Bristol, Dep't of Licenses & Inspections, 668 A.2d 1222, 1225 (Pa. Cmwlth. 1995) (holding that the petitioner had failed to establish a clear violation of an existing right in order to bring an action in mandamus). See also Karl Smith Development Co. v. Borough of Aspinwall, 558 A.2d 181 (Pa. Cmwlth. 1989) (distinguishing Lindy, supra, and holding that mandamus was not available where the rights of the petitioner were not clear and an appeal to the zoning hearing board would have provided the petitioner with an adequate and appropriate remedy).

Copechal is particularly enlightening as the petitioner in that matter alleged use of her property for storage and repair of trucks for over fifty years and believed she had a right to do so as a continuing nonconforming use; however, the ordinance at issue did not contain such language. Copechal, 668 A.2d at 1226. The Commonwealth Court held that the zoning hearing board is the proper forum as “[t]he answers to these questions are not clear and involve sensitive factual issues.” Id. With this in mind, the clarity of the ordinance at issue and the factual scenario applied to it can be addressed.

That ordinance provides:

§ 285-4 Assignment of numbers.

[Amended 6-2-2014 by Ord. No. 422-14]

A. Street address identification number(s) shall be assigned to each lot or parcel of land upon which is constructed or located one or more principal buildings. Such assignment shall be made by the Township Zoning Officer or his designated representative, and written notice thereof shall be given by said official to the property owner and shall be placed on file in the Township administrative office. The procedure to be followed shall be as set forth in § **285-5** hereof. The assigned number or numbers shall

constitute the official street address of the subject property for all purposes. The Board of Supervisors shall have the power to change the street address identification number or numbers assigned to any property at such time or times as it determines it necessary to assure the continuity of the numbering system in any area of the Township occasioned by subdivision and land development of other properties, rules and regulations promulgated and enforced by the United States Postal Service or other necessary cause. [Amended 12-15-2014 by Ord. No. 424-14]

Easttown Township Code, § 285-4.

To the extent that an argument is made that Easttown Township code § 285-4(A) applies to the current property – “Street address identification number(s) shall be assigned to each lot or parcel of land upon which is constructed or located one or more principal buildings“ – such argument is inapplicable as only one of the Lots has a principal building and it has an assigned street address – 709 Berwyn Ave., Berwyn, PA. Accordingly, there is no mandate for the zoning officer to assign a street address with this fact set.

The parties spent more time arguing Easttown Township code § 285-4(B), which provides:

B. Whenever separate lots or parcels of land are created **as a result of a subdivision or land development plan approval**, the Zoning Officer shall be responsible to assign a street address identification number to each lot or principal building in logical relation to the numbers assigned to other lots or principal buildings fronting on the same street, and said numbers shall be properly recorded either on the subdivision plan or accompanying documents.

(emphasis added).

Looking at the plain Section 285-4(B), the parties agree that no subdivision or land development plan approval currently exists. As such, this section does not apply on its face. However, this court will analyze the section and relevant case law both parties provided and argued as if the subsection could, in fact, apply.

Easttown suggests that subdivision is the proper path for Waterloo to pursue to receive a new address pursuant to Section 285-4(B). Waterloo contends that it need not pursue a subdivision due to the fact that the Lots were historically deeded separately and described separately in the 2005 Deed (and prior deeds). Easttown counters that no separate lot or parcel has been created or is shown by the Lot One and Lot Two descriptions as the Subdivision and Land Development Ordinance (SALDO) for the township defines a “lot” as established by a plat – and a “plat” as a map or plan of a subdivision or land development. SALDO, § 400-6. The 2005 Deed and its predecessors do not contain a legal description referencing a survey or

approved plan creating or identify lots for the Lots (nor was it created as a result of a subdivision or land development plan approval).

The parties spent much time arguing the applicability of two cases, the township citing Moyer v. Gudknecht, 67 A.3d 71 (Pa. Cmwlth. 2013) and Waterloo citing Springfield Township v. Halderman, 840 A.2d 528 (Pa. Cmwlth. 2004).⁴ In Moyer, property owners petitioned for a writ of mandamus for a county board of assessment to assign parcel identification numbers to their respective lots. On its face, this does not apply to the current fact set where a township is being asked to issue a street address and the county board of assessment is not being asked to issue a UPI number (although such a request may ultimately be necessary for Waterloo's intended development). To the extent it is applicable, in Moyer, a chain of title showed one undivided property throughout its history (much as here it has been used as one building and parking lot on the Lots for over one century). The Moyer court summarized as follows:

The trial court here correctly concluded that Plaintiffs were not entitled to mandamus. Under Ordinance No. 79, the Board of Assessment had no legal duty to issue a PIN for the Parcel and Plaintiffs had no right to a PIN unless there was a recorded subdivision plan. (Ordinance No. 79 § 4(b), R.R. at 125a–126a.) The evidence was undisputed that there was no recorded subdivision plan for the Parcel or the other lots for which Plaintiffs sought PINs. Plaintiffs therefore did not have a clear legal right to the relief that they sought.

Moyer, 67 A.3d at 76. The Moyer court further stated that under both the applicable local ordinance and the Uniform Parcel Identifier Law the Board of Assessment had no duty to assign a Parcel Identification Number (PIN) unless a survey was provided. Id. at 77-78.

