



Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

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[71 Ches. Co. Rep. **Pizzi vs. DiFilippo**

Pizzi vs. DiFilippo

Adverse possession

1. Adverse possession is a claim made adversely against the rightful and/or title owner of the land.
2. The one asserting title must prove adverse possession affirmatively. For a court to grant this extraordinary privilege, there must be clear evidence
3. To make a successful claim for adverse possession, the one claiming title must show that he had actual, continuous, exclusive, visible, notorious, distinct, and hostile possession of the land for twenty-one years. Possession will not confer title unless each of these elements exist.
4. There must be intent by the adverse possessor to hold the property for himself and manifest that intent by his acts on the lands.
5. A temporary break or interruption, not of unreasonable duration, does not destroy the continuity of the adverse claimant's possession.
6. In order to break the continuity of possession, there must either be an abandonment or possession must be taken by one disconnected with the previous holder.
7. Plaintiffs filed a Complaint to Quiet Title. Defendants claimed ownership by adverse possession. One of the Plaintiffs met with the Chief of Police who told the Defendants to get a survey but to remove their bench from the disputed area. Accordingly, the Plaintiffs broke the Defendants' continuity of possession on that date, which was approximately two months prior to twenty-one years after the Defendants purchased the neighboring property. This prevented the running of a twenty-one year period and caused Defendants' claim for adverse possession to fail. The court Held Plaintiffs own all of the Pizzi Property and Defendants are barred from asserting any right, lien, title, or interest in the Pizzi Property.

R.E.M.

C.C.P. Chester County, Pennsylvania No. 2020-03177-RC; John R. Pizzi and Cheryl Ann Skoubo Pizzi a/k/a Cheryl Ann Skoubo, h/w vs. Richard A. DiFilippo and Amy Lynn DiFilippo, h/w

Michael G. Louis for Plaintiffs
Glenn R. Diehl for Defendants

Binder, J. March 8, 2023:-

JOHN R. PIZZI and CHERYL ANN
SKOUBO PIZZI a/k/a/ CHERYL ANN
SKOUBO, h/w,

Plaintiffs

vs.

RICHARD A. DIFILIPPO and AMY LYNN
DIFILIPPO, h/w,

Defendants

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2020-03177-RC

QUIET TITLE/EJECTMENT

DECISION and MEMORANDUM

AND NOW, this 8th day of March, 2023, after a bench trial held on November 14-16, 2022, and upon consideration of any post-trial filings, for the reasons set forth in the accompanying Memorandum, it is hereby **ORDERED** as follows:

1. The court finds in favor of Plaintiffs and that Plaintiffs own all of the Pizzi Property pursuant to their recorded deed, Chester County Deed Book 8688 page 589/Deed Book 8817 page 190 and inclusive of the disputed area as shown in the submitted survey (Exhibit D-91); and

2. The court finds against Defendants and that Defendants are barred from asserting any right, lien, title, or interest in the Pizzi Property.

BY THE COURT:

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

MEMORANDUM

The underlying case involves a property dispute between Plaintiffs John Pizzi and Cheryl Ann Skoubo Pizzi (“Plaintiffs” or “Pizzis”) and their neighbors, Defendants Richard and Amy Lynn DiFilippo (“Defendants” or DiFilippos”). Plaintiffs own the property located at 1640 Art School Road, Chester Springs, PA (the “Pizzi Property”). Defendants own the property located at 1659 Yellow Springs Road, Chester Springs, PA (the “DiFilippo Property”). The two properties share a boundary in their respective backyards including portions of a stream. A dispute arose over the property lines and on April 27, 2020, Plaintiffs filed a Complaint to Quiet Title. On June 18, 2020, Defendants filed an Answer with New Matter including a claim of adverse possession over a buffer strip between the properties.

The exact boundaries of the disputed area changed during litigation. Ultimately, the exact boundaries of the DiFilippos’ adverse possession claim were defined by Exhibit D-91 (September 28, 2021 survey of the Disputed Area). See also Exhibits D-86 through D-90 (aerial maps showing the property lines). The DiFilippos claim a curved area of the stream running between the properties as well as the tip of a peninsula that extends into the stream from the DiFilippo side.

The Pizzis took title to the Pizzi Property on March 19, 2013. Exhibit P-26. Title was transferred from Joseph Pizzi’s father’s estate. Plaintiffs executed a subsequent deed on September 20, 2013 changing Cheryl Ann Skoubo Pizzi a/k/a Cheryl Ann Skoubo to Cheryl Ann Skoubo Pizzi (both deeds noting Plaintiffs as husband and wife). Exhibit P-27. In addition, the parties introduced Exhibit P-58, the deeds from 1967 and 1973 in which Plaintiff John Pizzi’s father and mother acquired the Pizzi Property. The DiFilippos acquired their property on July 31, 1998. Exhibit D-92.

LEGAL STANDARD

The issue before this court is one of adverse possession as a defense to the Complaint to Quiet Title. Adverse possession is a claim made adversely against the rightful and/or title owner of the land. Dunlap v. Larkin, 493 A.2d 750, 756 (Pa.Super. 1985). The one asserting title must prove adverse possession affirmatively. Id. For a court to grant “this extraordinary privilege” there must be clear evidence. Flannery v. Stump, 786 A.2d 255, 258 (Pa.Super. 2001) (citing Edmondson v. Dolinich, 453 A.2d 611, 614 (Pa.Super. 1982); Stevenson v. Stein, 195 A.2d 268, 270 (Pa. 1963)).

It has long been held that to make a successful claim for adverse possession, the one claiming title must show that he had “actual, continuous, exclusive, visible, notorious, distinct, and hostile possession of the land for twenty-one years.” Conreault Lake Park, Inc. v. Klingensmith, 66 A.2d 828, 829 (Pa. 1949) (citations omitted). See also Dunlap, 493 A.2d at 756. Possession “will not confer title” unless each of these elements exist. Id. This is a long-standing principle of law. Groft v. Weakland, 34 Pa. 304 (1859); see also Brennan v. Manchester Crossings, Inc., 708 A.2d 815, 817 (Pa. Super. Ct. 1998). There must be intent by the adverse possessor to hold the property for himself and manifest that intent by his acts on the lands. Dunlap, 493 A.2d at 757.

This court need not address all of the elements. The possession by the claimant must be continuous and uninterrupted for a period of twenty-one (21) years. 42 Pa.C.S. § 5530(a)¹; see also Brennan, 708 A.2d at 818 (citations omitted). The general rule for the continuous element of adverse possession is “a temporary break or interruption, not of unreasonable duration, does not destroy the continuity of the adverse claimant’s possession.” Reed, 471 A.2d at 85 (quoting 3 AM. JUR. 2d, Adverse Possession § 69 (2022)). “In order to break the continuity of possession, there must either be an abandonment or possession must be taken by one disconnected with the previous holder.” Id. (citing Thompson v. Kauffelt, 1 A. 267, 270 (Pa. 1885); Kaminski Brothers, Inc. v. Grassi, 352 A.2d 80, 83 (Pa.Super. 1975)).

Here, Cheryl Pizzi testified that on May 28, 2019, she met with the West Pikeland Chief of Police, Shane Clark, at the Pizzi Property and showed him an aerial view of the property with property lines. The DiFilippos both testified that on or about May 28, 2019, they were told by Chief Clark to get a survey but to remove their bench from the Disputed Area (namely, the peninsula on the DiFillipo side of the stream. The DiFilippos ultimately obtained a survey first in March of 2020 and then in September of 2020 and curtailed most if not all usage of the Disputed Area.

