



# Chester County Law Reporter

(USPS 102-900)

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# Chester County Law Reporter

(USPS 102-900)

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

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**In the Interest of C.B., a minor**

Juvenile Act – Adjudication of delinquency – Disposition – Expert opinion – Sex offender restrictions

1. The Juvenile Act grants broad discretion to the juvenile court when determining an appropriate disposition. Only a manifest abuse of discretion by the court can justify a disposition to be overturned. Manifest abuse of discretion is more than a mere error of judgment. It requires a result of manifest unreasonableness, partiality, prejudice, bias, ill will, or so lacking in support as to be clearly erroneous.
2. It is well settled that the trial court can believe all, part or none of the testimony of a witness. Even un rebutted expert opinion may be rejected by the fact-finder.
3. The determination that a juvenile committed felony delinquent acts is alone sufficient to sustain a finding that he was in need of treatment, supervision or rehabilitation as the Juvenile Act requires the court to so find in the absence of evidence to the contrary. Consequently, in such circumstances, there is a presumption for adjudication which shifts the burden of persuasion to the juvenile. In this case, since the court determined the juvenile committed felony delinquent acts, the Commonwealth, having already presented a large quantity of evidence from many witnesses over multiple hearings to prove beyond a reasonable doubt the juvenile's delinquent acts, was not required to present any evidence or reports that the juvenile was in need of treatment, supervision or rehabilitation. Further, the evidence provided by the experts as to the juvenile's computer fascination and comments/attitudes during therapy fully support the court's determination that he be supervised.
4. Opinions do not create facts and can be considered by the fact-finder as low-grade and not entitled to much weight.
5. The juvenile argued that because he completed treatment, the court's decision to supervise him is an abuse of discretion. That argument, if accepted, would rewrite the Juvenile Act to eliminate "supervision" from the mandated determination of whether the juvenile is in need of "treatment, supervision or rehabilitation," and would provide an unreasonable advantage to those few juveniles committing delinquent acts, like sex offender acts, for which there exists a specific regimen of treatment developed to reduce recidivism. If a juvenile is only required to complete treatment for such crimes, illogically, he or she could avoid the supervision required for crimes significantly less harmful to the public. Similar to this juvenile, he or she could quickly arrange for treatment, delay the adjudication hearing until completed, and then require that the case be dismissed because treatment had been completed. The law does not, and cannot, encourage such manipulation of juvenile court procedure. [See 2/26/20 Order that follows the Memorandum Opinion.]
6. Following an adjudication hearing, the juvenile was found to have committed 100 felony counts of sexual abuse of children, commonly referred to as posses-

sion of child pornography. Between photographs and videos, his delinquent acts involved possession of nearly 1,000 items of child pornography on his school-based computer. The court held an adjudication of delinquency hearing and determined the juvenile was in need of treatment, supervision or rehabilitation and placed him on probation with conditions tailored to the committed offenses. Thereafter, the juvenile filed a motion alleging that the court should not have found that the juvenile was in need of treatment, rehabilitation or supervision because the court's finding was contrary to the opinions of treating and reporting experts as well as the probation officer and the Commonwealth presented no evidence or reports the juvenile needed continued supervision. Given the position of the experts that the juvenile did not need further sex offender treatment and/or sex offender related restrictions, the probation officer had not recommended sex offender related restrictions as conditions of probation, including requirements not to obtain, view or possess pornography, and not to have unsupervised access to the internet or to an internet accessing device. The court noted it accepted the recommendations of the experts and did not require additional sex offender treatment; however, the court declined to accept recommendations that it remove the standard sex offender restrictions on the juvenile. The court placed the juvenile under supervision for many reasons, including that the juvenile had received merely ten hours of sex offender therapy during which concerning attitudes were exhibited by him, including at the end of the therapy; his delinquent acts involved viewing, on multiple occasions, highly disturbing child pornography from a vast quantity he retained, indicated more than a passing prurient interest; the court sought to ensure that his treatment truly was effective, with sex offender restrictions in place, before releasing him unrestricted into the community, especially given his deeply ingrained computer orientation and expected access to the internet; the court was aware that the very circumstances which enabled the juvenile to commit these offenses – unrestricted use of a computer for high school – could continue unabated through the spring semester if he were not supervised; the court sought to supervise him through the end of this school year to ensure that he completed high school and earned his diploma; and the court sought to provide that any relapse of the juvenile's interest in child pornography be addressed during a period of juvenile court supervision, before he reached the age of majority and was subject to the harsh ramifications of adult criminal prosecution. In this case, the juvenile had the burden of persuasion but failed to convince the court that he was not in need of supervision and that his case should be dismissed. The court *Held* it did not commit a manifest abuse of discretion or error of law when it concluded that the juvenile had failed to overcome the statutory presumption for adjudication and respectfully suggested the order denying the juvenile's post-dispositional motion, and the underlying adjudication of delinquency, be affirmed.

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[69 Ches. Co. Rep. **In the Interest of C.B., a minor**

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C.C.P. Chester County, Pennsylvania Juvenile No. CP-15-JV-125-2019; In the Interest of: C.B., a minor

John Lachall for the juvenile

Christine Abatemarco for the Commonwealth

Hall, P.J., May 26, 2020:-

[Editor's note: Affirmed by the Superior Court on Nov. 6, 2020.]

: IN THE COURT OF COMMON PLEAS

IN THE INTEREST OF:

: CHESTER COUNTY, PENNSYLVANIA

C.B., a minor

: JUVENILE NO: CP-15-JV-125-2019  
(948 EDA 2020)

### MEMORANDUM OPINION

#### Procedural History

On November 26, 2019, following an adjudication hearing, the juvenile, C.B., was found to have committed 100 counts of sexual abuse of children, 18 Pa.C.S. § 6312(d), all felonies of the third degree. The juvenile's delinquent acts consisted of his possession of approximately 597 photographs and 367 videos of child pornography, including many graphic depictions of sexual abuse and rape of prepubescent children, some as young as four years old. The juvenile acquired, possessed and viewed this child pornography multiple times on his school-based computer.

On January 17, 2020 the court held an adjudication of delinquency hearing, pursuant to Pa.R.J.C.P. 409, to determine whether the juvenile was in need of treatment, supervision or rehabilitation. Following testimony, argument of counsel, and a recess to deliberate, the court determined that the juvenile was in such need, adjudicated the juvenile delinquent and ordered disposition to consist of a period of probation with conditions tailored to the committed offenses. On January 27, 2020 the juvenile filed a post-dispositional motion ("Motion") alleging that the court should not have found that the juvenile was in need of treatment, rehabilitation or supervision. Following submittal of briefs by the parties, the court denied the Motion by order dated February 26, 2020. The juvenile filed a notice of appeal on March 24, 2020. On March 26, 2020 the court issued an order requiring the juvenile to file a concise statement of errors complained of on appeal ("Concise Statement") within twenty-one (21) days. On May 14, 2020 the juvenile filed a Concise Statement<sup>1</sup> listing the following three appeal issues:

"1. This Honorable Court's decision that [C.B.] is in need of continued supervision is contrary to the testimony and opinions expressed by:

- a. The testimony and report of Ariana T. Labenskyj, LPC.
- b. The report by Dr. Bruce E. Mapes.
- c. The testimony and report of Juvenile Probation Officer, Jonathan Koestel.

<sup>1</sup> Pursuant to the Pennsylvania Supreme Court's April 28, 2020 emergency order (related to the COVID-19 pandemic), the juvenile's deadline to file the Concise Statement was extended to May 11, 2020. However, due to a failure by the Chester County clerk of courts' office to send the March 26, 2020 order to the juvenile's attorney, the juvenile did not receive notice until May 13, 2020. Consequently, the juvenile's May 14, 2020 Concise Statement was timely filed *nunc pro tunc* due to a breakdown in the court's operations.