The fact that 2007 Moyer Deed included a description of the Parcel and other lots is likewise not a basis on which the Board of Assessment could assign a PIN. The only documents on which assignment of a PIN can be based are the county tax map, a survey or a recorded subdivision plan. **21 P.S. § 334**; Ordinance No. 79 § 4, R.R. at 125a–126a. Neither Ordinance No. 79 nor the Uniform Parcel Identifier Law authorizes assignment of a PIN on the ground that the metes and bounds of that parcel are set forth

⁴ As noted throughout this opinion, the parties are actually arguing a topic different from the one presented to this court. This court is addressing solely the assignment of a new street address by way of a writ of mandamus and not whether or not: (i) a subdivision is required; (ii) merger has occurred; (iii) by-right development may take place; (iv) a party other than township must recognize a separate deed or issue a second UPI number to either of the Lots; (v) or any other issue.

in a prior recorded deed. Plaintiffs' contention that Bucks County followed a practice of assigning PINs where a prior recorded deed described the separate parcels does not change this. Plaintiffs cite no authority suggesting that evidence of past practice could permit mandamus to compel an act prohibited by both statute and ordinance. Indeed, Plaintiffs did not even show that the Board of Assessment had such a practice.

Id. at 79. Similarly, here, no approved plan or referenced survey was provided to Easttown Township and, applying the same reasoning to a township assigning a street number,⁵ no clear right to relief exists and the writ of mandamus may not be issued.

Waterloo urges this court to apply the reasoning of Halderman, supra. In Halderman, a township brought an action to reverse a conveyance of properties that it alleged had been illegally subdivided. The Halderman court held that where two tracts of land were historically separate, they did not merge into one tract of land when a purchaser acquired them in one deed such that a reconveyance into two separate deeds constituted a subdivision. Halderman, 840 A.2d at 530 (opining “the Haldermans maintain that they merely re-deeded the two tracts and did not subdivide any property.”). Specifically, the court held that no merger of the lots had taken place by virtue of common ownership as all of the lots were conforming as to size pursuant to the local zoning ordinance. Id. at 530-31.

Facially, the reasoning of Halderman would seem to apply to the current case. The properties in Halderman were deeded separately until 1929 (here until 1930) when the tracts at issue were combined in one deed with separate descriptions. Subsequently there was some split of tracts into two separate deeds with multiple tracts in deeds issued in 1992 and 1994. Similar factors may be relevant to determine if the doctrine of merger would apply to the Lots (if Easttown Township has adopted a doctrine of merger); however, this case is not about merger or the Township asserting an illegal subdivision. It is simply about whether or not a street address may be assigned. As such, this court will not opine as to whether or not the doctrine of merger would or would not apply in the event that Waterloo re-deeded the Lots in two separate deeds and the township challenged it as an illegal subdivision.

Given the reasoning of Moyer and Halderman, and the plain language of Easttown Township Code § 285-4(A),(B), no clear right to relief exists and a writ of mandamus cannot issue for assignment of a new street address. Although not directly addressed by the parties, the more applicable section of the Township Code for a street address assignment given the lack of a subdivision may be Section 285-5, which provides:

⁵ The Moyer and Halderman cases may be more applicable to an argument regarding a potential decision by the Chester County Assessment Office or Recorder of Deeds about issuing an additional and separate UPI for one of the Lots or the acceptance or rejection of an attempt by Waterloo to issue two separate deeds to itself.

§ 285-5 **Application for street identification number.**
[Amended 6-2-2014 by Ord. No. 422-14; 12-15-2014 by Ord.
No. 424-14]

Street address identification numbers shall be assigned at the time of issuance of a building permit for any building or structure on a lot or parcel of land to which such number has not been previously assigned, unless such assignment has occurred at the time of final subdivision plan approval. Existing principal buildings having no assigned street address identification number shall come into compliance with this article within 30 days of the Zoning Officer's written notice of such assignment, or within such period upon a change in use and occupancy of any such building. Any property owner may make application to the Zoning Officer for a change in his street address identification number upon cause shown. Said official is authorized to assign a new number if, in his discretion reasonably exercised, he determines that just cause for doing so exists and will not adversely impact sequential numbering of other properties on the same street or in the same area as that for which application has been made.

Easttown Township Code, § 285-5.

Pursuant to Section 285-5, the assignment of address ordinance specifically provides for discretion of the zoning officer in assigning a new number in determining if just cause exists. “Any property owner may make application to the Zoning Officer for a change in his street address identification number upon cause shown. **Said official is authorized to assign a new number if, in his discretion reasonably exercised, he determines that just cause for doing so exists.**” Easttown Township Code § 285-4 (emphasis added). Although the underlying application was for assignment of a new street address as a second address to the currently existing one address, one UPI number parcel, this court views that application as a change inasmuch as a new number would be assigned. This decision cannot be clear on its face as the code specifically places it in the discretion of the zoning officer. Moreover, the past use of the property, almost a century of a single deed, one UPI number, one tax bill, and the like are all factors that must be weighed against the lack of a formal merger and whether assignment of a street address at this point constitutes just cause.⁶ Accordingly, no violation of a clear and existing right has

⁶ It is unclear what other procedures Waterloo may have pursued or been entitled to pursue such as applying to the Recorder of Deeds for assignment of a second UPI number, recording two deeds with the Recorder of Deeds splitting the Lots based on the historic deeds and current descriptions, and the like. Waterloo did partially pursue a subdivision but abandoned those efforts and/or were denied that relief. The limited remedy sought by Waterloo of the assignment of a street address is the only remedy addressed by this Court and is apart and separate from the rights to develop by-right or through subdivision or the status of the Lots as separate properties or a single merged property.

been established by Waterloo. Copechal, supra; Karl Smith, supra.

Conclusion

Waterloo did not seek to appeal to the zoning hearing board nor did it appeal to this court following a decision from the zoning hearing board. Although some conflicting case law exists regarding the propriety of a mandamus action when the MPC provides that zoning hearing boards have exclusive jurisdiction to hear and render adjudications involving the appeals from determinations of a zoning officer, such as here, Waterloo also has not established a clear right to relief regarding the assignment of an address. Accordingly, this court finds that Waterloo has failed to establish the first and third elements for the right to obtain a writ of mandamus, Baron, supra., and this court denies Waterloo's requested relief of a writ of mandamus to Easttown Township for the issuance of a new street address.