The Pizzis broke the DiFilippos’ continuity of possession on May 28, 2019 which is twenty years, nine months, and twenty-eight days after the DiFilippo purchase date of July 31, 1998. Even assuming that the DiFilippos first used the Disputed Area on the day of purchase and that such use was “actual, continuous, exclusive, visible, notorious, distinct, and hostile,” such use fell short of the twenty-one years required to establish a claim for adverse possession.² Conreault Lake Park, supra. The Pizzis effectively ejected the DiFillipos before the twenty-one year period ran. In fact, further

¹ “Except as provided in section 5527.1 (relating to ten[-]year limitation), an action for the possession of real property.” 42 Pa.C.S. § 5530(a)(1).

² The court heard extensive testimony about the use of the Disputed Area by the DiFilippos and has no doubt that they in fact enjoyed family activities in the stream within the Disputed Area, performed some maintenance on the peninsula, ate and relaxed on the peninsula, etc. However, given that the time-period falls short of the required twenty-one years, this court does not need to analyze whether such use could be considered actual possession or temporary acts. See Glenn v. Shuey, 595 A.2d 606, 611 n.5 (Pa.Super. 1991) (“For example, actual possession may be established in connection with a residence, by virtue of the claimant’s cultivation of the land, by inclosure [*sic*] of lands, or by making improvements on the property and paying the property taxes.”) (internal citations omitted); Dunlap, supra, 493 A.2d at 757. Nor must this court determine whether the recreational usage of a stream and adjacent land constitutes adequate notice of exclusive and distinct possession especially where the Plaintiffs permitted others to use the stream. See Reed v. Wolvniec, 471 A.2d 80, 84 (Pa.Super. 1983) (“The possession adequate to establish adverse possession ‘need not be absolutely exclusive; it need only be of a type of possession which would characterize an owner’s use.’”) (quoting Lyons v. Andrews, 313 A.2d 313, 316 (Pa. Super. Ct. 1973)). Nor must a decision be made if the use of continuous connecting parts of a stream running through multiple properties would be considered visible and notorious or hostile possession. See Brennan, supra, 708 A.2d at 818 (“The words ‘visible and notorious possession,’ as applied to the adverse holding of land by a party without color of title, mean that the claim of ownership must be evidenced by conduct sufficient to place a reasonable person on notice that his or her land is being held by the claimant as his own.”) (emphasis in original) (citing Sternor vs. Freed, 570 A.2d 1079, 1082 (Pa.Super. 1990)); Flannery, supra, 786 A.2d at 258 (“More recently, our supreme court has stated that hostility may be implied where all of the remaining elements of adverse possession have been established and where there is no evidence tending to prove or disprove hostility.”) (citing Myers v. Beam, 713 A.2d 61, 62 (Pa 1998)).

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testimony showed that the Pizzis called the police when the DiFillipos were in the Disputed Area after May 28, 2019, erected a fence on the property line, planted trees on the peninsula, and generally tried to cut off the DiFillipos' access to the Disputed Area.

Accordingly, Defendants' claim for adverse possession must fail and the court will enter a decision in Plaintiffs' favor for the reasons set forth above.

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**Chester County Court of Common Pleas
Orphans' Court Division
CALL OF THE AUDIT LIST
THE HONORABLE NICOLE R. FORZATO COURTROOM 18
WEDNESDAY, MAY 03, 2023 09:00 AM**

**CHARLES J. MODE
CALL OF THE AUDIT LIST
FIRST ACCOUNTING**

1520-1976

NANCY W. PINE
610-344-7100

WSFS, FSB D/B/A BRYN MAWR TRUST, TRUSTEE

NOTICES

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provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: any lawful act concerning any or all lawful business for which corporations may be incorporated

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of Kuntzleman Electronics, Inc., a Pennsylvania corporation, with an address at 1660 South Hanover Street, Pottstown, Chester County, Pennsylvania, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Solicitor:
Andrew J. Monastra, Esquire
Monastra & Grater, LLC
400 Creekside Drive
Suite 407-409
Pottstown, PA 19464

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

CIVIL ACTION

LAW NO. 2023-02675-NC

NOTICE IS HEREBY GIVEN that the name change petition of Corinne Allison Ocamb was filed in the above-named court and will be heard on Wednesday, July 12, 2023 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: Saturday, November 21, 1992

Name to be changed from: Corinne Allison Ocamb to: Corinne Ocamb Yantiss

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

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

ALLAN, Mary Berninger, a/k/a Mary B. Allan, Mary Berninger, late of Thornbury Township. Mary A. Jones, care of LISA COMBER HALL, Esquire, 27 S. Darlington St., West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S. Darlington St., West Chester, PA 19382, atty.

ANGLIM, Francis, a/k/a Francis Joseph Anglim, late of West Marlborough Township. Patricia Jacobs, care of CLARE L. MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. CLARE L. MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

ANKNEY, Lillian M., late of East Nottingham Township. Dawn Poole, care of R. SAMUEL McMI-

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 Trainor Cleaning 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 17, 2023 for Gina's Window Treatments, Inc. in accordance with the

CHAEI, Esquire, P.O. Box 296, Oxford, PA 19363, Executrix. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

ATKINS, John Graham, late of West Chester Borough. Dallas Leigh Atkins, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

CASHDOLLAR, Harriet A., late of London Grove Township. Bryan W. Cashdollar, 606 Santa Anita Dr., North Wales, PA 19454, Executor. JENNIFER M. MERX, Esquire, Skarlatos Zonarich, 320 Market St., Ste. 600, West Harrisburg, PA 17101, atty.

CATTEAU, James J., a/k/a James Joseph Catteau, late of North Coventry Township. Jennifer Oelschlager, 2136 Reindeer Court, Gilbertsville, PA 19525, Executrix. ANN E. RHOADS, Esquire, 244 West Main Street, Hummelstown, PA 17036, atty.

COX, Douglas L., late of West Whiteland Township. Gregory B Cox, 1 Lavern Court, Shillington, PA 19607, Executor. MARCI S. MILLER, Esquire, Gibbel Kraybill & Hess LLP, PO Box 5349, Lancaster, PA 17606, atty.

CZAPLA, Ronald Kaye, late of Tredyffrin Township. Mark S. Pearlstein, 175 Strafford Ave, Suite One, Wayne, PA 19087, Executor. MARK S PEARLSTEIN, Esquire, Law Office of Mark S. Pearlstein, 175 Strafford Ave, Suite One, Wayne, PA 19087, atty.

DENNEY, Rita M., late of West Nottingham Township. Michael T. Denney and Ashley Stevens, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Co-Executors. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

DIEBOLD, Martha DeWeese, late of West Chester. Janis Harlow, PO Box 548, Delaware City, DE 19706, Personal Representative.

ESPINOSA, Hernando, late of Sadsbury Township. Tynell Espinosa, 1053 Liberty Court, Bethlehem, PA 18017, Administrator. E. NEGRO PILE, Esquire, Pile Law Firm, 1777 Sentry Parkway West, Ste. 404, Veva 14, Blue Bell, PA 19422, atty.

FRAVER, Mary Jane, late of Upper Oxford Township. Patti A. Farmer and Perry A. Fraver, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Co-Executors. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

GLENN, Arlis C., a/k/a Arlis Clyde Glenn, late of David A. Gless, Sr. DONALD B. LYNN, JR.,

P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HARRIS, Andrew Richard, late of West Chester. Roger Harris, 193 Franklin Ave, Phoenixville, PA 19460, & Andrew C Harris, 118 Greendale Road, Philadelphia, PA 19154, Administrator.

HOWELL, Helen King, late of Uwchlan Township. Gary Howell, 650 Stockton Drive, Room 404, Exton, PA 19341, Executor. J. TIMOTHY ARNDT III, Esquire, Lachall Cohen & Sagnor LLP, 144 West Market Street, West Chester, PA 19382, atty.