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[69 Ches. Co. Rep. **In the Interest of C.B., a minor**

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2. The decision of this Honorable Court concluding that [C.B.] is in continued need of supervision is in error inasmuch as the Commonwealth presented no evidence or reports that [C.B.] was in need of continued supervision.

3. Any applicable statutory presumption concerning treatment, supervision or rehabilitation of [C.B.] was clearly and compellingly overcome by the testimony of Ariana Labenskyj, the report of Dr. Bruce E. Mapes and the testimony and report of Jonathan Koestel.”

The court’s February 26, 2020 footnoted order denying the Motion is attached hereto and incorporated herein by reference to explain the reasons for the court’s decision. The court now writes pursuant to the mandate of Pa.R.A.P. 1925(a) to further explain those reasons.

### **Findings of Fact<sup>2</sup>**

1. On or about October 24, 2018, the juvenile turned in his school-issued laptop computer to his high school for repairs. Before the computer was returned to the juvenile, the school discovered child pornography files on it and contacted local law enforcement.
2. Following the issuance of a search warrant and a forensic evaluation, it was discovered that C.B. possessed 597 photographs and 367 videos of child pornography, many containing graphic images of sexual abuse and rape of prepubescent children, some as young as four years old.
3. The juvenile had downloaded this vast collection of child pornography, and viewed it multiple times, before he brought the computer in for repair. Apart from this computer based acquisition, he had also accessed other pornography on computer websites.
4. Prior to the January 17, 2020 adjudication of delinquency hearing, the juvenile was firmly oriented to, if not fixated on, computers. As a 17 year-old senior at the time of the hearing, his hobbies included computer programming and his future goal was to study digital media. Years before, while in middle school, he was suspended for hacking the school computer. During his sex offender therapy, the juvenile stated multiple times that he felt more comfortable interacting with others on the computer than in person.
5. During a four month period, from May 9, 2019 through September 9, 2019, C.B. received approximately ten hours of sex offender therapy with Ariana Labenskyj (“Ms. Labenskyj”). Prior to meeting with C.B., Ms. Labenskyj had provided sex offender therapy to juveniles for only eight months. During that time she had treated just two to three children who had possessed child pornography depicting

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<sup>2</sup> The facts described herein are those deemed material and credible by the court. Any facts described within the attached February 26, 2020 order, the preceding Procedural History and the following Discussion sections, are incorporated herein by reference.

prepubescent children. Ms. Labenskyj's therapy for youth interested in viewing photos depicting the abuse of prepubescent children, like C.B., is the same as she provides to teenagers exchanging nude photos of same-age peers. She sees no significant difference between these two types of interests.

6. Ms. Labenskyj noted during her therapy, that C.B. did not appear to have insight into the effects of viewing child pornography, did not appear to have much remorse, lacked an understanding of healthy sexual urges and struggled with developing empathy. In her last therapy session, Ms. Labenskyj noted that C.B.'s mental health disability may be affecting his ability to gain insight into the seriousness of his actions. (Exhibit D-2)
7. During the January 17, 2020 hearing, Ms. Labenskyj did not recommend any further sex offender treatment for C.B.
8. Psychologist Dr. Bruce E. Mapes ("Dr. Mapes"), as expressed in his December 18, 2019 letter report (Exhibit D-3), and following an interview of C.B., also did not recommend that the juvenile receive further sex offender treatment. Dr. Mapes also opined that the juvenile did not require any further sex offender related restrictions.
9. Prior to the January 17, 2020 hearing, to his credit, C.B. had no violations of pre-adjudication supervision, had completed approximately 30 to 40 hours of community service and had donated \$200 to \$250 to an organization for missing and exploited children. The juvenile had also voluntarily engaged in outpatient treatment to address a mental health disability and improve his social skills.
10. The juvenile's probation officer, Jonathan Koestel ("Mr. Koestel"), testified during the hearing that if C.B. were adjudicated delinquent, he would recommend placing the juvenile on probation but would quickly move to close the case following the juvenile's payment of required monies. Mr. Koestel recommended the payment of certain required fees, and the restitution claimed by the juvenile's school district as conditions of probation. Given Ms. Labenskyj's and Dr. Mapes's opinions, Mr. Koestel did not recommend that sex offender related restrictions be included as conditions of probation, including requirements not to obtain, view or possess pornography, and not to have unsupervised access to the internet or to an internet accessing device.

### Discussion

#### *Alleged Error No. 1*

"1. This Honorable Court's decision that [C.B.] is in need of continued supervision is contrary to the testimony and opinions expressed by:

- a. The testimony and report of Ariana T. Labenskyj, LPC.
- b. The report by Dr. Bruce E. Mapes.
- c. The testimony and report of Juvenile Probation Officer, Jonathan Koestel."



The court did not abuse its discretion when it decided that C.B. should be supervised on probation. Contrary to the stated issue, although the court had concerns regarding Ms. Labenskyj's experience, and the extent of sex offender treatment she provided to the juvenile, ultimately the court accepted her recommendation, and that of Dr. Mapes, to refrain from ordering the juvenile to engage in any further sex offender treatment. The court declined, however, to accept Dr. Mapes's and Mr. Koestel's recommendation that the court remove the standard sex offender restrictions on C.B., and Mr. Koestel's suggestion that C.B.'s probation last only until he paid the required fees and restitution. The court understood the applicable law, carefully weighed the material facts and thoroughly considered the arguments of counsel during a lengthy recess before it made its decision.

The Juvenile Act grants broad discretion to the juvenile court when determining an appropriate disposition. Only a manifest abuse of discretion by the court can justify a disposition to be overturned. *Commonwealth vs. B.D.G.*, 959 A.2d 362, 366-367 (Pa. Super. 2008). Manifest abuse of discretion is more than a mere error of judgment. It requires a result of manifest unreasonableness, partiality, prejudice, bias, ill will, or so lacking in support as to be clearly erroneous. *Commonwealth vs. Walls*, 926 A.2d 957, 961 (Pa. 2007). Here, rather than commit a manifest abuse of discretion, the court's decision to reject part of Dr. Mapes and Mr. Koestel's recommendations simply resulted from the court exercising its own neutral discretion, following its consideration of those opinions. It is well settled that the trial court can believe all, part or none of the testimony of a witness. *Commonwealth vs. Hornberger*, 270 A.2d 195, 197 (Pa. 1970). Even un rebutted expert opinion may be rejected by the fact-finder. *Green vs. Schuylkill County Board of Assessment Appeals*, 772 A.2d 419, 424-425 (Pa. 2001).

As stated, in part, on the record at the conclusion of the January 17, 2020 adjudication of delinquency hearing, the court placed C.B. under supervision for many reasons. First, the court was concerned that he had received merely ten hours of sex offender therapy during which concerning attitudes were exhibited by him, including at the end of the therapy. Second, his dozens of delinquent acts involved viewing, on multiple occasions, highly disturbing child pornography from a vast quantity he retained, indicated more than a passing prurient interest. Third, the court sought to ensure that his treatment truly was effective, with sex offender restrictions in place, before releasing him unrestricted into the community, especially given his deeply ingrained computer orientation and expected access to the internet. Fourth, the court was aware that the very circumstances which enabled C.B. to commit these offenses – unrestricted use of a computer for high school – could continue unabated through the spring semester if he were not supervised. Fifth, pursuant to the purposes of the Juvenile Act that C.B.'s mental abilities and competencies be developed, the court sought to supervise him through the end of this school year to ensure that he completed high school and earned his diploma. 42 Pa.C.S. § 6301(b)(1.1) and (2). Sixth, the balanced and restorative justice purposes of the Juvenile Act also required that C.B. pay the restitution necessitated by his delinquent acts. 42 Pa.C.S. § 6301(b)(2). His supervi-

sion will better assure the victim that he pays it. Lastly, the court sought to provide that any relapse of the juvenile's interest in child pornography be addressed during a period of juvenile court supervision, before he reached the age of majority and was subject to the harsh ramifications of adult criminal prosecution.