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Sheriff Sale of Real Estate **(1st Publication of 3)** 10

Legal Ad 15

CLERK OF THE ORPHANS' COURT
DIVISION OF THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
NOTICE OF FILING ACCOUNTS
ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, OCTOBER 5, 2022
Courtroom 7 at 9:00 A.M. PREVAILING TIME

THE HONORABLE KATHERINE B. L. PLATT

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

ESTATE OF STEVEN J. GIORDANO, DECEASED **1519-1222**

FIRST AND FINAL ACCOUNT

OF: RONALD A. KOLLA, ADMINISTRATOR

ATTORNEY(S):

JOHN ALAN RULE, ESQUIRE

ESTATE OF CONCETTA BURGHARDT, DECEASED **1519-1469**

FIRST AND FINAL ACCOUNT

OF: LYNDA A. YELENOVSKY, EXECUTOR

ATTORNEY(S):

SEAMUS M. LAVIN, ESQUIRE

ESTATE OF WILLIAM J. DECKMAN SR, DECEASED **1520-0865**

FIRST AND FINAL ACCOUNT

OF: WILLIAM J. DECKMAN JR, EXECUTOR

ATTORNEY(S):

NANCY WORTH PINE, ESQUIRE

ESTATE OF EUGENE R. MYERS, DECEASED **1519-1543**

A/K/A EUGENE MYERS

FIRST AND FINAL ACCOUNT

OF: KIMBERLY I. BLOUGH, EXECUTOR

ATTORNEY(S):

CHARLES S. FRAZIER, ESQUIRE

ESTATE OF FREDERICK A. DUFFY, DECEASED

1596-1131

FIRST & INTERIM ACCOUNT OF KATHLEEN WISE, CO-TRUSTEE AND KEVIN GALBRAITH, CO-TRUSTEE...FOR THE KATHLEEN WISE GST-EXEMPT MARITAL TRUST UNDER WILL OF FREDERICK A. DUFFY DATED NOVEMBER 24, 1992

OF: KEVIN GALBRAITH, TRUSTEE
 KATHLEEN WISE, TRUSTEE

ATTORNEY(S):
 TIMOTHY JAMES HOLMAN, ESQUIRE

NOTICES

Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. 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. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.

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

LAW NO. 2022-04271-NC

NOTICE IS HEREBY GIVEN that the name change petition of Lyannah Ramirez was filed in the above-named court and will be heard on Monday, October 31, 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: Monday, September 19, 2022

Name to be changed from: Lyannah Ramirez to: Juniper Luna Ayala-Medina

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

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

LAW NO. 2022-05850-NC

NOTICE IS HEREBY GIVEN that the name change petition of Patricia Hoadley was filed in the above-named court and will be heard on Monday, November 14, 2022 at 2:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, August 5, 2022

Name to be changed from: Patricia Hoadley to:

Tricia Hoadley

Any person interested may appear and show cause,

if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2022-05621-NC

NOTICE IS HEREBY GIVEN that the name change petition of Amanda Leigh Henryson Connor was filed in the above-named court and will be heard on Monday, October 24, 2022 at 2:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, July 27, 2022
Name to be changed from: Amanda Leigh Henryson Connor to: Amanda Leigh Vigna

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

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the directors of Adult Care of Chester County, Inc., a Pennsylvania nonprofit corporation, with an address of 201 Sharp Ln., Exton, PA 19341, (Chester County), have unanimously approved a proposal that the corporation voluntarily dissolve and are now engaged in winding up and settling affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

DISSOLUTION NOTICE

Notice is hereby given that the shareholders and directors of Alydan Consulting, Inc., a Pennsylvania corporation registered to do business in PA with an address at 1421 Shadyside Road, Downingtown, PA 19335, have voted that the corporation voluntarily dissolve, and that the corporation is winding up its affairs under the provisions of the PA Business Corp. Law of 1988, as amended.

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.

First Publication

ANGELUCCI, Rosemary A., late of Kennett Township. Richard C. Angelucci, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

BAIRD, George W., late of Easttown Township. Joanne C. Baird, 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.

BEALE, Patricia, late of Malvern. John Ostaseski, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Administrator. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

COLETTI, Patricia L., late of West Whiteland Township. Christa L. Sladden and Vincent Coletti, II, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executors. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

CORCORAN, John J., late of East Goshen Township. Robert A. Corcoran, 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.

CURTIS, Elaine T., late of Pocopson Township. Matthew Greenjack, care of MICHAEL C. MCBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executor. MICHAEL C. MCBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

DEROLF, M. Robert, late of North Coventry Township. Sheila K. Stephens, 148 Brownstone Dr., Pottstown, PA 19465, Executrix.

GERMANOVICH, JR., George M., a/k/a/ George M. Germanovich, late of London Grove Township. Jeannine Casoli, care of JOHN M. PELET, III, Esquire, 200 S. Broad St., Ste. 600, Philadelphia, PA 19102, Administratrix. JOHN M. PELET, III, Es-

quire, Astor Weiss Kaplan & Mandel, LLP, 200 S. Broad St., Ste. 600, Philadelphia, PA 19102, atty.

GIFFI, JR., Frank C., late of East Coventry Township. Stacey A. Tornetta, 27 Mitchell Dr., Pottstown, PA 19465, Executrix. MISTY A. TOOTHMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

GROW, Terrance M., late of West Brandywine Township. Michelle L. Grow, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

HILL, Cornelia, late of Pennsbury Township. David C. Hill, 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.

IRVINE, JR., John W., a/k/a John W. Irvine, late of Phoenixville. Mary Patricia Kane, 4437 Virginia Drive, Bethlehem, PA 18017, Executor. MICHAEL L. SALAD, Esquire, Cooper Levenson, P.A., 1125 Atlantic Avenue, 3rd Floor, Atlantic City, NJ 08401, atty.