HURST, Donald J., late of Penn Township. Scott J. Hurst, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

LUKACS, Pamela Hall, a/k/a Pamela Hall Gilinson and Pamela Grant Hall, late of West Whiteland Township. Mark R. Ashton, P.O. Box 673, Exton, PA 19341-0673, Administrator. MARK R. ASHTON, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

MASSEY, JR., Albert P., late of Tredyffrin Township. David T. Massey, 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.

MASSI, Mary, late of Kennett Square. Dante Massi, Jr., care of CHARLES G. CHELEDEN, Esquire, 275 South Main Street, Suite 11, Doylestown, PA 18901, Executor. CHARLES G. CHELEDEN, Esquire, 275 South Main Street, Suite 11, Doylestown, PA 18901, atty.

McALLISTER, Michele Jane, late of West Grove. Benjamin McKee, 1936 South 5 St W, Apt.202, Missoula, MT 59801, Executor. PATRICIA M. LARRIMORE, Esquire, 704 Southwinds Drive, Bryn Mawr, PA 19010, atty.

McGOVERN, Dorothy T., late of Kennett Borough. John D. McGovern, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

MULLESTEIN, Dorothy W., late of Pennsbury Township. Louis N. Teti, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

OETTGEN, Herbert F., late of Pennsbury Township. Hans C. Oettgen, 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.

SCHAUM, Roberta V., late of Westtown Township. P. Andrew Schaum, 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.

SIMONE, Mary, late of East Goshen Township. Claudia Caughlin, Susan Wiener and Valerie Ullmann, care of GERALD M. HATFIELD, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrices. GERALD M. HATFIELD, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

SPITZER, Mary Jo Boenning, a/k/a Mary Josephine Spitzer and Mary Josephine Boenning, late of Tredyffrin Township. William B. J. Tucker, 977 Wind Song Rd., West Chester, PA 19380, Executor. LEONARD J. COOPER, Esquire, 1603 Harris Rd., Glenside, PA 19038-7206, atty.

STADE, JR., Howard R., late of Willistown Township. Beth Ann McCarthy, 625 Seneca Avenue, Norwood, PA 19074, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

2nd Publication

BACHMAN, Thomas L., a/k/a Thomas Lloyd Bachman, late of Honey Brook Township. David L. Bachman, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executor. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

BRADY, SR., Charles F., late of London Grove Township. James G. Buckler, 41 E Front Street, Media, PA 19063, Administrator. JAMES G BUCKLER, Esquire, James G. Buckler, Attorney at Law, 41 E Front Street, Media, PA 19063, atty.

CAHILL, Constance, a/k/a Constance A. Cahill, late of Upper Uwchlan Township. Elizabeth Ann Callaghan, care of JONATHAN H. ELLIS, Esquire, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, Executrix. JONATHAN H. ELLIS, Esquire, Flaster Greenberg PC, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, atty.

CHANDLER, Nancy Ruth, late of Penn Township. Stephen C. Chandler, 106 School House Lane, Kennett Square, PA 19348, Administrator.

DORAN, Thomas E., late of East Goshen Township. Donna R. Franchetti, care of JOHN A. TERRILL, II, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrix. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

EDWARDS, Kimberlee A., late of Caln Township. Megan Edwards, 5 Sherwood Dr., Fallsington, PA 19054, Executrix. MARGARET V. CORCORAN, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

FAISON, Dec, late of West Goshen Township. Linden Buchta and Sarah Lauren Anne Faison, 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.

FERRINI, JR., John E., late of West Chester. Donna Leddy, care of KEVIN J RYAN, Esquire, 999 West Chester Pike, Ste 201, West Chester, PA 19382, Executrix. KEVIN J RYAN, Esquire, RMI Law, 999 West Chester Pike, Ste 201, West Chester, PA 19382, atty.

FIRSTER, Brennan G., late of East Vincent Township. Matthew Firster, care of STEPHEN M. SPECHT, Esquire, 2332 S. Broad St., Philadelphia, PA 19145, Administrator. STEPHEN M. SPECHT, Esquire, Green & Schafle, LLC, 2332 S. Broad St., Philadelphia, PA 19145, atty.

FISHER, John S., late of West Chester. Alice V. Fisher, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Administrator. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Sealaus, LLP, 218 West Front Street, Media, PA 19063, atty.

GAUL, Wilbert, late of Honey Brook. Karen Williams, care of RICHARD N. LIPOW, Esquire, 629 Swedesford Road, Malvern, PA 19355, Executrix. RICHARD N. LIPOW, Esquire, Lipow Law Office, 629 Swedesford Road, Malvern, PA 19355, atty.

GENTILE, Joseph Robert, late of Chester Springs. Gary A. DeVito, Esq., One Commerce Sq., 2005 Market St., 16th Fl., Philadelphia, PA 19103, Executor. GARY A. DeVITO, Esquire, Zarwin Baum DeVito Kaplan Schaer & Toddy, PC, One Commerce Sq., 2005 Market St., 16th Fl., Philadelphia, PA 19103, atty.

GUIDO, Catherine H., a/k/a Catherine Guido, late of North Coventry Township. Diane M. Zabowski, Esq., 1001 Conshohocken State Road, Suite 1-210, West Conshohocken, PA 19428, Executor.

HALL, Daniel Brian, late of West Whiteland Township. Mary Jo Hall, 1430 Stirling Dr., Wayne, PA 19087, Executrix.

HOHL, Betty W., a/k/a Betty Wanner Hohl, late of North Coventry Township. Kathleen Hohl-Phillips, care of LEE F. MAUGER, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. LEE F. MAUGER, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

HUTCHINSON, Betty, late of Pocopson Township. Judy B. Conley, 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.

LAVIN, Nancy J., late of Westtown Township. Robert Lavin, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Administrator. SEAMUS M. LAVIN, Esquire, Wetzell Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

LITTLE, John Patrick, late of a/k/a John P. Little. Carolyn E. Little, 1033 Washington St., Gloucester, MA 01930, Executrix. STACEY WILLITS MCCONNELL, Esquire, Lamb McLerlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

MARTIN, Jodi R., late of West Pikeland Township. Mary Frances J. Roding, 935 Caralea Dr., Norristown, PA 19403, Administratrix. EDWARD A. STERN, Esquire, McBrien & Montalto, P.C., 325 Swede St., Norristown, PA 19401, atty.

PATRICK, Constance W., a/k/a Constance Patrick, late of Upper Uwchlan Township. Linda S. DiGiulio, 782 N. Reeds Rd., Downingtown, PA 19335, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

PLATT, Dorothy Virginia, late of West Bradford Township. Shaun M. Platt, 1065 Edgewood Chase Drive, Glen Mills, PA 19342 & Brian M. Platt, 1201 Glenside Road, Downingtown, PA 19335, Executors. ROBERT A. STEWART, Esquire, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067, atty.

PYLE, Betty L. Mudd, late of Oxford. Carol J. Hershey, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Administratrix. DOUGLAS W. OLSHIN, Esquire, 442

North High Street, West Chester, PA 19380, atty.

REHTORIK, Flora Jean, late of West Chester. Deborah J. Sworden, care of JOSEPH CLAFFY, Esquire, 26 S Church St, Ste 1, West Chester, PA 19382, Administratrix. JOSEPH CLAFFY, Esquire, Joseph F Claffy & Associates, P.C., 26 S Church St, Ste 1, West Chester, PA 19382, atty.

RILEY, Patricia F., late of West Goshen Township. Shannan M. Criscuolo, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Administratrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

SHOEMAKER, George A., late of West Chester Borough. Abigail A. Scott, 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.

SHWEIKY, Mahmoud Sadek, late of Thornbury Township. Mohamad Salim Shweiky, 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.