Consequently the court did not exhibit manifest unreasonableness, partiality, prejudice, bias, ill will, or lack support when it decided C.B. required a period of supervision.

### *Alleged Error No. 2*

"2. The decision of this Honorable Court concluding that [C.B.] is in continued need of supervision is in error inasmuch as the Commonwealth presented no evidence or reports that [C.B.] was in need of continued supervision."

As alluded to in the juvenile's third issue, the determination that C.B. committed felony delinquent acts was alone sufficient to sustain a finding that he was in need of treatment, supervision or rehabilitation. The Juvenile Act requires the court to so find in the absence of evidence to the contrary. 42 Pa.C.S. § 6341(b). Consequently, there was a presumption for adjudication which shifted the burden of persuasion to C.B. *In the interest of T.L.B.*, 127 A.3d 813, 815 (Pa. Super. 2015), *appeal denied*, 127 A.3d 813 (Pa. 2016). Therefore, the Commonwealth, having already presented a large quantity of evidence from many witnesses over multiple hearings to prove beyond a reasonable doubt C.B.'s delinquent acts, was not required to present any evidence or reports that C.B. was in need of treatment, supervision or rehabilitation. Furthermore, in addition to the Commonwealth's evidence regarding C.B.'s extensive collection of child pornography, the evidence provided by Dr. Mapes and Ms. Labenskyj as to his computer fascination and comments/attitudes during therapy fully support the court's determination that he be supervised. The juvenile's suggestion that the court's determination constituted an error of law implies that the law mandated a dismissal of the case and that the court had no discretion to decide otherwise. There is no law which supports that implication. Consequently, this issue is also without merit.

### *Alleged Error No. 3*

"3. Any applicable statutory presumption concerning treatment, supervision or rehabilitation of [C.B.] was clearly and compellingly overcome by the testimony of Ariana Labenskyj, the report of Dr. Bruce E. Mapes and the testimony and report of Jonathan Koestel."

This issue implies that the court was required to find that the juvenile met his burden of persuasion and that the court was required to dismiss the case. As with the juvenile's suggestion in the second issue, the law does not so require. The court had the responsibility to weigh the material facts and use its discretion to decide if the statutory presumption had been overcome. It appropriately exercised that dis-

cretion. The burden of persuasion determines which party must produce sufficient evidence to convince a fact-finder that a fact has been established. The burden of persuasion never leaves the party on whom it originally is cast. *Hurley vs. Hurley*, 754 A.2d 1283, 1286 (Pa. Super. 2000). *Sub judice*, the juvenile had the burden of persuasion but failed to convince the court that he was not in need of supervision and that his case should be dismissed. Consequently, he was properly adjudicated delinquent and placed on probation.

Despite the juvenile's assertion, Ms. Labenskyj, Dr. Mapes and Mr. Koestel did not provide sufficient credible evidence to meet the juvenile's burden of persuasion. As against C.B.'s disturbing interest in child pornography, his concerning attitudes and statements during therapy, and the merely adequate sex offender therapy provided, the opinions relied upon by the juvenile did not support a conclusion that he should be unsupervised. Against the facts pertaining to the juvenile, such opinions, which created no facts, could be considered by the fact-finder as low-grade and not entitled to much weight. *Commonwealth vs. Woodhouse*, 164 A.2d 98, 107-108 (Pa. 1960); *Commonwealth vs. McLeod*, A.2d 177, 179 (Pa. Super. 1983).

Indeed, contrary to the juvenile's stated issue, neither Ms. Labenskyj, Dr. Mapes, nor Mr. Koestel even suggested that C.B. should not be supervised. Ms. Labenskyj and Dr. Mapes opined that he did not require further sex offender treatment. The court agreed with those opinions. Similarly, Mr. Koestel did not advocate that the case be dismissed. He merely suggested that supervision, following an adjudication, be quickly ended and the case closed following C.B.'s payment of the required monies.

Certainly, the circumstances of this case do not approach those of *In the interest of T.L.B.*, *supra*, where the court decided that neither treatment, supervision nor rehabilitation was required after the twelve year-old juvenile was found to have committed two felony delinquent acts. There, the juvenile, who had previously been adjudicated dependent, had received eight months of intensive sex offender and mental health treatment multiple times per week during placement. By the time of his adjudication of delinquency hearing, his still uncompleted treatment had consisted of approximately 450 hours of total therapy, with presumably hundreds of more hours anticipated over an additional four months of treatment. In contrast, seventeen year-old C.B., who had committed one hundred felony acts, received just 10 hours of outpatient therapy. Perhaps most significantly, the juvenile court continued to supervise the juvenile as a dependent child in *In the Interest of T.L.B.* after the delinquency case was dismissed. Lastly, *In the interest of T.L.B.* did not involve a computer oriented juvenile who had committed computer-related offenses and who would have an identical opportunity to commit the same offenses if he were not supervised.

Consequently, the court did not commit a manifest abuse of discretion or error of law when it concluded that the juvenile had failed to overcome the statutory presumption for adjudication.

**Conclusion**

For the foregoing reasons, the court respectfully suggests that the February 26, 2020 order denying the juvenile's post-dispositional motion, and the underlying adjudication of delinquency, be affirmed.

BY THE COURT:

May 26, 2020

Date

/s/ John L. Hall, P.J.

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[69 Ches. Co. Rep. **In the Interest of C.B., a minor**

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IN THE INTEREST OF: : IN THE COURT OF COMMON PLEAS

C.B., a minor : CHESTER COUNTY, PENNSYLVANIA

: JUVENILE NO: CP-15-JV-125-2019  
(948 EDA 2020)

**ORDER**

AND NOW, this 26th day of February, 2020, in consideration of C. B.'s ("Juvenile") January 27, 2020 post-dispositional motion ("Motion"), and the briefs of the parties, it is hereby **ORDERED** and **DECREED** that the Motion is **DENIED**.<sup>1</sup>

BY THE COURT:

/s/ John L. Hall, P. J.

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<sup>1</sup> After carefully considering the arguments of counsel, the facts pertaining to the delinquent acts committed by the Juvenile, the Juvenile's behavior during pre-adjudication conditions and the law, pursuant to Pa.R.J.C.P. 409A, the court found that the Juvenile was in need of treatment, supervision or rehabilitation. The court concluded that there was insufficient credible evidence to the contrary to rebut the statutory presumption within the Juvenile Act, 42 Pa.C.S. § 6341(b), that the commission of a felony shall be sufficient to sustain this finding. Significantly, the Juvenile did not commit merely a single felony, he committed 100 felonies while egregiously possessing approximately 597 depictions of child pornography, many containing graphic sexual abuse and rape of very young prepubescent children, as well as approximately 367 videos depicting the same, on his school issued computer. Although the Juvenile had successfully completed approximately ten (10) hours of sex offender treatment prior to the adjudication of delinquency hearing, the court decided that a further period of supervision was required, with conditions specifically tailored to the nature of the offenses the Juvenile had committed.

The Juvenile argues that because he completed treatment, the court's decision to supervise him is an abuse of discretion. That argument, if accepted, would rewrite the Juvenile Act to eliminate "supervision" from the mandated determination of whether the juvenile is in need of "treatment, supervision or rehabilitation," and would provide an unreasonable advantage to those few juveniles committing delinquent acts, like sex offender acts, for which there exists a specific regimen of treatment developed to reduce recidivism. If a juvenile is only required to complete treatment for such crimes, illogically, he or she could avoid the supervision required for crimes significantly less harmful to the public. Similar to this Juvenile, he or she could quickly arrange for treatment, delay the adjudication hearing until completed, and then require that the case be dismissed because treatment had been completed. The law does not, and cannot, encourage such manipulation of juvenile court procedure.

