



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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IN RE: RONA SELLERS, an Alleged Incapacitated Person

Incapacitated person – Marriage counselling sessions option - Dismiss insufficiently pled petition

1. An incapacitated person is an adult whose ability to receive and evaluate information effectively and communicate decisions in any way is impaired to such a significant extent that he is partially or totally unable to manage his financial resources or to meet essential requirements for his physical health and safety.
2. One can obtain the reasons a spouse wants a divorce via the required three marriage counselling sessions pursuant to 23 Pa.C.S. § 3302.
3. The court may dismiss a proceeding where it determines that the proceeding has not been instituted to aid or benefit the alleged incapacitated person or that the petition is incomplete or fails to provide sufficient facts to proceed. Petitioner and the Alleged Incapacitated Person are husband and wife, respectively.
4. After obtaining a Temporary Protection from Abuse Order against Petitioner, she withdrew the Petition related thereto, moved in with her daughter and commenced an action in divorce. The instant Petition lacks merit upon its face as Petitioner has not alleged that she is unable to manage her financial affairs or meet essential requirements for her physical health and safety and has only alleged speculation as to why she is seeking a divorce. Upon review of the Petition for a Court Ordered Independent Medical Evaluation and the Appointment of a Limited Temporary Guardian, the Court *Held* the Petition was denied without a hearing.

R.E.M.

C.C.P., Chester County, Pennsylvania, Orphans' Court Division, No. 1521-0699;
In Re: Rona Sellers, an Alleged Incapacitated Person

David S. Nagel for Petitioner, Thomas Fitzgerald
Binder, J., May 4, 2021:-

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

IN RE: RONA SELLERS, an Alleged Incapacitated Person

No. 1521-0699

ORDER

AND NOW, this 4th day of May, 2021, upon review of the Petition for for [sic] a Court Ordered Independent Medical Evaluation and the Appointment of a Limited Temporary Guardian, said Petition having been filed on March 24, 2021, for the reasons set forth in the accompanying Memorandum, it is hereby **ORDERED** that the Petition is **DENIED**, without a hearing.

BY THE COURT:

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

MEMORANDUM

Before this court is a Petition filed by Thomas Fitzgerald on March 24, 2021. It is entitled Petition for for [sic] a Court Ordered Independent Medical Evaluation and the Appointment of a Limited Temporary Guardian.¹ Petitioner Thomas Fitzgerald and the Alleged Incapacitated Person, Rona Sellers, were married on November 28, 2018. Ms. Sellers obtained a Temporary Protection from Abuse Order against Mr. Fitzgerald on December 3, 2018. That Order was vacated after Ms. Sellers withdrew her Petition on January 14, 2019. Ms. Sellers left Mr. Fitzgerald in May of 2020 and Ms. Sellers began living with her daughter. Ms. Sellers soon commenced an action to divorce Mr. Fitzgerald on July 31, 2020 which remains active.

By his Petition, Mr. Fitzgerald has asked this court for two (2) things. The first is to order Ms. Sellers to submit to an Independent Medical Exam so Mr. Fitzgerald might obtain a report of incapacity to submit to the court as required by Pa. O.C. Rule 14.3. *See* Petition, 3/24/2021, ¶¶ 7-8. The second is to appoint a “third-party temporary limited guardian of the person of Rona Sellers to investigate whether Rona Sellers is receiving adequate care, psychiatric and medical treatment, and to further ascertain to the extent possible whether the pending divorce action is the product of Rona Sellers’ genuinely held wishes or whether it is being informed by her cognitive impairments, undue influence, or a combination thereof.” Petition, 3/24/2021, ¶ 8. *See also* Petition, 3/24/2021, ¶ 14 (alleging a temporary limited guardian would assess Ms. Sellers’ living conditions, medical and psychiatric care, and “her wishes”). The cognitive impairment to which Mr. Fitzgerald refers stems from a traumatic brain injury Ms. Sellers suffered in 2015 for which she was prescribed anti-seizure and anti-anxiety medication. Petition, 3/24/2021, ¶ 3. The undue influence to which Mr. Fitzgerald refers is Ms. Sellers’ daughter who took Ms. Sellers in after she left Mr. Fitzgerald and who, Mr. Fitzgerald alleges, is the reason why he is not allowed to communicate with Ms. Sellers. *See* Petition, 3/24/2021, ¶¶ 4-5.