KRESSLEY, Dale Franklin, late of Glenmoore. Paula Rae Edwards, PO Box 542, Uwchland, PA 19480, Executrix.

LePORE, Pasquale A., late of New Garden Township. Margaret A. Esposito, 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.

LU, Hoshen Richard, late of Pennsbury Township. Glenn E. Lu, 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.

LYNAM, AJ, late of Willistown Township. Connie M. Lynam, 16 Willow Pond Rd., Malvern, PA 19355, Administratrix. JOHN B. ZONARICH, Esquire, Skarlatos Zonarich LLC, 320 Market St., Ste. 600W, Harrisburg, PA 17101, atty.

LYONS, Janet M., a/k/a Janet Marie Lyons, late of Kennett Square Borough. Debra J. Pubusky, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

MACON, Bertha Mae, late of South Coatesville Borough. Theresa Macon-Sadler, care of DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, Executrix. DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, atty.

MALENKE, Parker Ford, late of East Coventry Township. Neil Todd Malenke, care of DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, Executor. DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, atty.

McINTYRE, Shirley Emma, a/k/a Shirley E. McIntyre, late of Uwchlan Township. J. Kenneth McIntyre, 195 Woodland Dr., Downingtown, PA 19335, Executor. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 309, West Chester, PA 19380, atty.

NAGORNY, George W., a/k/a George William Nagorny, late of West Goshen Township. William Jeffery Nagorny, care of LOUIS N. TETI, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

NORTON, John R., late of Pennsbury Township. Megan Basilio, 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.

PREPERATO, Michael J., a/k/a Michael Preperato, late of Tredyffrin Township. Barbara J. Faller, care of SHAWN M. PIERSON, Esquire, 105 E. Oregon Road, Lititz, PA 17543, Executrix. SHAWN M. PIERSON, Esquire, Law Office of Shawn M. Pierson, 105 E. Oregon Road, Lititz, PA 17543, atty.

SHOEMAKER, Margaret C., late of Kennett Square Borough. Sarah S. Evans, 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.

THOMAS, Mary L., a/k/a Mary Louise Thomas, late of West Goshen Township. Karen M. Tooke, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

WESTBROOK, Dennis Michael, late of Coatesville. Chris Christian, P.O. Box 2218, Villa Rica, GA

30180, Executor.

WRIGHT, Mark C., late of East Vincent Township. David S. Wright, 607 Kulp Rd., Pottstown, PA 19465, Administrator. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

2nd Publication

ALSTON, Nathaniel, late of Caln Township. Fairfax Davis, 5414 Ludlow Drive, Temple Hills, MD 20748, Executrix. NATHAN A. NEAL, Esquire, Law Offices of Neal and Haney, PLLC, 209 Kennedy Street, NW, Washington, DC 20011-5214, atty.

ANDERSON, Gail E., late of West Whiteland Township. Tyler Wolfe, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Administrator. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

CINORRE, Virginia M., a/k/a Ginny Cinorre and Virginia Marie Cinorre, late of East Goshen Township. Karen M. Cinorre, care of STANLEY A. PELLI, Esquire, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, Executrix. STANLEY A. PELLI, Esquire, Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, atty.

CLEARY, William J., late of Honey Brook. Justin Cleary, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Administrator. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

COSGROVE, SR., John E., late of West Chester Borough. John E. Cosgrove, Jr., 300 Berkley Lane, West Chester, PA 19380, Trustee.

DAVIS, Virginia S., late of Mendenhall. Herbert Mac Combie, 160 Sunnyside Rd., West Grove, PA 19390, Executor.

DeVITO, Congie, late of Uwchlan Township. Roberta DeVito, 14 Castleknock Drive, #103, Asheville, NC 28803, Administratrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

HUGHES, Peter J., late of East Goshen Township. Edward J. Hughes and Ronald W. Hughes, care of GLENN R. WEISER, Esquire, 2000 Market St., Ste. 2820, Philadelphia, PA 19103, Executors. GLENN R. WEISER, Esquire, McCarthy Weidler, P.C., 2000 Market St., Ste. 2820, Philadelphia, PA 19103, atty.

IRVINE, JR., John W., a/k/a Irvine, John W., late

of Phoenixville. Mary Patricia Kane, 4437 Virginia Drive, Bethlehem, PA 18017, Executrix. MICHAEL L. SALAD, Esquire, Cooper Levenson, P.A., 1125 Atlantic Avenue, 3rd Floor, Atlantic City, NJ 08401, atty.

LAGORE, Shirley V., late of East Goshen Township. Joseph D. Lagore, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

LYKENS, Carol Ann, a/k/a Carol Chase Lykens, late of Coatesville City. Nancy S. Jones, care of DENNIS R. PRIMAVERA, Esquire, 3200 Magee Ave., Philadelphia, PA 19149, Executrix. DENNIS R. PRIMAVERA, Esquire, 3200 Magee Ave., Philadelphia, PA 19149, atty.

MESSINA, Rosario Joseph, a/k/a Rosario J. Messina, late of West Chester Borough. Anthony Messina, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

NOOK, Ann, late of Berwyn. Karen Nook, 10748 Red Dahlia Drive, Woodstock, MD 21163, Executrix. MARILYN S. MITCHELL, Esquire, Herr, Potts & Potts, LLC, Strafford Office Building #2, Suite 106, 200 Eagle Road, Wayne, PA 19087-3115, atty.

PERRI, Michael J., a/k/a Michael Joseph Perri, late of Caln Township. Christina M. Perri, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA, 19063, Executrix. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA, 19063, atty.

PHILLIPS, William Lee, late of East Fallowfield Township. Aaron D. Phillips, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

PHILLIPS, Donald P., a/k/a Donald Pusey Phillips, late of Kennett Township. Steven Phillips, care of JUSTIN C. ESPOSITO, Esquire, 1735 Market St., 51st Fl., Philadelphia, PA 19103, Executor. JUSTIN C. ESPOSITO, Esquire, Ballard Spahr LLP, 1735 Market St., 51st Fl., Philadelphia, PA 19103, atty.