Here, supervision is especially appropriate given the Juvenile's unusually close association with computers, the very tempting device he used to access such a vast quantity of child pornography. Indicating his particular fascination with computers, his sex offender therapist noted that he feels more comfortable with computers than people (1/27/2020 N.T., p. 36). Forensic psychologist Dr. Bruce Mapes, within his December 18, 2019 evaluation, noted that the Juvenile had been suspended from school for previously "hacking the school computer" (Defendant's Exhibit 3, p.3). Although the Juvenile never testified under oath as to the extent of his viewing the pornographic images and videos, he did tell his sex offender therapist that he had viewed them multiple times on his computer. Given this computer orientation, the requirements of supervision imposed by the court specifically require the Juvenile to have no unsupervised access to the internet or

internet accessing devices, including computers.

Additionally concerning to the court, and an indication that further supervision was necessary, was the sex offender therapist's observation, during her last therapy session with him, that the Juvenile's mental health disability "may be affecting his ability to gain insight into the seriousness of his actions" (Defendant's Exhibit 2, p. 2). Consequently, it appeared to the court that based on all the information before it, a period of supervision was necessary to better ensure that the treatment the Juvenile received is actually successful, not just deemed so by the therapist, that the Juvenile would more likely avoid the draconian consequences of an adult conviction for similar conduct by a delay of his unlimited access to the internet via his computer, and that the school, as a victim in this case, would receive the restitution requested of it in conformity with the balanced and restorative justice goals of the Juvenile Act. As alluded to during the January 17, 2020 hearing, the court notes that any one of 100 counts of child pornography in adult court would have subjected him to a seven year period of supervision.

Should this matter be appealed, the court may provide further findings of fact, conclusions of law and discussion in a memorandum opinion to the Superior Court.

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**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 for **LK Sales and Services, Inc.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

**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 Monday, April 27, 2020, for **National Energy Distributors, Inc.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Technology to improve energy distribution.

Inklynk LLC

Inklynk

2300 Bethelview Rd Ste 110-302

Cumming, GA 30040

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT, on December 18, 2020, Articles of Incorporation were filed with the Department of State for **Queen Street Development GP, Inc.**, a business corporation organized under the Pennsylvania Business Corporation Law of 1988. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Drive, Ste. 100, P.O. Box 673, Exton, PA 19341-0673

## 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**

**BUECHNER**, C. Suzanne, a/k/a Carol Suzanne Buechner, Suzanne Buechner and Carol Buechner, late of Willistown Township. Lauren E. Buechner and Andrew G. Buechner, 218 N. 22ND St., Apt. B., Philadelphia, PA 19103, Executors. MATTHEW D. GILBERT, Esquire, Fromhold Jaffe & Adams, P.C., 789 E. Lancaster Ave., St. 220, Villanova, PA 19085, atty.

**CALLO**, Dorothy M., a/k/a Dorothy Callo, late of East Goshen Township. Donna M. Forcey, 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.

**CASSELBERRY**, James Richard, late of Phoenixville. Jennifer Epps, 612 W. Seven Stars Road, Phoenixville, PA 19460, Executrix.

**CATINA**, Joseph A., late of West Chester Borough. Joe L. Catina, 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.

**COPE**, Jeanne Evans, a/k/a Catherine Jeanne Evans Cope, late of Kennett Square. Richard Cope, 410 Wise Ave, Baltimore, MD 21222, Executor.

**EGGLESTON**, Annie Bell, late of Coatesville Borough. Henry H. Eggleston, care of JEFFREY C. GOSS, Esquire, 480 New Holland Ave, Suite 6205, Lancaster, PA 17602, Executor. JEFFREY C. GOSS, Esquire, Brubaker Connaughton Goss & Lucarelli LLC, 480 New Holland Ave, Suite 6205, Lancaster, PA 17602, atty.

**FOEHL**, Mary L., late of Honey Brook Township. Kimberlee J. Nelson, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

**FRIDAY**, Carol Rees, a/k/a Carol Friday & Carol A. Friday, late of Phoenixville. Kelly Conway, 221 Lyndell Drive, Phoenixville, PA 19460, Executor.



SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

**GUERRERA**, Michael J., late of East Nottingham Township. Margaret McNair, care of IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, Executor. IRA D. BINDER, Esquire, 227 Cullen Rd, Oxford, PA 19363, atty.

**JELINEK**, Dana L., late of East Goshen Township. David C. Jelinek, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301-1775, Executor. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301-1775, atty.

**KELLY**, James F., late of Willistown Township. Matthew Kelly, care of VINCENT CAROSELLA, JR., Esquire, 882 S. Matlack Street, Suite 101, West Chester, PA 19382, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

**LEAGITON**, Lee Arthur, late of Uwchlan Township. Connie Rose, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**LETO**, Francesco, late of Tredyffrin Township. Francis J. Leto and Bruce G. Leto, care of RUSSELL J. RESSLER, Esquire, 30 Valley Stream Parkway, Malvern, PA 19103, Executors. RUSSELL J. RESSLER, Esquire, Stradley, Ronon, Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19103, atty.

**MARTIN**, Lorraine L., late of East Pikeland Township. Paul J. Martin, care of MICHAEL S. CONNOR, Esquire, 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444, Executor. MICHAEL S. CONNOR, Esquire, The Law Office of Michael S. Connor, 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444, atty.

**McCLOSKEY**, Mary D., late of Westtown Township. Christine M. Kinsey, 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.

**McDONALD, JR.**, John Joseph, a/k/a John J. McDonald, late of West Whiteland. Marie Nadeau, 129 Church Street, Malvern, PA 19355, Administratrix. WILLIAM JOSEPH McDEVITT, Esquire, 57

Colonial Drive, Havertown, PA 19083, atty.

**MILLER**, Brent L., a/k/a Brent Lavere Miller, late of East Coventry Township. Victoria L. Miller, 230 Brownstone Dr., Pottstown, PA 19465, Executrix. JOSEPH K. KOURY, Esquire, O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464, atty.

**PANTONE**, Veronica H., late of Phoenixville. Theresa Keys, care of ANN C. PEARL, Esquire, 1940 Route 70, Suite 2, Cherry Hill, NJ 08003, Executrix. ANN C. PEARL, Esquire, Law offices of Ann C. Pearl, 1940 Route 70, Suite 2, Cherry Hill, NJ 08003, atty.

**RONCA**, Beverly F., late of East Goshen Township. John P. Ronca, care of BRUCE W. LAVERTY, Esquire, 701 East Lancaster Avenue, Suite B, Downingtown, PA 19335, Administrator. BRUCE W. LAVERTY, Esquire, Laverty Law Offices, 701 East Lancaster Avenue, Suite B, Downingtown, PA 19335, atty.

**WOGRAM**, Jeffrey W., late of Uwchlan Township. Rudolph M. Wogram, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administrator. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

## 2nd Publication

**AMMON, JR.**, Henry E., late of Honey Brook Township. Brian H. Ammon, care of LINDA KLING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. LINDA KLING, Esquire, Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**BERMAN**, Hildegard, late of Penn Township. Michelle Berman Dodge, care of BRADLEY S. COHEN, Esquire, 1810 Chapel Ave. West, Ste. 200, Cherry Hill, NJ 08002, Executrix. BRADLEY S. COHEN, Esquire, Lex Nova Law LLC, 1810 Chapel Ave. West, Ste. 200, Cherry Hill, NJ 08002, atty.

**CHWOROWSKY**, Eleanor D., late of Honey Brook. David Thomsson, 104 Melrich Road, Cranbury, NJ 08512, Executor.

**CUNNINGHAM**, Nancy S., a/k/a Nancy Cunningham, late of East Goshen Township. Julie A. Cunningham, 43 Orchard Court, Royersford, PA 19468, Executrix. THERESE L. MONEY, Esquire, Law Office Therese L. Money, LLC, 109 East Evans St., Suite A, West Chester, PA 19380, atty.