SZYDLOWSKI, Alfred Walter, a/k/a Alfred W. Szydowski, late of Phoenixville. Allen Szydowski, care of SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, Executor. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

TEMPLE, Jean Thompson, late of Wallace Township. John L. Temple and Elizabeth Thompson-Ambrose, care of KRISTEN L. BEHRENS, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Administrators. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

VAUGHN, Harold J., late of Kennett Township. Brian H. Vaughn, 1683 Waterglen Drive, West Chester, PA 19382 & Lora V. Rosecrans, 237 Kirkbrae Road, Kennett Square, PA 19348, Executors. GEORGE V. WELTY, Esquire, Welty & Welty LLP, 244 West Main Street, Ligonier, PA 15658, atty.

VEALE, Nathan Thomas, late of Easttown Township. Tinkham Veale, IV and Deloris Veale, care of BRADLEY D. TEREBELO, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Administrators. BRADLEY D. TEREBELO, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

WILSON, Margaret F., late of West Bradford Township. Jerry L. Johnson, 211 Folin St., Coatesville, PA 19320, Executor.

WINSTON-BELLINGER, Patricia D., a/k/a Patricia D. Bellinger, late of Phoenixville. Desmond Bellinger, 1129 E. High Street, PO Box 776, Pottstown, PA 19464, Executor. JUDITH L. WATTS, Esquire, Yergye Daylor Allebach Scheffey Picardi, 1129 E. High Street, PO Box 776, Pottstown, PA 19464, atty.

WOOF, Doris A., late of Pennsbury Township. Cheryl H. Wood and Anne G. Wood, 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.

YOHAN, Martha L., late of Franklin Township. David V. Bogdan, 2725 West Chester Pike, Broomall, PA 19008, Administrator. DAVID V. BOGDAN, Esquire, 2725 West Chester Pike, Broomall, PA 19008, atty.

3rd Publication

BARNES, Caroline Ann, a/k/a Caroline Barnes, late of Tredyffrin Township. William Hunt and David Alexander Barnes, care of NINA B. STRYKER, Esquire, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, Administrators. NINA B. STRYKER, Esquire, Obermayer, Rebmann, Maxwell & Hippel LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, atty.

BARNES, Gertrude S., late of a/k/a Gertrude Veronica Barnes. East Goshen Township, care of Kisha T. Johnson, 1952 Crest Drive, Coatesville, PA 19320, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

BAXTER, Arlene M., late of Westtown Township. Pamela Manning-Smith, 940 Baylowell Dr., West Chester, PA 19380, Executrix. STACEY WILKINS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

BRENNEMAN, Asa In Hyuk, late of West Chester. Stephen James Brenneman, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Rd., Ste 1, Kennett Square, PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Rd., Ste 1, Kennett Square, PA 19348, atty.

BROWN, Dorothy, a/k/a Dorothy Stanko Brown, late of East Coventry Township. Joel Todd McMillan, 1130 Old Schuylkill Rd., Pottstown, PA 19465, Executor. MISTY A. TOOTHMAN, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

CUTHBERTSON, William S., a/k/a William Stephen Cuthbertson, late of Tredyffrin Township. Graham M. Cuthbertson, 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.

DeSANTIS, Nicholas, late of Spring City Borough. Mariann Billitto, 638 Columbus Dr., Spring City, PA 19475, Administratrix. HEATHER L. TURNER, Esquire, Law Offices of Heather L. Turner, 137 N. Narberth Ave., Narberth, PA 19072, atty.

DIFABRIZIO, Frank, late of Elverson Borough. John F. DiFabrizio, 4 Quarry View Dr., Morgantown, PA 19543, Executor. ERIC J. FABRIZIO, Esquire, Bingaman, Hess, Coblentz, & Bell, P.C., Treeview Corporate Center, 2 Meridian Blvd., Ste. 100, Wyomissing, PA 19610, atty.

DiGUGLIELMO, Barbara Ann, a/k/a Barbara A. DiGuglielmo, late of New Garden Township. Anthony J. DiGuglielmo, Jr., 8904 Gap Newport Pike, P.O. Box 1139, Avondale, PA 19311, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

DOUGHERTY, Julia Rita, late of East Goshen Township. Christopher E. Dougherty, 743 N. Valley Forge Rd., Devon, PA 19333, Executor.

ERINGS, Therese Marianne, late of Willistown Township. Thomas F. Toscani, 400 Berwyn Rd., 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Administrator. THOMAS F. TOSCANI, Esquire, Toscani, Stathes & Zoeller, LLC, 400 Berwyn Rd., 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

FITZPATRICK, Daniel, late of East Brandywine Township. Kelly Brenborg, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

FRANK, Elizabeth Jane, late of Highland Township. Linda Frank-Funk, 244 Lemon Drop Rd., Ebensburg, PA 15931, Executrix. SCUDDER G. STEVENS, Esquire, M. Lyons Law Group, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

GILLIS, Alfred G., late of Easttown Township. Jeffrey L. Gillis, 220 Berkley Rd., Devon, PA 19333, Executor. **JAMES R. FREEMAN**, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

GLISSON, Scott Ashley, a/k/a Scott Glisson, Scott A Glisson, late of Cochranville. Roland Bear, 1916 Mill Rd., Perkasie, PA 18944, Executor.

INGRAM, Robert S., Robert Steven Ingram, late of West Goshen Township. William Charles Ingram, care of **LOUIS N. TETI**, Esquire, 17 W. Miner St., P.O. Box 600, West Chester, PA 19381-0660, Administrator. **C.T.A. LOUIS N. TETI**, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 600, West Chester, PA 19381-0660, atty.

JANTON, Frank, late of Kennett Square. Francis J. Janton, care of **MICHAEL R. PERNA**, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. **MICHAEL R. PERNA**, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

LYNCH, Suzanne, late of Tredyfrin Township. Mark Lynch, care of **JOHN J. McANENEY**, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Executor. **JOHN J. McANENEY**, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

MALIN, Walter P., late of New Garden Township. George B. Hughes, 109 Skyline Dr., Landenberg, PA 19350, Executor. **SCUDDER G. STEVENS**, Esquire, M. Lyons Law Group, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

PERAKIS, Nicholas G., a/k/a Nicholas Perakis, Nick G. Perakis and Nick Perakis, late of East Goshen Township. Andrea Perakis, 1601 Paoli Pike, West Chester, PA 19380, Executrix. **STEPHANIE P. KALOGREDIS**, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

RHODES, Sandra K., late of Coatesville. Carrie E. Rhodes, 804 Crystle Rd., Aston, PA 19014, Executor. **CHRISTINA ROBERTS**, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015, atty.

RUSSO, JR., Angelo, late of Pocopson Township. Joan Russo, care of **PAUL H. MASCANTONIO**, Esquire, 1806 Callowhill St., Philadelphia, PA 19130, Executrix. **PAUL H. MASCANTONIO**, Esquire, 1806 Callowhill St., Philadelphia, PA 19130, atty.

SHELLY, Keith, a/k/a Keith Thomas Shelly, late of Tredyfrin Township. Katharine Knobil, 2270 Old Sentinel Trail, Malvern, PA 19355, Executrix. **LARISSA R. WHITMAN**, Esquire, Faegre Drinker

Biddle & Reath LLP, One Logan Square, Ste. 2000, Philadelphia, PA 19103, atty.

SHIREY, Harold D., late of North Coventry Township. Indiana C Shirey, care of **ERIC C FREY**, Esquire, 105 E Philadelphia Ave, Boyertown, PA 19512, Executrix. **ERIC C FREY**, Esquire, E Kenneth Nyce Law Office, LLC, 105 E Philadelphia Ave, Boyertown, PA 19512, atty.

WIGGINS, Bettylee, late of Modena Borough. Samuel James Edward Wiggins, 106 Ruthland Ave., Coatesville, PA 19320, Administrator. **CAROL R. LIVINGOOD**, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box, 191 Wayne, PA 19087, atty.