RASER, Margaret A., a/k/a Margaret Ann Raser, late of North Coventry. Ann R. Long, Russell N. Raser, and Richard C. Raser, care of CAROLYN MARCHESANI, Esquire, P.O. Box 444, Pottstown,

PA 19464, Executors. CAROLYN MARCHESANI, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

SANDERSON, Charles E., late of West Bradford Township. Greg C. Sanderson, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executor. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

SANTANGELO, Virginia, a/k/a Virginia Eleanor Santangelo, late of East Whiteland Township. Jenna Santangelo, care of JOHN A. GAGLIARDI, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. JOHN A. GAGLIARDI, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

SKILES, Barbara A., late of East Caln Township. Robin Skiles Srogota, 7855 Milkshed Place, Elkridge, MD 21075 and Tracy Blake DeVlieger, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, Executrices. TRACY BLAKE DeVLIEGER, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, atty.

SOMMERVILLE, John Hunter, late of Tredyfrin Township. Janice E Smith, 25 E Circular Ave 1st Floor, Paoli, PA 19301, Executrix.

VANAMAN, Patricia A., late of Upper Uwchlan Township. Lucy E. Edelmayer, P.O. Box 157, Thornton, PA 19373, Executrix. PAUL J. RUBINO, Esquire, Rubino Law, LLC, 123 East Gay Street, West Chester, PA 19380, atty.

3rd Publication

AMODEI, Michael, late of East Whiteland Township. Rachael Amodei, care of JAMES M. PIERCE, Esquire, 125 Strafford Ave., Suite 110, P.O. Box 312, Wayne, PA 19087, Executrix. JAMES M. PIERCE, Esquire, Pierce, Caniglia & Taylor, 125 Strafford Ave., Suite 110, P.O. Box 312, Wayne, PA 19087, atty.

ASPEN, Joyce Ann, late of West Chester Borough. Maurice L. Friedman, 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.

BRENNER, Joanne T., late of West Goshen Township. James W. Brenner, 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.

CARL, Theodore L., late of East Coventry Township. Diane M. Carl, 47 Halteman Rd., Pottstown, PA 19465, Executrix. **JOSEPH K. KOURY**, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

CHARLES, JR., John C., a/k/a John Charles, late of South Coventry Township. Kristan Scofield, care of **GREGORY PHILIPS**, Esquire, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, Administrator. **GREGORY PHILIPS**, Esquire, YDASP, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, atty.

CLANCY, Kenneth P., late of West Goshen Township. Jeanne Marie Clancy, care of **JEREMY A. WECHSLER**, Esquire, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, Executrix. **JEREMY A. WECHSLER**, Esquire, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067, atty.

CLEMENT, Rebecca S., a/k/a Rebecca Sophia Clement, late of Kennett Square Borough. Anne E. Deffenderfer, care of **KARA A. KLAIBER**, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executrix. **KARA A. KLAIBER**, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

CONNELL, Marjorie S., late of West Brandywine Township. Sue Shaw, 1435 Elverson Road, Elverson, PA 19520 & Patricia Flynn, 115 Spruce Street, Pleasant Gap, PA 16823, Executors. **KATHLEEN K. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

COOPERMAN, Esther Leeds, late of Pennsylvania Township. Morris L. Cooperman, Emily T. Cooperman and Hannah B. C. Bray, care of **WILLIAM L. LANDSBURG**, Esquire, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, Executors. **WILLIAM L. LANDSBURG**, Esquire, Wisler Pearlstine, LLP, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, atty.

KURING, Hans Georg, a/k/a Hans G. Kuring, late of Coatesville. Michael Hans Kuring, 200 Bradford Drive, Schwenksville, PA 19473, Executor. **KENNETH C. MYERS**, Esquire, 534 Elm Street, Reading, PA 19601, atty.

MAIESE, Michael R., late of Easttown Township. Nicholas J. Caniglia, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087, Executor. **NICHOLAS J. CANIGLIA**, Esquire, Pierce, Caniglia & Taylor, 125 Strafford Ave., Suite 110, P.O. Box 312,

Wayne, PA 19087, atty.

MORAN, JR., Daniel J., a/k/a Daniel John Moran, Jr., late of West Chester Borough. Mary F. Clementi, care of **MARITA MALLOY HUTCHINSON**, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. **MARITA MALLOY HUTCHINSON**, Esquire, Wetzal Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

MOSTELLER, Robert W., late of Spring City Borough. Todd A. Mosteller, care of **PETER J. MOAK**, Esquire, 360 West Main Street, Trappe, PA 19426, Executor. **PETER J. MOAK**, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

PALLADINO, Mark J., late of Westtown Township. Carol A. Freed, care of **WILLIAM B. COOPER, III**, Esquire, P.O. Box 673, Exton, PA 19341, Administrator. **WILLIAM B. COOPER, III**, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

PEDERSEN, Christian H., late of West Grove Borough. Erik H. Pedersen, 345 Diamond Rock Road, Malvern, PA 19355, Executor. **KENNETH E. PICARDI**, Esquire, Yergey.Daylor.Allebach.Schefey.Picardi, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, atty.

PEIRSON, Doris C., late of Thorndale. Barbara Carter, 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.

REEVES, Ella May, a/k/a Ella M. Reeves, late of West Bradford Township. Linda L. Harpel, 18 King Street, Downingtown, PA 19335, Executrix. **JOHN H. KIEFEL**, Esquire, Law Office of John H. Kiefel, 721 East Lancaster Avenue, Downingtown, PA 19335, atty.

SCHREIBER, Donald K., late of West Brandywine Township. Amy Schreiber Druce, 338 Glenbrook Way, Chalfont, PA 18914, Executor.