**DeVAUX**, Charles D., late of Malvern. Helen DeVaux, 200 W Elm Street #1333, Conshohocken, PA 19428, Executrix. CARRIE WOODY, Esquire,

Woody Law Offices, PC, 110 W. Front St., Media, PA 19063, atty.

**GUMMEY, JR.**, Charles F., late of Pennsbury Township. Joan F. Gummey, care of WILLIAM H. LUNGER, Esquire, 1020 N. Bancroft Parkway, Suite 100, Wilmington, DE 19805, Executrix. WILLIAM H. LUNGER, Esquire, Martin & Lunger, P.A., 1020 N. Bancroft Parkway, Suite 100, Wilmington, DE 19805, atty.

**JAMES**, Pauline H., late of Oxford. Judith K. Davis, care of RYAN G. BORCHIK, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator C.T.A. RYAN G. BORCHIK, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**KOLYNYCH**, Walter, late of Penn Township. Hugh Diamond and Rebecca Diamond, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**LEITNER**, Maria M., late of West Whiteland Township. Maria Wilson, 3503 Sandpiper Court, Edgewood, MD 21040, Executrix.

**MacFADDEN-OSMOND**, Doreen B., a/k/a Doreen B. MacFadden, late of East Bradford Township. James W. MacFadden, Jr., care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

**MAUGER**, Grant E., a/k/a G. Eugene Mauger, late of East Bradford Township. Robert A. Mauger & Beverly G. Shairer, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executors. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

**MILLER**, Shirley Mae, late of Elverson Borough. Lori J. Helms, 124 Maple Drive, PO Box 244, Morgantown, PA 19543-0244, Executrix.

**MOWDAY**, Marilyn J., late of East Bradford. J. Graham Andes, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executor. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

**NAPPI**, Elizabeth D., a/k/a Bettie Nappi and Bunnie Nappi, late of West Chester. Veronica M. Zambito, 410 W. Deer Pointe Road, West Chester, PA 19382, Executrix.

**PANISH**, Charles V., late of Schuylkill Town-

ship. Suzanne Harteg and Christopher Gassert, care of DAVID P. BROWN, III, Esquire, 1944 Kimber-ton Rd., P.O. Box 729, Kimberton, PA 19442-0729, Executors. DAVID P. BROWN, III, Esquire, 1944 Kimber-ton Rd., P.O. Box 729, Kimberton, PA 19442-0729, atty.

**PRENDERGAST, JR.**, Robert W., late of Chaddsford. Tara Lafferty, care of KEVIN S. FRANKEL, Esquire, 150 N. Radnor Chester Road, Suite F-200, Radnor, PA 19087, Administratrix. KEVIN S. FRANKEL, Esquire, Frankel Estate Planning & Elder Law, LLC, 150 N. Radnor Chester Road, Suite F-200, Radnor, PA 19087, atty.

**SCOTT**, Barbara, late of Oxford. Meredith E. Scott, 59 South 3rd Street, Suite 5, Oxford, PA 19363, Administrator. ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

**SHOEMAKER**, Anne, a/k/a Tina Shoemaker, late of Phoenixville. Kimberly Baird, 109 W Linfield Trappe Rd., Royersford, PA 19468, Executrix.

**SNELL**, Ruth E., 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.

**WATSON**, Margery J., Margery Johnston Watson, late of East Pikeland Township. Brooke L. Watson, care of DAVID S. DANIEL, Esquire, 319 West Front Street, Media, PA 19063, Executor. DAVID S. DANIEL, Esquire, Law Office of David S. Daniel, 319 West Front Street, Media, PA 19063, atty.

**WHITEMAN**, Leroy T., late of East Bradford Township. Bruce L. Whiteman, care of WILBUR D. DAHLGREN, Esquire, 140 E. Butler Ave., Chalfont, PA 18914, Executor. WILBUR D. DAHLGREN, Esquire, Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914, atty.

### 3rd Publication

**ALLEN**, Kevin S., late of Phoenixville. Pearline Allen, 348 Nutt Road, Phoenixville, PA 19460, Administrator.

**BERISH**, Marcia P., late of East Goshen Township. Jennifer B. Sullivan, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**BOYER**, Jean A., late of East Goshen Township. Linda J. Boyd, 501 Raintree Lane, Malvern, PA 19355, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**BRIGGS**, Heather Ann, late of East Coventry Township. Ronald A. Briggs, 2650 Valley Forge Drive, Upper Chichester, PA 19061, Administrator. JOHN JAY WILLS, Esquire, Law Office of John Jay Wills, 4124 Chichester Avenue, Upper Chichester, PA 19061, atty.

**COE**, Gloria Martin Powell, a/k/a Gloria M. P. Coe, Gloria P. Coe and Gloria Coe, late of Kennett Township. Terence M. Coe, care of DOUGLAS E. COOK, Esquire, P.O. Box 397, Drexel Hill, PA 19026, Executor. DOUGLAS E. COOK, Esquire, P.O. Box 397, Drexel Hill, PA 19026, atty.

**DARLINGTON**, Sarah P., late of Pennsbury and Pocopson Township. Deborah L. McAnally and Kenneth W. Darlington, 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.

**DePEDRO**, Carmen F., late of Valley Township. Gregory J. DePedro, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Ave., Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Ave., Suite 13, Downingtown, PA 19335, atty.

**EGAN**, Andrew J., a/k/a A. Jack Egan, late of Penn Township. James J. Trucksess, care of JAMES F. CARNEY, Esquire, 610 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executor. JAMES F. CARNEY, Esquire, 610 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

**EGAN**, Maureen J., late of Penn Township. James J. Trucksess, care of JAMES F. CARNEY, Esquire, 610 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executor. JAMES F. CARNEY, Esquire, 610 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

**ELLIS**, Alan J., late of North Coventry Township. Steven Shillinger, 231 Laurelwood Rd., Pottstown, PA 19465, Executor. DILLON HARRIS, Esquire, Prince Law Offices PC, 646 Lenape Road, Bechtelsville, PA 19505, atty.

**FINLEY**, Michael Gerard, a/k/a Michael Finley, late of East Goshen Township. Margaret A. C. Finley, care of MARC L. DAVIDSON, Esquire, Radnor

Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executrix. MARC L. DAVIDSON, Esquire, Law Offices of Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

**FORD**, Ronald Paul, late of Honey Brook Township. Heather Gray, 103 Gloria Court, Vanceboro, NC, Administrator.

**GAYNOR**, Anita P., late of Borough of Malvern. Harry H. Pennewell, III, 1702 Raintree Lane, Malvern, PA 19355, Executor. HOWARD M. SOLOMAN, Esquire, 1760 Market Street, Suite 404, Philadelphia, PA 19103, atty.

**HORST**, Margaret M., late of Downingtown. Ronald T Horst, 1204 Bellows Court, Downingtown, PA 19335, Administrator.

**MACHT**, Paul E., a/k/a Paul Macht, late of Tredyffrin Township. Rebecca Gorman and Douglas E. Cook, P.O. Box 397, Drexel Hill, PA 19026, Executors. DOUGLAS E. COOK, Esquire, P.O. Box 397, Drexel Hill, PA 19026, atty.

**MAGILL**, William, late of East Fallowfield Township. Brian Magill, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

**MARSHALL**, Barbara Barus, late of Pennsbury Township. Anita M. D'Amico, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 204 N. Union St., Kennett Square, PA 19348, atty.

**MATTSON**, Samuel Fred, late of Kennett Square Borough. James H. Noon, Jr., care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**McCLURE, JR.**, Raymond A., late of Kennett Township. Amy L. Cook, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlet LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**MURPHY**, Katherine S., a/k/a Katherine Simmers Murphy, late of Valley Township. Keith A. Murphy, 1200 Hilltop Lane, Coatesville, PA 19320, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**PARKER**, Joel Ross, late of New Garden Township. Joel M. Parker, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**PRICE**, Leslie E., late of Penn Township. Dwight L. Price and Nathaniel B. Price, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**PUSEY**, John W., a/k/a John Watkin Pusey, late of Kennett Square Borough. Suzanne Pusey, 310 N. Broad St., Kennett Square, PA 19348, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 211 E. State St., P.O. Box 363, Kennett Square, PA 19348-3111, atty.