WRIGHT, Gordon E., late of Tredyfrin Township. Marie E. Wright, care of **ANDREW H. DOHAN**, Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executor. **ANDREW H. DOHAN**, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Rd., Malvern, PA 19355-3049, 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

Adams Legal Services, with its principal place of business at 1554 Paoli Pike #182, West Chester, PA 19380. The application has been (or will be) filed on: Wednesday, April 19, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Kyle Anthony Adams, Esq., 245 Canterbury Dr., West Chester, PA 19380

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 26, 2023, for Brandon P Jenkins VO at 3904 Franklin Ct, Chester Springs, PA 19425. The name and address of each individual interested in such business is Brandon P. Jenkins, 3904 Franklin Ct, Chester Springs, PA 19425 in Chester County. This was filed in accordance with 54 Pa.C.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 31, 2023, for the FLOWER HOUSE farm at 707 Haines Mill Rd, West Chester, PA 19382. The name and address of each individual interested in such business is Kelsey Jayne-Gomez, 707 Haines Mill Rd, West Chester, PA 19382 in Chester County. This was filed in accordance with 54 PaC.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 31, 2023, for MDS Research at 1429 Grand Oak Ln., West Chester, PA 19380. The name and address of each individual interested in such business is Martin Summers, 1429 Grand Oak Ln., West Chester, PA 19380 in Chester County. This was filed in accordance with 54 PaC.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 19, 2023, for RBax Roofing at 4130 W Lincoln Hwy, Downingtown, PA 19335. The name and address of each individual interested in such business is Robert Baxter, 4130 W Lincoln Hwy, Downingtown, PA 19335 in Chester County. This was filed in accordance with 54 PaC.S. 311.417

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 30, 2022, for Grudzinski Custom Stonework at 5 Lafayette Circle, Downingtown, PA 19335. The name and address of each individual interested in the business is Ronald Grudzinski, 5 Lafayette Circle, Downingtown, PA 19335 in Chester County. This was filed in accordance with 54 PaC.S. 311.417.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that VEAAR, Inc., a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 415 McFarlan Rd, Ste 211, Kennett Square, PA 19348, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 4/17/23, under the provisions of Chapter 4 of the Association Transactions Act.

NONPROFIT CORPORATION NOTICE

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

The name of the corporation is Friends of the Chester County Emergency Response Commission. Articles of Incorporation were filed on Thursday, March 30, 2023
Andrew Rongaus, Esquire, Solicitor
Siana Law, LLP
941 Pottstown Pike Suite 200
Chester Springs, PA 19425

1st Publication of 3

TRUST NOTICE

Trust Estate of Richard R. Farmer, deceased, late of London Britain Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of Richard R. Farmer are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to:
Ruth S. Farmer, Trustee
263 South Bank Road, Chester, PA 19350
Attorney:
PETER S. GORDON, Esquire
Gordon, Fournaris & Mammarella, P.A.
1925 Lovering Avenue, Wilmington, DE 19806

2nd Publication of 3

TRUST NOTICE

THE LORRAINE B. WATSON JUNE 15, 2009 TRUST. FIRST AMENDMENT 12/21/2021 TO THE LORRAINE B. WATSON DECLARATION OF TRUST DATED JUNE 15, 2009
LORRAINE B. WATSON a/k/a LORRAINE BERYL WATSON, Deceased
Late of East Goshen Township, Chester County, PA
This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to MARGARET F. FUHS, TRUSTEE, c/o Robert M. Slutsky, Esq., 600 W. Germantown Pike, #400, Plymouth Meeting, PA 19462,
Or to her Attorney:
ROBERT M. SLUTSKY

SLUTSKY ELDER LAW
600 W. Germantown Pike, #400
Plymouth Meeting, PA 19462

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 on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, May 18th, 2023 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 **Tuesday June 20th, 2023.** 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 of the on-line sale. Payment must be made via Bid4Assets. The balance must be paid within twenty-one (21) days from the date of sale via Bid4Assets.

FREDDA L. MADDOX, SHERIFF

1st Publication of 3

SALE NO. 23-5-152

Writ of Execution No. 2020-00433

DEBT \$429,355.76

PROPERTY SITUATE IN UPPER UW-CHLAN TOWNSHIP

TAX PARCEL NO. 3201 00042200

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **JONATHAN SEIJO**

SALE ADDRESS: 5 Fox Ridge Road, Glenmoore, PA 19343

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

SALE NO. 23-5-153

Writ of Execution No. 2018-04662

DEBT \$186,921.19

Property situate in the TOWNSHIP OF WEST CALN, CHESTER County, Pennsylvania

BLR # 28-1-18.2

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **SONJA D. OGDEN**

SALE ADDRESS: 128 Engletown Road, Honey Brook, PA 19344

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

SALE NO. 23-5-154

Writ of Execution No. 2022-04080

DEBT \$465,031.53

ALL THAT CERTAIN lot or parcel of land situated in the Honey Brook Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated April 15, 2002 and recorded in the Office of the Chester County Recorder of Deeds on May 3, 2002, in Deed Book Volume 5271 at Page 2345, as Instrument No. 200210080499.

Tax Parcel No. 22-10-43.1

PLAINTIFF: MCLP Asset Company, Inc.

VS

DEFENDANT: **Samuel Paschall a/k/a Samuel M. Paschall, Individually, and as a Surviving Heir of Virginia M. Paschall, Deceased**

SALE ADDRESS: 900 Beaver Dam Road,
Honey Brook, PA 19344

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

SALE NO. 23-5-155

Writ of Execution No. 2022-04669

DEBT \$213,814.38

PROPERTY SITUATE IN BOROUGH OF
OXFORD

TAX PARCEL NO. 0609 009 03200

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **LILLIAM ROLFE &
MICHAEL K. ROLFE AKA MICHAEL
KEVIN ROLFE**

SALE ADDRESS: 25 Liverpool Court, Ox-
ford, PA 19363

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

SALE NO. 23-5-156

Writ of Execution No. 2019-09877

DEBT \$82,183.72

ALL THAT CERTAIN LOT OR PARCEL
OF GROUND WITH THE HEREDITA-
MENTS AND APPURTENANCES, SITU-
ATE IN THE TOWNSHIP OF EAST
WHITELAND, COUNTY OF CHESTER
AND COMMONWEALTH OF PENN-
SYLVANIA AND DESIGNATED AND
SHOWN ON SITE DEVELOPMENT
PLAN OF FRAZER MANOR MADE
BY YERKES ASSOCIATES, INC., CON-
SULTING ENGINEERS AND SURVEY-
ORS, WEST CHESTER, PA DATED 8-8-
1980 AND LAST REVISED 4-21-1981
RECORDED 7-15-1981 IN PLAN FILE

#3611 AND ALSO DESIGNATED AND
SHOWN ON AN AS BUILT BUILD-
ING LOCATION PLAN, AS ONE PARK
PLACE MADE BY BERGER AND
HAYES, INC., CONSULTING ENGI-
NEERS & SURVEYORS, THORNDALE,
PA DATED 8-8-1980 LAST REVISED
4-21-1981 RECORDED 7-15-1981 IN
PLAN FILE #3611 AND ALSO DESIG-
NATED AND SHOWN ON AN AS BUILT
BUILDING LOCATION PLAN OF ONE
PARK PLACE MADE BY BERGER AND
HAYES, INC., RECORDED 8-9-1985 AT
WEST CHESTER, IN THE OFFICE FOR
THE RECORDING OF DEEDS, IN AND
FOR THE COUNTY OF CHESTER, IN
PLAN FILE #5723 AND DESIGNATED
AS LOT 20 AND 15 FEET PATIO AREA.