This court is of the view that Mr. Fitzgerald’s petition lacks merit upon its face. An incapacitated person is “an adult whose ability to receive and evaluate information effectively and communicate decisions in any way is impaired to such a significant extent that he is partially or totally unable to manage his financial resources or to meet essential requirements for his physical health and safety.” 20 Pa.C.S. § 5501 (Meaning of incapacitated person). Here, Mr. Fitzgerald has not alleged that Ms. Sellers is unable to manage her financial affairs or meet essential requirements for her physical health and safety. Instead, Mr. Fitzgerald has alleged upon speculation that the cause of his wife wanting a divorce is the combined effect of a brain injury and a daughter’s influence. That is not a sufficient allegation of incapacity.

¹ The Petition refers to the active divorce action indexed at 2020-04963-DI which in turn refers to the Protection from Abuse action indexed at 2018-12443-PF. This court has taken notice of those matters of record.

Moreover, this court notes that Ms. Sellers suffered her injury well before she and Mr. Fitzgerald were married and that Mr. Fitzgerald's Petition contains no allegations pertaining to Ms. Sellers' level of capacity during the term of their time together. Finally, this court notes that Mr. Fitzgerald has available a far less restrictive way to learn why his wife wants a divorce which is the order entered in case 2020-04963-DI by the Honorable Allison Bell Royer on February 23, 2021 which requires three (3) marriage counselling sessions pursuant to 23 Pa.C.S. § 3302.

It is the law that "[t]he court may dismiss a proceeding where it determines that the proceeding has not been instituted to aid or benefit the alleged incapacitated person or that the petition is incomplete or fails to provide sufficient facts to proceed." 20 Pa.C.S. § 5511(a) (Petition and hearing; independent evaluation). Accordingly, for the reasons set forth above, this court will enter an order dismissing the Petition for for [sic] a Court Ordered Independent Medical Evaluation and the Appointment of a Limited Temporary Guardian, without a hearing.

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

AUDIT LIST
ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, AUGUST 4, 2021
Courtroom 19 at 9:00 A.M. PREVAILING TIME

THE HONORABLE ALLISON BELL ROYER

ESTATE OF ROSE HELEN WASHINGTON, DECEASED	1514-0859
A/K/A HELEN R. WASHINGTON	
FIRST AND FINAL ACCOUNT	
OF: PHILLIP WASHINGTON, EXECUTOR	
ATTORNEY(S):	
DONALD F. KOHLER JR, ESQUIRE	

ESTATE OF BETTY ANN GEARS, DECEASED	1518-1555
A/K/A BETTY W. GEARS	
FIRST AND FINAL ACCOUNT	
OF: ROBERT L. PRETTYMAN SR, EXECUTOR	
ATTORNEY(S):	
ROBERT SAMUEL MCMICHAEL, ESQUIRE	

GUARDIANSHIP OF SUZANNE L. FRANKS	1598-0004
FIRST AND FINAL ACCOUNT	
OF: PNC BANK, N.A., GUARDIAN	
ATTORNEY(S):	
JANE KELLY ANASTASIA, ESQUIRE	

NOTICES

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

LAW NO. 2021-02829-NC

NOTICE IS HEREBY GIVEN that the name change petition of Angella Sun-A Min was filed in the above-named court and will be heard on Monday, August 2, 2021, at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Monday, April 26, 2021 Name to be changed from: Angella Sun-A Min to: Angella Seona Jeong
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2021-05564-NC

NOTICE IS HEREBY GIVEN that the name change petition of Lauren Ojeda-Avila on behalf of minor child Rachel Renee Mullis was filed in the above-named court and will be heard on Monday, August 16, 2021, at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Thursday, July 15, 2021 Name to be changed from: Rachel Renee Mullis to: Rachel Renee Coles

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

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

LAW NO. 2021-05547-NC

NOTICE IS HEREBY GIVEN that the name change petition of Mohan Sreeram on behalf of minor child Asrith Syon Sreeram was filed in the above-named court and will be heard on Monday, August 16, 2021, at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, July 15, 2021 Name to be changed from: Asrith Syon Sreeram to: Asrith Sreeram

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

BARKER, Mary Lee, late of Pennsbury Township. Andrea Upton Mungo, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BERNAUER, Jeffery J., late of East Bradford Township. Jacqueline A White, 717 Berry Road, Wilmington, DE 19810, Administrator.