**STEIMER**, Joyce E., late of East Pikeland Township. Harlan I. Gustafson, Jr., 114 Airport Road, Pottstown, PA 19464, Executor. CYNTHIA A. McNICHOLAS, Esquire, 225 N. Olive Street, P.O. Box 1065, Media, PA 19063, atty.

**TIMKO**, Irene M., late of West Goshen. Robert J. Timko, 920 Sassafraz Circle, West Chester, PA 19382, Executor.

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### FICTITIOUS NAME

*NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of*

**Joe Cunningham, Copywriter**, with its principal place of business at 320 West Gay Street, Apt 1B, West Chester, PA 19380. The application has been (or will be) filed on: Friday, February 19, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Joseph Cunningham, 320 West Gay Street, Apt 1B, West Chester, PA 19380.

**Thrive Advisory**, with its principal place of business at 712 Haldane Drive, Kennett Square, PA 19348. The application has been (or will be) filed

on: Wednesday, February 17, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Susan Tedesco, Thrive Advisory, LLC, 712 Haldane Drive, Kennett Square, PA 19348.

Hannum Real Estate Holdings, LLC, of 280 Kelton Road, West Grove, PA 19390, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on December 31, 2020, registration of the name:

#### BA & JA PROPERTIES

under which it intends to do business at 2016 Newark Road, New London, PA 19360, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

LEGACY LAW PLLC  
Attorneys

West Grove & Jennersville Self Storage, LLC, of 280 Kelton Road, West Grove, PA 19390, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on January 12, 2021, registration of the name:

#### JMB PROPERTIES

under which it intends to do business at 282 Kelton Road, West Grove, PA 19390, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

LEGACY LAW PLLC  
Attorneys

**NACEConnect**, with its principal place of business at 1085 Andrew Drive, Suite A, WEST CHESTER PA, 19380. The application has been (or will be) filed on: 01/05/2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: AARON STARR 1085 ANDREW DRIVE SUITE A, WEST CHESTER, PA 19380, & NORTH AMERICAN CABLE EQUIPMENT, INC. 1085 ANDREW DRIVE SUITE A, WEST CHESTER, PA 19380.

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Falcon Secured Insurance**, for the conduct of business in Chester County, Pennsylvania, with the principal place of business being at 210 South Mill Avenue, Kennett Square, PA 19348, was approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on September 30, 2020, pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the entity owning or interested in the said business was:  
Raymond Kerber  
198 Teebox Lane, Ambler, PA 19002

NAME: LAWYER REFERRAL SERVICE  
CHESTER COUNTY BAR ASSOCIATION  
ADDRESS: 15 WEST GAY STREET  
WEST CHESTER, PA 19380  
PHONE: 610-429-1500

**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 demands 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: Sheila M. Weir, Deceased  
Late of: West Chester Township  
Trustee Name: Dr. David S. Weir  
Address: 141 Indian Hannah Road, West Chester, PA 19382  
Attorney: Peter S. Gordon, Esq.  
Firm: Gordon, Fournaris & Mammarella, P.A.  
Address: 1925 Lovering Ave, Wilmington, DE 19806

**3rd publication of 3**

**Trust Notice**

The Ashbrook Family Trust dated December 19th, 2014  
Notice is hereby given that Glindon Ashbrook, Jr., Harold Ray Ahsbrook and Christopher Charles Ashbrook, is/are the Successor Trustee(s) of the above named Trust. All persons indebted to Joan Ashbrook are requested to make payment and all those having claims against Joan Ashbrook are directed to present the same to: Glindon Ashbrook, Jr., Harold Ray Ahsbrook and Christopher Charles Ashbrook, Trustee(s) c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.

**3rd publication of 3**

**ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE**

Trust Estate of RAYMOND A. McCLURE, JR., deceased, late of Kennett Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of RAYMOND A. McCLURE, JR. are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Amy L. Cook, Trustee  
c/o Larmore Scarlett LLP  
P. O. Box 384  
Kennett Square, PA 19348

L. Peter Temple, Esquire  
Larmore Scarlett LLP  
P. O. Box 384  
Kennett Square, PA

**3rd publication of 3**

**ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE**

Trust Estate of LESLIE E. PRICE, deceased, late of Penn Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of LESLIE E. PRICE are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

**NOTICE**

**IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA CIVIL ACTION NO. 2020-00487-RC**

**TO: Robert J. Lowe and Renee Lowe, Defendants**

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A 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.

Dwight L. Price and Nathaniel B. Price, Trustees  
c/o Larmore Scarlett LLP  
P. O. Box 384  
Kennett Square, PA 19348

L. Peter Temple, Esquire  
Larmore Scarlett LLP  
P. O. Box 384  
Kennett Square, PA 19348

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### Sheriff Sale of Real Estate

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

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, April 19th, 2021.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

**FREDDA L. MADDOX, SHERIFF**

#### 2nd Publication

**SALE NO. 21-3-15**

**Writ of Execution No. 2015-03668**

**DEBT \$847,249.17**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated May 4, 2004, last revised June 15, 2005, and recorded as Plan File No. 17557, and being more particularly

bounded and described as follows, to-wit: BEGINNING at a point on the Southerly side of Pennswick Drive, a corner of Lot No. 46 on said Plan; thence extending along said Lot, South 7 degrees 25 minutes 36 seconds East 215.92 feet to a point inline of Open Space; thence extending along same the two following courses and distances:

(1) South 85 degrees 57 minutes 38 seconds West 100.18 feet to a point on the Northerly right-of-way so Sunoco Pipeline L.P. easement; and

(2) North 7 degrees 25 minutes 36 seconds West 210 feet to a point on the Southerly side of Pennswick Drive, thence extending along same, North 82 degrees 34 minutes 24 seconds East 100 feet to the first mentioned point and place of beginning.

BEING LOT NO. 45 on said Plan.

BEING THE SAME PREMISES AS Southdown Homes L.P., a Pennsylvania Limited Partnership by Southdown Properties, Inc., its General Partner, by Deed dated December 21, 2006, and recorded on December 29, 2006, by the Chester County Recorder of Deeds in Deed Book 7045, at Page 1307, as Instrument No. 10716629, granted and conveyed unto Jerard Brown, an Individual.

UPI NO. 29-5-1.45

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL 1, Asset-Backed Certificates, Series 2007-HL 1 VS

DEFENDANT: **Jerard Brown and the United States of America**

SALE ADDRESS: 3 Pennswick Drive, Downingtown, PA 19335

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

**SALE NO. 21-3-16****Writ of Execution No. 2018-07313****DEBT \$287,522.35**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, and described according to a Plan made for F. H. Construction Company known as "Hill Brook Park" said Plan made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, dated 1/3/1961 and ALST revised 3/30/1961, as follows, to wit:

BEGINNING at a point on the southeasterly side of Hill Brook Circle (50 feet wide) said point measured by the 5 following courses and distances from a point of curve on the northeasterly side of Conestoga Road (Route #401) (50 feet wide)' (1) leaving Conestoga Road on the arc of a circle curving to the right with the radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the southeasterly side of Hill Brook Circle (said point of tangent being the northwestern portion of "Leg" of Hill Brook Circle which has "U" shaped courses)' (2) north 24 degrees 51 minutes 30 seconds east, measured along the said side of Hill Brook Circle, 92.64 feet to a point of curve in the same; (3) northeastwardly measured still along the said side of Hill Brook Circle on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 1418.47 feet to a point of tangent in the same; (4) north 62 degrees 40 minutes east, measured still along the said side of Hill Brook Circle, 360 feet to a point of curve in the same and (5) northeastwardly measured still along the said side of Hill Brook Circle, on the arc of a circle curving to the right having a radius of 1,590 feet, the arc distance of 356.14 feet to the point of beginning; thence

extending from said point of beginning measured along the said side of Hill Brook Circle, the 2 following courses and distances; (1) northeastwardly on the arc of a circle curving to the right having a radius of 1,590 feet the arc distance of 165.58 feet to a point, the chord of said bearing north 78 degrees 29 minutes east, 165.50 feet to a point of tangent in the same, (2) north 81 degrees 28 minutes east, 15.23 feet to a point, thence extending south 8 degrees 32 minutes east, 23.9 feet to a point, thence extending south 57 degrees 30 minutes east, 164.37 feet to a point; thence extending north 14 degrees 30 minutes west 291.62 feet to the first mentioned point and place of beginning.