UNDER SUBJECT AND DECLARA-
TIONS OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF ONE PARK
PLACE AS SET FORTH IN DEED RE-
CORDED 9-9-1981 IN MISC. DEED
BOOK 527 PAGE 397 AND C., AND
AMENDMENT THERETO RECORDED
9-9-1981 IN MISC. DEED BOOK 527
PAGE 424 AND C., AND A SECOND
AMENDMENT THERETO RECORDED
10-7-1981 IN MISC. DEED BOOK 530
PAGE 335.

TOGETHER WITH THE FREE AND
COMMON USE, RIGHT, LIBERTY AND
PRIVILEGE OF ALL WALKWAYS, PAVE-
MENTS, PARKING AREAS, RECRE-
ATIONAL FACILITIES AND STREETS
OR AVENUES AS SHOWN ON PLAN OF
ONE PARK PLACE DATED 3-17-1982
AND RECORDED 4-7-1982 IN PLAN
FILES 33927 AS A MEANS OF INGRESS,
EGRESS, AND REGRESS FROM THE
PROPERTY HEREIN DESCRIBED THE
SAID RECREATIONAL FACILITIES,
PARKING AREAS, STREETS OR AVE-
NUES IN COMMON WITH THE OTHER
OWNERS, TENANTS AND OCCUPIERS
OF THE OTHER LOTS OR TRACTS OF
GROUND IN THE SAID PLAN OF ONE
PARK PLACE.

BEING THE SAME PREMISES CONVEYED TO MYRDDIN L. JONES AND MARGARET L. JONES, AS TENANTS BY THE ENTIRETY FROM MARY C. LEWIS BY DEED DATED 8/31/2000 AND RECORDED 9/13/2000 IN BOOK 4817 PAGE 0785.

TITLE TO SAID PREMISES IS VESTED IN MYRDDIN L. JONES AND MARGARET L. JONES BY DEED FROM MARY C. LEWIS DATED AUGUST 31, 2000 AND RECORDED SEPTEMBER 13, 2000 IN DEED BOOK 4817, PAGE 0785. THE SAID MYRDDIN L. JONES DIED ON NOVEMBER 21, 2008 THEREBY VESTING TITLE IN MARGARET L. JONES BY OPERATION OF LAW.

TAX PARCEL # 42-4-419

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master Participation Trust

VS

DEFENDANT: **Margaret L. Jones**

SALE ADDRESS: 210 Josephs Way, Malvern, PA 19355

PLAINTIFF ATTORNEY: **MCCABE, WEISBERG & CONWAY, LLC 215-790-1010**

SALE NO. 23-5-157

Writ of Execution No. 2019-05158

DEBT \$356,203.21

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

All that certain lot or piece of ground situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to

the record Plan for "Northridge Village", Phase I, prepared by Conver and Smith Engineering, Inc., dated 9/4/2003, last revised 11/1/2004 and recorded in Chester County as plan #17241 as follows, to wit:

Beginning at a point on the Southerly side of Joplin Lane, a corner of Lot #25 as shown on said plan, thence from said point of beginning, along the said side of Joplin Lane South 89 degrees, 42 minutes, 18 seconds East 22.00 feet to a corner of Lot #27; thence along Lot #27 South 00 degrees 17 minutes 42 seconds West 75.00 feet to a point on the northerly side of Rosemary Alley; thence along the said side of Rosemary Alley North 89 degrees 42 minutes 18 seconds West 22.00 feet to a corner of Lot #25; thence along Lot #25 North 00 degrees 17 minutes 42 seconds East 75.00 feet to the first mentioned point and place of beginning.

Under and subject to covenants, easements and restrictions of record.

BEING Lot #26.

BEING THE SAME PREMISES CONVEYED TO BRIAN M. VARANO WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CARTUS FINANCIAL CORPORATION, A DELAWARE CORPORATION, DATED APRIL 11, 2012, RECORDED JULY 27, 2012, AT DOCUMENT ID 11198776, AND RECORDED IN BOOK 8480, PAGE 1364, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI NUMBER 15-04-0697

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Brian M. Varano**

SALE ADDRESS: 1402 Joplin Lane, Phoenixville, PA 19460

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

SALE NO. 23-5-158**Writ of Execution No. 2015-11436****DEBT \$197,214.98**

ALL THAT CERTAIN lot of land, Situate in Kennett Heights in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described according to a Plan of Lots known as Kennett Heights, dated 6/22/1959, by George E. Register & Sons, and recorded in Plan Book 9 page 24, as follows:

BEGINNING at a point on the Northerly side of Hazel Road, said point being the Southeasterly corner of Lot NO. 7 on said Plan, and the Southwesterly corner of the about to be described lot; thence from said point of beginning, and extending along said Lot No. 7 in a Northerly direction, 198.00 feet to a point in line of lands now or late of John Winters; thence extending along said land of Winters, North 75 degrees 38 minutes East, 101.00 feet to a point set on the Westerly side of a 12 feet wide right of way; thence extending along said right of way, South 02 degrees 51 minutes East, 198.00 feet to a point on the aforementioned side of Hazel Road; thence extending along the side of Hazel Road, South 71 degrees 29 minutes West, 78.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

TOGETHER with an easement for the placement of water and sewer lines across a 4 feet wide strip of the adjoining property, being a portion of Lot 7 as shown on said Plan, and specifically described as follows:

BEGINNING at a point, set of the North-erly side of Hazel Road or Avenue (45 feet wide), said point marking the Southeasterly corner of the about to be described tract and the Southwesterly corner of Lot 6 on said Plan, conveyed herein; thence leaving said point of beginning along said Hazel Road or Avenue, South 71 degrees 29 minutes 00 seconds West, 75.00 feet to a point marking the Southwesterly corner of this tract and

the Southeasterly corner of Lot No. 8 on the said Plan; thence leaving said Hazel Road or Avenue and along said Lot 8, North 11 degrees 51 minutes 53 seconds West, 4.0 feet to a point in lines of Lot No. 8 and Lot No. 7; thence leaving said line, North 71 degrees 29 minutes 00 seconds East, 75.58 feet, be it the same, more or less, to a point in the lines of Lot 7 and Lot 6, conveyed herein, thence along said line, South 03 degrees 22 minutes 09 seconds East, 4.0 feet, be it the same, more or less, to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Grant W. Carlson and Nancy J. Carlson, by Deed dated 12/12/2003 and recorded in the Office of the Recorder of Deeds of Chester County on 12/19/2003 in Deed Book Volume 6015, Page 2256, granted and conveyed unto Jason J. Nichols and Alicia Nichols, husband and wife and David O. Barlow and Edna M. Barlow, husband and wife by deed with an undivided ½ interest as tenants by the entirety, as Joint Tenants with right of Survivorship and not as tenants in common.

David O. Barlow departed this life on 1/13/2004.

Edna M. Barlow departed this life on 12/30/2007.