SHANAHAN, John Rush, late of Wallingford Township. Stephen Rush Shanahan & Antonia Shanahan, care of **RYAN M. BORNSTEIN**, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Administrators. **RYAN M. BORNSTEIN**, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

WILLIAMS, Richard T., late of Easttown Township. Andrea C. Williams Pettibone, care of **MICHAEL C. MCBRATNIE**, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. **MICHAEL C. MCBRATNIE**, Esquire, Fox Rothschild LLP, P.O. Box

673, Exton, PA 19341, atty.

WYATT, Charles Arthur, a/k/a Charles Arthur Wyatt II, late of West Caln. Paula M. Wyatt, 1545 Telegraph Road, Honey Brook, PA 19344, Executor. **GORDON W. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, 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

51 freedom fencing, with its principal place of business at 269 Bethel Road, Oxford, PA 19363. The application has been (or will be) filed on: Thursday, August 11, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Pedro Melendez

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of PA, at Harrisburg, PA for an Application for the conduct of business in Chester County, PA, under the assumed or fictitious name, style or designation of **CEDAR KNOLL BUILDERS**, with the principal place of business at 1771 Limestone Rd., Cochranville, PA 19330. The name and address of the interested party in said business is **B. K. Campbell Enterprises, Inc., 1771 Limestone Rd., Cochranville, PA 19330. MacEL-REE HARVEY, LTD., Solicitors, 17 E. Miner St., P.O. Box 660, West Chester, PA 19381-0660**

CORPORATION NOTICE

LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that on Tuesday, September 13, 2022a Certificate of Organization was filed in the Pennsylvania Department of State for Bailer Transport LLC, in accordance with the provisions of the Limited Liability Act of 1994.

Ronald E. Corkery, Esquire, Solicitor
Corkery & Almonti
352 Fifth Street Suite A
Whitehall, PA 18052

1st Publication of 3

PUBLIC NOTICE

Petition of Board of School Directors of the Coatesville Area School District To Make Private Sale of Unused and Unnecessary Land: All parties interested are notified that the Coatesville Area School District desires to sell unused and unnecessary real property consisting of approx. 1.0+/- acres of land located on the Coatesville Area School District High School Campus, and comprising a portion of parcel Chester County Tax Parcel Number APN: 39-3-139.2 by private sale for the purchase price of \$95,000.00 and has filed a Petition for approval of the private sale of this unused and unnecessary land in the Court of Common Pleas of Chester County. All parties interested are notified that a hearing on the Petition is scheduled on October 17, 2022, at 9:30 a.m. in Courtroom No. 4 of the Chester County Justice Center, located at 201 West Market Street, West Chester, PA. Any party interested shall appear to be heard.

2nd Publication of 3

TRUST NOTICE

JOHN E. COSGROVE, SR., Deceased
Late of West Chester Borough, 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:
John E. Cosgrove, Jr., TRUSTEE,
300 Berkley Lane, West Chester, PA 19380

3rd Publication of 3

TRUST NOTICE

Trust Estate of Janet M. Buzbee, deceased, late of Tredyffrin Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of Janet M. Buzbee are requested to make payment without delay to:
Debra Buzbee Ross & Robin Buzbee, Co-Trustees
c/o Debra Buzbee Ross
1400 Church Road, Malvern, PA 19355

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, October 20th, 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, November 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

1st Publication of 3

SALE NO. 22-10-283

Writ of Execution No. 2022-02158

DEBT \$187,917.49

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

Tax Parcel Number: 38-5-47.29

PLAINTIFF: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

VS

DEFENDANT: **SANDRA L. PROPER**

SALE ADDRESS: 150 Maple Avenue, Coatesville, PA 19320

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

SALE NO. 22-10-285

Writ of Execution No. 2019-05412

DEBT \$170,569.15

Property situate in the TOWNSHIP OF EAST CALN, CHESTER County, Pennsylvania being

BLR# 40-2B-12

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO BANK SOUTHWEST, N.A. F/K/A WACHOVIA MORTGAGE, F.S.B F/K/A WORLD SAVINGS BANK, F.S.B.

VS

DEFENDANT: **JOHN M. SUPER JR & LAURIE G. SUPER**

SALE ADDRESS: 21 Woodland Circle, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646**

SALE NO. 22-10-287

Writ of Execution No. 2021-08595

DEBT \$250,402.16

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

Tax Parcel Number: 38-2G-83

PLAINTIFF: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-C

VS

DEFENDANT: **BERNADETTE J. MARCUM & MARLIN D. MARCUM**

SALE ADDRESS: 316 Revere Court, Coatesville, PA 19320

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

SALE NO. 22-10-288

Writ of Execution No. 2012-09163

DEBT \$271,103.35

Situate in the Township of West Nottingham, County of Chester, State of Pennsylvania, The Real Property. Or its address commonly known as 213 Veterans Drive, Nottingham, Pa.19362. Recorded October 9, 2003 in Chester County in Deed Book 5928 Page 2344.