Being Lot #23 as shown on the above-mentioned Plan.

Being the same premises which Carol R. Judge nka Carol Burke by deed dated 1/23/93 and recorded 2/8/93 in Chester County in Record book 3502 Page 291 conveyed unto Barbara R. Guenther and Richard W. Guenther, W/H, in fee.

And being the same premises which Richard Guenther by Deed dated 6/27/11 and recorded in Chester County in record book 8210 page 1004 conveyed his interest unto Barbara R. Guenther, in fee.

Being UPI # 42-3-32.7

PLAINTIFF: Trumark Financial Credit Union

VS

DEFENDANT: **Diane D. Weaver and James E. Weaver, Jr.**

SALE ADDRESS: 28 Hillbrook Circle, Malvern, PA 19355

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-7700**



**SALE NO. 21-3-17**

**Writ of Execution No. 2019-02485**

**DEBT \$529,586.10**

ALL THOSE CERTAIN LOTS OR  
PIECES OF GROUND SITUATE IN  
EAST VINCENT TOWNSHIP, CHES-  
TER COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 7 COOKS  
ROAD, SPRING CITY, PA 19475

IMPROVEMENTS:RESIDENTIAL  
PROPERTY

BEING PARCEL NUMBER: 21-04-  
0032.0400

IMPROVEMENTS thereon: Residen-  
tial Property

PLAINTIFF: Deutsche Bank National  
Trust Company, as Indenture Trustee for  
American Home Mortgage Investment  
Trust 2005-2

VS

DEFENDANT: **Nancy W. Pine, Es-  
quire, in her Capacity as Administra-  
trix of the Estate of Jeffrey Stiles a/k/a  
Jeffrey D. Stiles**

SALE ADDRESS: 7 Cooks Glen Road,  
Spring City, PA 19475

PLAINTIFF ATTORNEY: **RAS CIT-  
RON, LLC 855-225-6906**

**SALE NO. 21-3-18**

**Writ of Execution No. 2017-09330**

**DEBT \$29,782.04**

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

BEING KNOWN AS: 909 CHARLES  
STREET COATESVILLE, PA 19320

IMPROVEMENTS:RESIDENTIAL  
PROPERTY

BEING PARCEL NUMBER:  
805C00861000

IMPROVEMENTS thereon: Residen-  
tial Property

PLAINTIFF: Liberty Savings Bank,  
FSB

VS

DEFENDANT: **Larry M. Dovin; Unit-  
ed States of America, Department of  
the Treasury - Internal Revenue Ser-  
vice**

SALE ADDRESS: 909 Charles Street,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **RAS CIT-  
RON, LLC 855-225-6906**

**SALE NO. 21-3-19**

**Writ of Execution No. 2018-05925**

**DEBT \$315,539.00**

All that certain tract or piece of land  
with the buildings and improvements  
thereon erected, hereditaments and ap-  
purtenances, situate in Caln Township,  
County of Chester, Commonwealth of  
Pennsylvania, Bounded and described  
according to a plan of Fern M. Pike es-  
tate, made by Berger and Hayes, Inc.,  
Consulting Engineers and Surveyors,  
Thorndale, PA dated 4/5/1988.

BEING UPI # 39-3L-110

All that certain lot or tract of land situ-  
ate in the Township of Caln, County of  
Chester and Commonwealth of Pennsyl-  
vania said land being known as lot no.  
32 as shown on a plan known as Carver  
Court, Caln Township, Chester County,  
Pennsylvania, dated 11/23/1948, revised  
1/4/1954, and recorded on 3/12/1954 in  
plan book 3 page 53, in the land records  
of Chester County, Pennsylvania.

BEING UPI # 39-3-104

PLAINTIFF: Prosper Bank

VS

DEFENDANT: **Coatesville Solar Initiative LLC**

SALE ADDRESS: 1103 Foundry Street and 110 Foundry Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ANTHONY R. DISTASIO, ESQUIRE 610-374-7320**

**SALE NO. 21-3-20**

**Writ of Execution No. 2019-07880**

**DEBT \$1,338,969.84**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, SITUATE in the Township of Schuylkill, County of Chester, State of Pennsylvania, bounded and described according to a Final Overall Title Plan of "Valley Park" for Valley Park Realty Associates, L.P. made by D.L. Howell & Associates, INC., West Chester, PA dated 12/4/2003, last recorded 8/11/2004 as Plan # 17146 as follows, to wit:

BEGINNING at a point on the Southwest side of Waverly Circle (50 feet wide), said of being a corner of Lot #24 (as shown on said plan): Thence from the said point of beginning extending along the 6 following courses and distances: 1) South 56 degrees 45 minutes 06 seconds East 27.84 feet to a point of curve, thence 2) On a line curving to the right having a radius of 130.00 feet an arc distance of 83.36 feet to a point, thence 3) South 20 degrees 01 minutes 42 seconds East 175.85 feet to a point of curve, thence 4) On a line curving to the right having a radius of 25.00 feet and arc distance of 39.43 feet to a point on the Northwesterly side of said road, thence 5) South 70 degrees 20 minutes 20 seconds West 86.79 feet to a point of curve, thence 6) On a line curving to

the left having a radius of 175.00 feet an arc distance of 125.00 feet to a point, a corner of Lot #1; Thence leaving said road extending along Lot #1 North 25 degrees 10 minutes 54 seconds West 207.96 feet to a point, a corner of Lot #24, Thence extending along Lot #24 the 4 following courses and distances: 1) North 44 degrees 34 minutes 48 seconds East 117.84 feet to a point, thence 2) North 36 degrees 13 minutes 21 seconds East 41.47 feet to a point, thence 3) North 10 degrees 52 minutes 52 seconds East 41.95 feet to a point, thence 4) 37 degrees 37 minutes 48 seconds East 48.12 feet to the first mentioned point and place of beginning.

Tax parcel # 27-6-68.22

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Timothy A. Yocum and Nicole Lembo, The United States of America c/o The Eastern District of the United States Attorney for the Eastern District of PA**

SALE ADDRESS: 99 Waverly Circle, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **M. JACQUELINE LARKIN, ESQUIRE 215-569-2400**

**SALE NO. 21-3-21**

**Writ of Execution No. 2019-12851**

**DEBT \$39,312.13**

PROPERTY SITUATE IN BOROUGH OF HONEYBROOK

TAX PARCEL NO.: 12-02-0134.070

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: HAROLD J. DUNN AKA HAROLD DUNN and KATHRYN L. DUNN AKA KATH-

RYN DUNN  
 IMPROVEMENTS thereon: Residential Dwelling  
 PLAINTIFF: ABS REO Trust V  
 VS  
 DEFENDANT: **Harold J. Dunn aka Harold Dunn and Kathryn L. Dunn aka Kathryn Dunn**  
 SALE ADDRESS: 99 Dorsheimer Lane, Honey Brook, PA 19344  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

**SALE NO. 21-3-22**

**Writ of Execution No. 2013-03428**  
**DEBT \$30,249.33**

ALL THAT CERTAIN tract or piece of ground, Situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 43-5-85  
 PLAINTIFF: Tredyffrin/Easttown School District  
 VS  
 DEFENDANT: **Stephen W. Duncan, Administrator for the Estate of Evelyn S. Duncan**  
 SALE ADDRESS: 966 N. Valley Forge Road, Tredyffrin Township, PA 19333  
 PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