TAX PARCEL # 3702900000

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: **Jason J. Nichols & Alicia Nichols**

SALE ADDRESS: 563 Hazel Avenue, Kennett Square, PA 19348

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

SALE NO. 23-5-159

Writ of Execution No. 2018-04681

DEBT \$4,978.88

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 52-3Q-24

PLAINTIFF: West Goshen Township

VS

DEFENDANT: **Butiko Muhanji & Florida Muhanji**

SALE ADDRESS: 516 North Veronica Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 610-436-4400**

SALE NO. 23-5-160

Writ of Execution No. 2018-12073

DEBT \$61,778.76

ALL THAT CERTAIN tract of land situated in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey dated December 29, 1972 by Berger and Hayes, Inc., Consulting Engineers and Surveyors, as follows:

BEGINNING at a nail set at the intersection of the centerline of Route #842 and the division line between the Township of Pocopson and the Township of East Bradford; thence along the center line of Route #842, the following three courses and distances, to wit: (1) South 71 degrees 20 minutes 10 seconds East 131.45 feet to a point; thence (2) North 88 degrees 07 minutes 20 seconds East 98.30 feet to a point; thence (3) North 72 degrees 54 minutes 15 seconds East 94.18 feet to a nail a corner of land remaining of James E. Wright, Sr., thence along the land remaining to the said James

E. Wright, Sr., the following four courses and distances, to wit: (1) South 23 degrees 47 minutes 25 seconds East 120.65 feet to a point; thence (2) South 00 degrees 56 minutes 35 seconds West 243.03 feet to a point; thence (3) South 73 degrees 20 minutes 30 seconds East 202.81 feet to an iron pin; thence (4) South 14 degrees 41 minutes 15 seconds West 150.00 feet to a point in the centerline of Brandywine Creek; thence along the centerline of Brandywine Creek North 73 degrees 28 minutes 15 seconds West 265.77 feet to a point on the division line between the Township of East Bradford and the Township of Pocopson; thence along said division line North 27 degrees 45 minutes West 556.17 feet to the first mentioned point and place of beginning.

CONTAINING 2.985 acres of land be the same more or less.

BEING the same premises which Larry A. Woodward and Marilyn M. Woodward, husband and wife by Deed dated July 23, 1985 and recorded July 29, 1985 at West Chester Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 26 page 559, granted and conveyed unto Larry A. Woodward and Marilyn M. Woodward, husband and wife, in fee.

AND the said Larry A. Woodward and Marilyn M. Woodward divorced by Final Divorce Decree dated January 31, 2008 at Chester County docket # 2004-10111-DI

AND, the said Larry A. Woodward departed this life July 3, 2021.

BEING PARCEL NUMBER: 51-6-17.7

PLAINTIFF: Brutscher, Foley, Milliner, Land & Kelly LLP

VS

DEFENDANT: **Marilyn Woodward, a/k/a Marilyn McDowell**

SALE ADDRESS: 1370 Bridge Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **CLARE L. MILLINER, ESQ. 610-444-4848**

SALE NO. 23-5-161**Writ of Execution No. 2022-08064****DEBT \$181,350.03**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Easttown, County of Chester, State of Pennsylvania and partly described according to a plan known as "Saint Norberts Park" said plan made by Chester Valley Engineers Inc., Consulting Engineers, dated November 4, 1958 and last revised March 8, 1961, as follows to wit:

BEGINNING at the point formed by the intersection of the center line of Sugartown Road (proposed 50 feet wide) and the extension of the center line of Fairway Road (50 feet wide); thence extending from the said point of beginning measured along the said center line of Sugartown Road the two following courses and distances (1) North 82 degrees 23 minutes West 32.82 feet to a point an angle in the same and (2) South 81 degrees 43 minutes West 159.66 feet to a point in line of land now or late of Teresa M. Peterson, formerly of the "Willowbrook Construction Company"; thence extending along line of land now or late of Teresa M. Peterson, formerly of Willowbrook Construction Company, North 08 degrees 17 minutes West crossing the Northwestern side of Sugartown Road 209.40 feet to a point on the Southeasterly side of a certain 10 feet wide storm drainage easement; thence extending along line of Lot #22 North 65 degrees 56 minutes 30 seconds East crossing the aforesaid drainage easement and crossing the Southwesterly side of Fairway Road 207.73 feet to a point on the center line of Fairway Road aforesaid. Thence extending South 06 degrees 28 minutes 30 seconds East along the said center line of Fairway Road and its extension 275.00 feet to the first mentioned point or intersection and place of beginning.

BEING Lot #23, Section 111, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Gina Nance by Deed dated form Eileen Ricci, dated 6/29/1998 and recorded in the Chester County Recorder of Deeds office on 7/9/1998 in Book 4379, Page 2152 as Instrument #48380.

UPI # 55-2N-11

PLAINTIFF: US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing

VS

DEFENDANT: **Gina Nance**

SALE ADDRESS: 1561 Sugartown Road, Paoli, PA 19301

PLAINTIFF ATTORNEY: **PARKER MCCAY PA 856-596-8900**

SALE NO. 23-5-162**Writ of Execution No. 2022-08452****DEBT \$239,419.57**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Brandywine Green made for Creagh Knoll Associates, by Henry S. Conrey, Inc., a Division of Chester Valley Engineers, Paoli, Pennsylvania, dated May 16, 1977 and last revised September 8, 1978 as follows, to wit:

BEGINNING at a point on the Northwestern side of New Hampshire Lane, said point being measured from the three following courses and distances from a point of curve in the Northwestern side of Creagh Knoll Lane: (1) along the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 46.78 feet to a point of tangent; (2) North 67 degrees 49 minutes 45 seconds West 112.93 feet to a point of curve; and

(3) along the arc of a circle curving to the left, having a radius of 293 feet, the arc distance of 137.54 feet to the place of beginning; thence from said beginning point and extending along the side of New Hampshire Lane the three following courses and distances: (1) along the arc of a circle curving to the left, having a radius of 293 feet, the arc distance of 27.57 feet to a point of reverse curve; (2) along the arc of a circle curving to the right, having a radius of 35 feet, the distance of 45.82 feet to a point of reverse curve; and (3) along the arc of a circle curving to the left, having a radius of 60 feet, the arc distance of 32.81 feet to a point, a corner of Lot #28 as shown on said Plan; thence extending North 33 degrees 33 minutes 38 seconds East, 111.28 feet to the point in line of lands designated as Open Space; thence extending South 76 degrees 31 minutes 11 seconds East 14.47 feet to a pint a corner of Lot #30; thence extending South 4 degrees 43 minutes 24 seconds East 130.39 feet to the first mentioned point and place of beginning.

BEING Lot No. 29 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. Kaczmariski and Amelia M. Kaczmariski by Deed from Dennis M. Egan, Jr. and Maria Egan dated 7/19/2004 and recorded in the Chester County Recorder of Deeds office on 8/17/04 in Book 6255, Page 500 as Doc Id: 10449670.

UPI # 50-5D-29

PLAINTIFF: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing

VS

DEFENDANT: **Andrew J. Kaczmariski and Amelia M. Kaczmariski**

SALE ADDRESS: 1213 New Hampshire Lane, West Bradford, PA 19335

PLAINTIFF ATTORNEY: **PARKER MC-CAY PA 856-596-8900**

SALE NO. 23-5-164

Writ of Execution No. 2022-04811

DEBT \$14,086.64

Property situated in West Bradford Township, Chester County, Pennsylvania

Tax Parcel No. 52-2-250

PLAINTIFF: Stonegate Community Association

VS

DEFENDANT: **Jennifer Messa-Close**

SALE ADDRESS: 1206 Indian Trail Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MARCUS & HOFFMAN, P.C. 610-565-4660**

SALE NO. 23-5-165

Writ of Execution No. 2022-06134

DEBT \$3,721.15

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Londonderry, County of Chester and Commonwealth of Pennsylvania, described according to a Final Plan for Honeycroft Village by Lake, Roeder, Hillard and Associates dated 2/14/2003 and recorded 2/5/2005 as Plan No. 17332 as follows, to wit:

BEGINNING at Point on the Southwesterly side of Laurel Ridge Path, a corner of Lot No. 153 as shown on said plan; thence from said point of beginning, along the said side of Laurel Ridge Path the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 11.89 feet to a point of tangent (2) South 50 degrees 19 minutes 40 seconds East 27.50 feet to a corner of Lot No. 155 as shown on said plan; thence along Lot No. 155 South 40 degrees

05 minutes 06 seconds West 118.74 feet to a point on the Northeasterly side of an alley; thence along the said side of said alley the two following courses and distances; (1) North 54 degrees 19 minutes 15 seconds West 31.22 feet to a point of curve (2) on the arc of circle curving to the right having a radius of 142.00 feet the arc distance of 22.66 feet to a corner of Lot No. 153; thence along Lot No. 153 North 46 degrees 51 minutes 37 seconds East 121.89 feet to the first mentioned point and place of beginning.