UPI # 68-6-2.3N

PLAINTIFF: SMS Financial Recovery Services, LLC

VS

DEFENDANT: **Woody Jackson**

SALE ADDRESS: 213 Veterans Drive, Nottingham, PA 19362

PLAINTIFF ATTORNEY: **DOLCHIN, SLOTKIN & TODD, P.C. 215-665-3506**

SALE NO. 22-10-289

Writ of Execution No. 2020-09495

DEBT \$209,415.14

PROPERTY SITUATE IN VALLEY TOWNSHIP

TAX PARCEL NO. 38-02Q-0009.060

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR CONSECO FINANCE HOME EQUITY LOAN TRUST 2002-A

VS

DEFENDANT: **ALLEN T. SMITH**

SALE ADDRESS: 919 North Walnut Street, Coatesville, PA 19320

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

SALE NO. 22-10-290

Writ of Execution No. 2020-02567

DEBT \$146,019.43

ALL THAT CERTAIN lot or parcel of land situated in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated May 31, 1994 and recorded in the Office of the Chester County Recorder of Deeds on September 7, 1994, in Deed Book Volume 3805 at Page 1786

Tax Parcel No 28-07-0005

PLAINTIFF: U.S. Bank Trust National Association, as Trustee for the Lodge Series IV Trust

VS

DEFENDANT: **Carol A. Deatrick**

SALE ADDRESS: 100 Summit Ridge Road, Parkesburg, PA 16365 f/k/a 104 Summit Ridge, Gap, PA 17527 and 102 Summit Ridge Road, Parkesburg, PA 19365

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

SALE NO. 22-10-291

**Writ of Execution No. 2020-02264
DEBT \$294,825.64**

Property situate in the BOROUGH OF ELVERSON, CHESTER County, Pennsylvania, being

BLR# 13-04-0005

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: **CHRISTINE JADE CAMUNAS A/K/A CHRISTINE J. CAMUNAS & TOMMY C. CAMUNAS, SR.**

SALE ADDRESS: 14 West Main Street, Elverson, PA 19520

PLAINTIFF ATTORNEY: **BROCK & SCOTT, PLLC 844-856-6646**

SALE NO. 22-10-292

**Writ of Execution No. 2022-03101
DEBT \$88,582.60**

Property situated in Valley Township

Tax Parcel #38-6A-13.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: First Resource Bank

VS

DEFENDANT: **Long Term Ventures LLC**

SALE ADDRESS: 62 Gap Road, Coatesville, 19320

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

SALE NO. 22-10-293

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

PROPERTY SITUATE IN TREDYFFRIN TOWNSHIP

TAX PARCEL NO. 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 c/o RUSHMORE LOAN MANAGEMENT SERVICES

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**

SALE NO. 22-10-294

**Writ of Execution No. 2021-01950
DEBT \$107,697.27**

ALL THAT CERTAIN lot or parcel of land situated in the Borough of Avondale, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated March 22, 1990 and recorded in the Office of the Chester County Recorder of Deeds on March 26, 1990, in Deed Book Volume 1932 at Page 83.

Tax Parcel No. 04-02-0012.050

PLAINTIFF: Hoffy Unlimited, LLC

VS

DEFENDANT: **James H. Norman & Detra A. Brison a/k/a Detra A. Brison-Nor-**

man

SALE ADDRESS: 403 Thompson Street, Avondale, PA 19311

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

SALE NO. 22-10-295

Writ of Execution No. 2003-04081

DEBT \$267,586.06

PROPERTY SITUATE IN THE TOWNSHIP OF WILLISTOWN

TAX PARCEL #54-1P-299

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S.BANK NA, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NA, AS TRUSTEE, AS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST, 2001-3, ASSET BACKED CERTIFICATES SERIES 2001-3

VS

DEFENDANT: **PATRICIA M. HALSEY**

SALE ADDRESS: 3 Bryan Avenue, Malvern, PA 19355

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

SALE NO. 22-10-296

Writ of Execution No. 2021-00233

DEBT \$468,220.84

PROPERTY SITUATE IN TOWNSHIP OF UPPER UWCHLAN

TAX PARCEL NO. 32-04-0030.050

IMPROVEMENTS thereon: a residential

dwelling

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE6

VS

DEFENDANT: **ANITA MASTROG AKA ANITA D. MASTROG & F. MICHAEL MASTROG**

SALE ADDRESS: 705 Orchard Valley, Chester Springs, PA 19425

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

SALE NO. 22-10-297

Writ of Execution No. 2013-05089

DEBT \$823,524.28

PROPERTY SITUATE IN WEST PIKE-LAND TOWNSHIP

TAX PARCEL NO. 34-04-0260

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HARBOR VIEW MORTGAGE LOAN TRUST 2005-3, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2005-3

VS

DEFENDANT: **TRACY E. BEAVER-MCKEON & MICHAEL MCKEON**

SALE ADDRESS: 1707 Chantilly Lane, Chester Springs, PA 19425

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

SALE NO. 22-10-298

Writ of Execution No. 2019-06231

DEBT \$2,276,263.86

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a record plan of "Shadow Oak" First Valley Forge Corporation, made by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, dated 9/15/1977 and last revised 7/25/1978.

Tax Parcel # 43-9A-31

PLAINTIFF: Ajax Mortgage Loan Trust 2019-E, Mortgage-Backed Securities, Series 2019-E, by U.S. Bank National Association, as Indenture Trustee

VS

DEFENDANT: **Crescent Wings, LLC**

SALE ADDRESS: 2275 Swedesford Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **JACQUELINE F. McNALLY, ESQ. 850-422-2520**

SALE NO. 22-10-301

Writ of Execution No. 2020-02281

DEBT \$64,998.36

City of Coatesville, Chester County, Pennsylvania

Tax Parcel # 16-9-264

PLAINTIFF: Albert P. Abdala, III

VS

DEFENDANT: **Robert Law**

SALE ADDRESS: 52 Scott Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **GARY E. THOMPSON 610-431-3300**

SALE NO. 22-10-302

Writ of Execution No. 2022-02054

DEBT \$544,557.49

ALL THAT CERTAIN lot or parcel of land situated in the West Goshen Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated July 26, 2007 and recorded in the Office of the Chester County Recorder of Deeds on July 30, 2007, in Deed Book Volume 7225 at Page 162.