**SALE NO. 21-3-23**

**Writ of Execution No. 2019-01307**  
**DEBT \$241,276.05**

PROPERTY SITUATE IN TOWNSHIP OF CALN  
 TAX PARCEL NO. 39-04-0359.0000

IMPROVEMENTS: A RESIDENTIAL DWELLING  
 SOLD AS THE PROPERTY OF: JOHN P. BOCCELLI  
 IMPROVEMENTS thereon: Residential Dwelling  
 PLAINTIFF: U.S. Bank National Association, not individually but solely as Trustee for Bluewater Investment Trust 2017-1  
 VS  
 DEFENDANT: **John P. Boccelli**  
 SALE ADDRESS: 404 Country Edge Road, Downingtown, PA 19335  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C.215-627-1322**

**SALE NO. 21-3-24**

**Writ of Execution No. 2019-09957**  
**DEBT \$204,458.91**

ALL THAT CERTAIN Unit in the property known, named and identified as Roundhill a Condominium, located in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et. Seq by the recording in the Recorder of Deeds in and for the County of Chester a Declaration recorded on March 23, 2007 in Record Book 7113 page 1016, et seq. First Amendment to Declaration recorded in Book 7229 page 314, Second Amendment to Declaration recorded in Book 7345 page 2155, Third Amendment to Declaration recorded in Book 7397 page 2310, Fourth Amendment to Declaration as set forth in Record Book 7412, page 2209, Fifth Amendment to Declaration as set forth in Record Book 7440, Page 556, Sixth Amendment to Declaration as set forth in Book 7454, page 037, Seventh Amendment to Dec-

laration, as set forth in Book 7495 page 258, Corrective Amendment to Seventh Amendment to Declaration as set forth in Book 7516, page 1912, Eighth Amendment to Declaration as set forth in Book 7558 page 1160, Ninth Amendment to Declaration as set forth in Book 7575 page 788, Tenth Amendment to Declaration as set forth in Book 7669 page 906, Eleventh Amendment to Declaration as set forth in Book 7801 page 192 and any and all amendments hereto. Being designated as Unit No. 386 as described in said Declaration and Declaration Plan.

TOGETHER with a proportionate undivided interest in the Common Elements (as set forth in said Declaration of Condominium) of 2.18%

BEING PART OF THE SAME PREMISES WHICH EGTC LP, a Pennsylvania limited partnership, by Indenture bearing date March 5, 2010 and recorded March 16, 2010 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7882 page 423, granted and conveyed unto NVR, Inc., a Virginia corporation trading as Ryan Homes, in fee.

ALL THAT CERTAIN concrete foundation, located approximately 184 feet west of the intersection of Larose Drive and Tifton Lane situate on the northerly side of Larose Drive, located within the Round Hill Development said development being situate on the northerly side of Lincoln Highway (S.R. 3070) on the Northwest side of the intersection of Buckthorn Drive and Lincoln Highway (S.R. 3070) and shown as Unit 386 on a plan titled "Round Hill Development", prepared by McCarthy Engineering Associates, P.C. recorded January 4, 2007, in the Township of Valley, County of Chester, and Commonwealth of Pennsylvania, said unit as described in the Declaration of Condominium being contained within the building as fol-

lows:

COMMENCING at a point in the bed of Lincoln Highway (S.R. 3070) at the intersection of Lincoln Highway (S.R. 3070) and Buckthorn Drive, said point being the south easterly most property corner of the said Round Hill Development;

THENCE crossing the northerly right of way line of Lincoln Highway (S.R. 3070) and into land of the Round Hill Development herein, North 28 degrees 25 minutes 32 seconds West, as distance of 1444.78 feet to the point of beginning.

THENCE from said Place of Beginning continuing along exterior perimeter of the concrete foundation the following twelve (12) courses and distances:

1. South 73 degrees 43 minutes 03 seconds West, a distance of 22.64 feet to a point;
2. North 16 degrees 16 minutes 57 seconds West, as distance of 2.67 feet to a point;
3. North 73 degrees 43 minutes 03 seconds East, a distance of 0.32 feet to a point;
4. North 16 degrees 16 minutes 57 seconds West, a distance of 30.00 feet to a point;
5. South 73 degrees 43 minutes 03 seconds West, a distance of 0.32 feet to a point;
6. North 16 degrees 16 minutes 57 seconds West, a distance of 9.33 feet to a point;
7. North 73 degrees 43 minutes 03 seconds East, a distance of 12.56 feet to a point;
8. South 16 degrees 16 minutes 57 seconds East, a distance of 12.00 feet to a point;
9. North 73 degrees 43 minutes 03 sec-

- onds East, a distance of 9.76 feet to a point;
- 10. South 16 degrees 16 minutes 57 seconds East, a distance of 26.00 feet to a point;
- 11. North 73 degrees 43 minutes 03 seconds East, a distance of 0.32 feet to a point;
- 12. South 16 degrees 16 minutes 57 seconds East, a distance of 4.00 feet to the point of beginning.

CONTAINING in area eight hundred twelve (812) square feet.

BEING the same premises which NVR, Inc., a Virginia Corporation, by Deed dated June 7, 2010 and recorded June 8, 2010 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7929 Page 902, granted and conveyed unto Bran D. Fernald.

UPI NO. 38-1-252

PLAINTIFF: J.P.Morgan Mortgage Acquisition Corporation

VS

DEFENDANT: **Brian D. Fernald**

SALE ADDRESS: 386 Larose Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **HILL WALLACK LLP 215-579-7700**

**SALE NO. 21-3-25**

**Writ of Execution No. 2020-03820**

**DEBT \$760,954.93**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Exton Commons, Section 1, made by Henry S. Conrey, Inc. Division of Chester Valley Engineers, Paoli, Pennsylvania dated 12/10/1982 and last

revised 03/11/1983 and recorded as Plan No. 4349 as follows, to wit:

BEGINNING at a point of intersection of the Southeasterly side of Swedesford (55 feet wide) and the Northeasterly side of Mall Entrance Road; thence extending along the said side of Swedesford Road measured North 79 degrees 26 minutes 49 seconds East 159.83 feet to a point; thence leaving the said Swedesford Road and extending along line of Common Area of Exton Commons, measured the following (2) courses and distances, to wit: (1) South 01 degree 57 minutes 40 seconds East 161.45 feet to a point in the bed of a 20 feet wide Sanitary Sewer and Water Main Easement (2) thence South 88 degrees 02 minutes 20 seconds West, 119.38 feet to a point of the Northeasterly side of Mall Entrance Road; thence extending along the said side of the Mall Entrance Road the following (3) courses and distances to wit: (1) North 24 degrees 17 minutes 11 seconds West, 106.54 feet to a point of curve (2) thence on the arc of a circle curving to the right having a radius of 35.00 feet, the arc distance of 35.49 feet to a point of tangent (3) thence North 24 degrees 17 minutes 11 seconds West, 5.70 feet to a point of intersection of the Northeasterly side of Mall Entrance Road and Southeasterly side of Swedesford Road, the first mentioned point and place of beginning.

CONTAINING 21,903 square feet of land, more or less.

BEING known as Unit No. 74 on said plan.

IMPROVEMENTS consist of a one story free standing commercial building with open space and a parking area.

UPI NO. 41-5C-222

PLAINTIFF: ESSA Bank & Trust

VS

**DEFENDANT: DAT Enterprises,  
LLC, Schwarz Enterprises, LLC,  
Schwarz Enterprises II, LLC**

SALE ADDRESS: 100 Exton Commons,  
Exton, PA 19341

**PLAINTIFF ATTORNEY: JACK M.  
SEITZ, ESQUIRE, 610-530-2700**