UNDER and SUBJECT TO, an easement in favor of the other lots in Honeycroft Village and enforceable by Londonderry Township, Chester County, Pennsylvania (the "Township") and covenants contained in a Declaration of Covenants, Conditions and Restrictions for Honeycroft Village, and Adult Planned Community, recorded in the Chester County Recorder of Deeds Office at Book No. 6803, Page 156 (the "Declaration"). The easement and covenants are further depicted on a final subdivision and land development plan, and notes appended thereto, Prepared by Lake, Roeder, Hillard & Associates, dated February 14, 2003, last revised on November 10, 2004, and recorded at the office of the Chester County Recorder of Deeds as Subdivision Plan # 17332 (the "Subdivision Plan"). Grantee shall perform any and all obligations imposed upon by Lot Owners in the Declaration.

BEING Lot No. 154 as shown on said Plan.

BEING the same premises which B.K. Campbell Enterprise, Inc., a Pennsylvania Corporation, by deed dated June 19, 2019, and recorded in the Office for the Recording of Deeds, in and for the County of Chester, aforesaid, in Deed Book 9959 at Page 710, et seq., granted and conveyed unto Carol Dongelewicz Milner, in fee.

BEING UPI # 46-2-489

PLAINTIFF: Honeycroft Village Community Association

VS

DEFENDANT: **Carol Dongelewicz Milner**

SALE ADDRESS: 433 Laurel Ridge Path, Cochranville, Pa 19330

PLAINTIFF ATTORNEY: **CLEMONS RICHTER & REISS, P.C. 215-348-1776**

SALE NO. 23-5-166

Writ of Execution No. 2022-06783

DEBT \$81,565.07

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED IN THE DECLARATION PLAN REFERRED TO BELOW AS SUMMIT HOUSE CONDOMINIUM, 1450 WEST CHESTER PIKE, EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, WHICH HERETOFORE HAS BEEN SUBMITTED TO THE PROVISIONS OF THE UNIT PROPERTY ACT OF PENNSYLVANIA, ACT OF JULY 3, 1963, P.L. 196 BY RECORDING IN THE OFFICE FOR THE RECORDING OF DEEDS OF CHESTER COUNTY, PENNSYLVANIA, OF THE DECLARATION DATED 6/27/72 AND RECORDED 6/28/72 IN MISC. DEED BOOK 198 PAGE 272, A FIRST AMENDMENT THERETO DATED 7/7/72 AND RECORDED 7/7/72 IN MISC. DEED BOOK PAGE 198 PAGE 472; A SECOND AMENDMENT THERETO DATED 7/16/73, RECORDED 7/16/73 IN MISC. DEED BOOK 206 PAGE 852; THIRD AMENDMENT THERETO DATED 5/31/74 AND RECORDED 5/31/74 IN MISC. DEED BOOK 236 PAGE 202; FOURTH AMENDMENT THERETO DATED 12/19/74 AND RECORDED 12/19/74 IN MISC. DEED BOOK 265 PAGE 68; FIFTH AMENDMENT THERETO DATED 1/12/76 AND RECORDED 1/12/76 IN MISC. DEED BOOK 314 PAGE 102; SIXTH AMENDMENT THERETO DATED 8/12/76, RECORDED 8/17/76 IN MISC. DEED BOOK 31 PAGE 114; SEV-

ENTH AMENDMENT THERETO DATED 12/21/76, RECORDED 12/23/76 IN MISC. DEED BOOK 359 PAGE 202 AND AN EIGHTH AMENDMENT THERETO IN MISC. DEED BOOK 432 PAGE 364; A DECLARATION PLAN DATED OCTOBER 1971 AND EXECUTED AND ACKNOWLEDGE 6/27/72 AND RECORDED 6/28/72 ON PLAN BOOK 43 PAGE 24, A FIRST AMENDMENT THERETO DATED JULY 1973 AND RECORDED 7/16/73 IN PLAN BOOK 51 PAGE 1 AND A SECOND AMENDMENT THERETO DATED MAY 1974 AND RECORDED 5/31/74 IN PLAN BOOK 57 PAGE 24 AND A THIRD AMENDMENT DATED JANUARY 1976 AND RECORDED 1/12/76 IN PLAN BOOK 236 AND A FOURTH AMENDMENT THERETO DATED AUGUST 1976 AND RECORDED 8/17/76 IN PLAN FILE NO. 544 AND A FIFTH AMENDMENT THERETO DATED DECEMBER 1976 AND RECORDED 12/23/76 IN PLAN FILE NO. 767 AND A CODE OF REGULATIONS DATED 6/27/72 AND RECORDED 6/28/72 IN MISC. DEED BOOK 198 PAGE 306, A FIRST AMENDMENT THERETO DATED 5/31/74 AND RECORDED 5/31/74 IN MISC. DEED BOOK 236 PAGE 210 AND A SECOND AMENDMENT THERETO IN MISC. DEED BOOK 414 PAGE 248 AND A THIRD AMENDMENT THERETO IN MISC. BOOK 432 PAGE 366 AND A FOURTH AMENDMENT THERETO IN MISC. BOOK 460 PAGE 417 AND A FIFTH AMENDMENT THERETO IN MISC. DEED BOOK 500 PAGE 144 AND A SIXTH AMENDMENT THERETO DATED 11/8/82 AND RECORDED 11/9/82 IN MISC. DEED BOOK 572 PAGE 398, BEING AND DESIGNATED ON SUCH DECLARATION PLAN AS UNIT # 559 AS MORE FULLY DESCRIBED IN SUCH DECLARATION PLAN AND DECLARATION AS THE SAME HAVE BEEN, OR SHALL, TIME TO TIME BE AMENDED TOGETHER WITH AN INITIAL PROPORTIONATE UNDIVIDED

INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN SUCH DECLARATION) OF 06945%.

BEING the same premises which BLAIR L. HOLL by Deed dated March 13, 2001 and recorded in the Office of the Recorder of Deeds of Chester County on April 6, 2001 at Book 4926, Page 224 granted and conveyed unto WILLIAM D. NAGY.

TAX PARCEL NO. 53-6-1525.59F

PLAINTIFF: LoanCare LLC

VS

DEFENDANT: **William Nagy**

SALE ADDRESS: 559 Summit House, West Chester, PA 19382

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

SALE NO. 23-5-167

Writ of Execution No. 2022-08448

DEBT \$44,600.05

Property situate in the TOWNSHIP OF SCHUYLKILL, CHESTER County, Pennsylvania

BLR # 27-06G-0090

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Julie M. Barker A/K/A Julie Barker & Thomas L. Barker**

SALE ADDRESS: 175 Hawthorne Lane, Phoenixville, PA 19460

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

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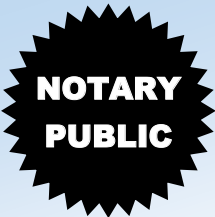
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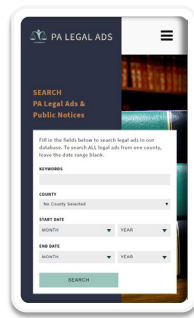
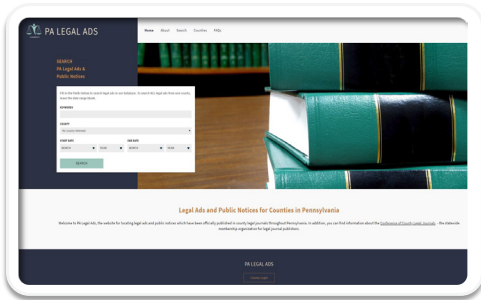
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