Tax Parcel No. 52-06E-0052

PLAINTIFF: CSMC 2020-RPL2 Trust VS
DEFENDANT: **Michael C. Zeminski & Amy P. Zeminski**

SALE ADDRESS: 1161 Sylvan Road, West Chester, PA 19382

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

IN RE: Jeep Renegade (2015)
VIN: ZACCJBBT1FPB88558

PETITION FOR INVOLUNTARY
TRANSFER OF VEHICLE TITLE

: IN THE COURT OF COMMON PLEAS
: CHESTER COUNTY, PENNSYLVANIA
: CIVIL ACTION
: NO. 2022-06615-MJ

ORDER

AND NOW, this 30th day of August 2022, upon consideration of the attached Petition and upon motion of Daniel E. Hoffman, a hearing is scheduled for the Petition for Involuntary Transfer of Vehicle Title.

The hearing is set for October 27, 2022, at 9:30 am before the Honorable Honorable Nicole Forzato in Courtroom 18, **Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.**

BY THE COURT:

Per Curiam

J.

FILED
2022 AUG 30 PM 1:08
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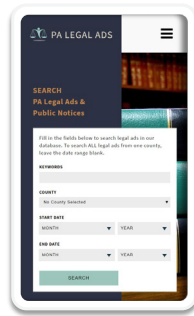
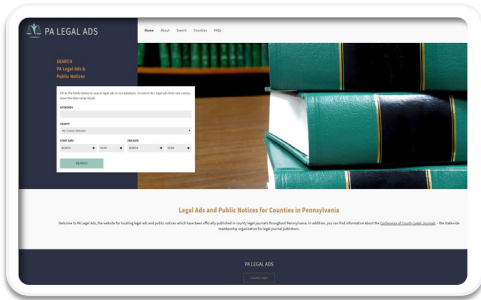
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- He has also represented defendants such as hospitals, doctors, law firms and other individuals and entities.
- Roy has regularly been selected by his peers for inclusion in The Best Lawyers in America.
- Best Lawyers recognized Mr. DeCaro in 2018 as the “*Best Personal Injury Lawyer of the Year*” for Philadelphia.
- Roy has been selected to the Super Lawyers list for 20 years and has been ranked as one of the top ten lawyers in Pennsylvania on two occasions.

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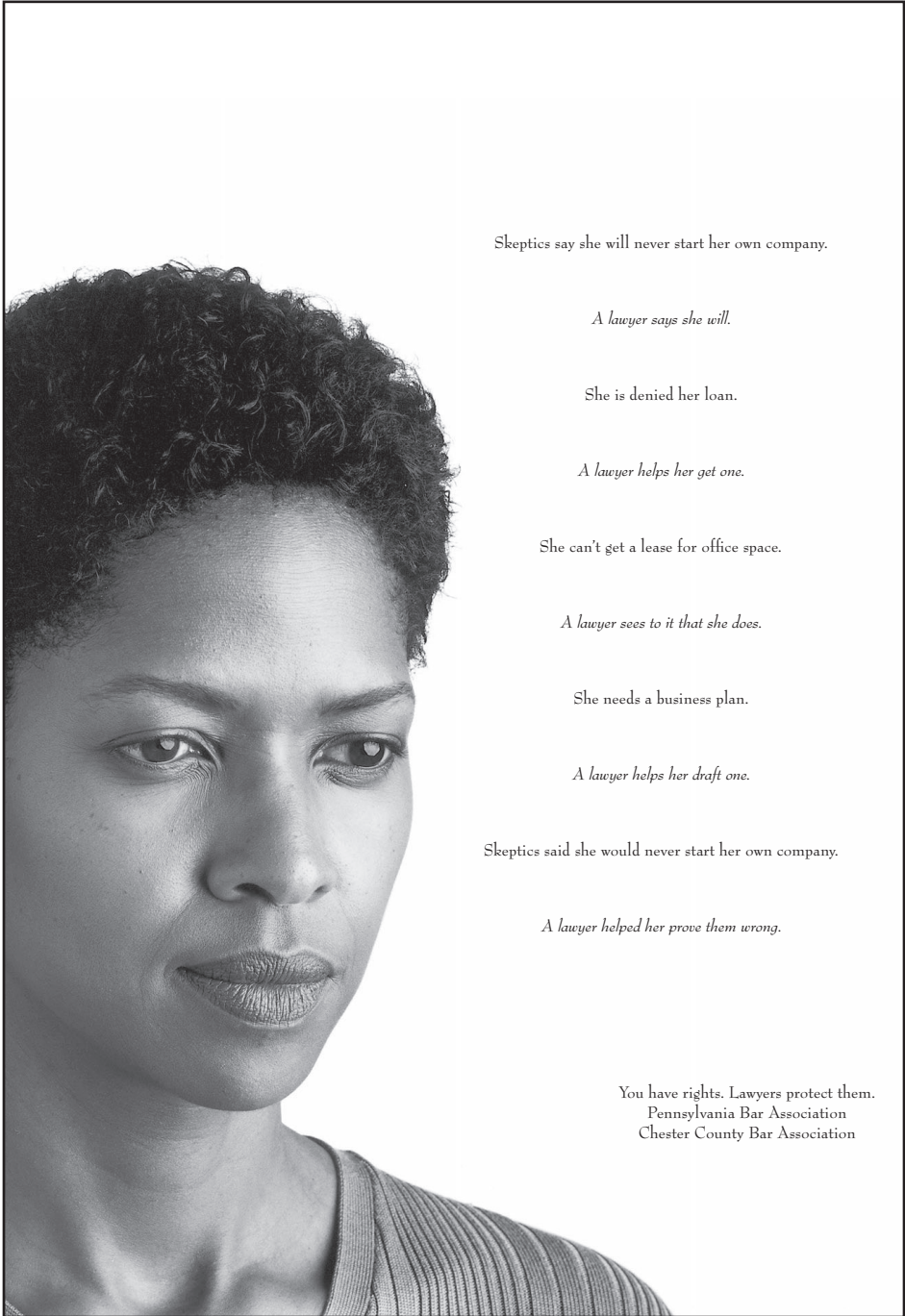
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