BINGHAM, Elena M., late of Kennett Township. Miles A. Bingham, 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.

DeANGELO, Salvatore P., late of West Chester. Stephen C. DeAngelo & Lynn M. DeAngelo, care of

JAMES F. CARNEY, Esquire, 610 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executors. JAMES F. CARNEY, Esquire, Law Offices of James F. Carney, 610 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

EAST, Judith A., late of Exton. Mark East, 2329 South Stone Street, Albion, IN 46701, Administrator.

GEORGE, JR., David L., a/k/a David Lloyd George, Jr., late of Birmingham Township. David Lloyd George, III, care of LOUIS N. TETI, Esquire, P.O. Box 660, West Chester, PA 19381-0660, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., P.O. Box 660, West Chester, PA 19381-0660, atty.

HARTMAN, Keith Paul, late of East Whiteland Township. Anna K. Schaeffer, care of WHITNEY P. O'REILLY, Esquire, 1600 Market Street, Fl 32, Philadelphia, PA 19103, Administrator. WHITNEY P. O'REILLY, Esquire, Cohen Seglias Pallas Greenhall & Furman, PC, 1600 Market Street, Fl 32, Philadelphia, PA 19103, atty.

HARTMAN, JR., Thomas O., late of Kennett Square Borough. Alan J. Jarvis, 101 Birch Drive, Downingtown, PA 19335 or Stacy S. Mogul, Heiligman and Mogul, P.C., Suite 200, 135 S. 19th Street, Philadelphia, PA 19103-4907, Co-Administrators.

HORST, Ronald T., a/k/a Ronald Theodore Horst, late of Caln Township. Timothy B. Horst, care of LINDA KLING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. LINDA KLING, Esquire, Kling & Deibler, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

KELLER, Charles, a/k/a Charles Keller III, late of Spring City. Karen A. Keller, 8 Whitehorse Lane, Spring City, PA 19475, Executrix. JOHN LASAK, Esquire, Kania, Lindner, Lasak and Feeney, 560 East Lancaster Avenue, Suite 108, St. Davids, PA 19087, atty.

KIDON, Verna H., late of North Coventry Township. Kathleen A. Bryan, 3126 Woodlea Rd., Oreland, PA 18069, Executrix. DAVID A. MEGAY, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

LACKMAN, Adrienne Diane, late of Parkesburg. Deborah I. Casagrande, 700 West 1st Avenue, Parkesburg, PA 19365, Administrator. SAMUEL A. GOODLEY, III, Esquire, Sam Goodley Law LLC, 434 West 4th Street, Quarryville, PA 17566, atty.

LAFFEY, Elmer F., a/k/a Elmer Francis Laffey, late of West Fallowfield Township. John Laffey and Robert Laffey, care of WINIFRED MORAN SE-

BASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

LEGG, Frances Ann, late of Tredyffrin Township. Janice A. Legg and Jo Anne L. Johns, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave, Suite T-2, Berwyn, PA 19312, Executors. RYAN M. BORNSTEIN, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Ave, Suite T-2, Berwyn, PA 19312, atty.

MAPES, Thomas J.R., late of Coatesville. Thomas J.R. Mapes, Jr., 1066 Pontiac Rd., Drexel Hill, PA 19026, Executor. MICHAEL J. CUNNINGHAM, JR., Esquire, 1066 Pontiac Rd., Drexel Hill, PA 19026, atty.

MOZZANI, Mario Anthony, late of West Goshen Township. Laureen Hamblin & Mario Mozzani, Jr., care of KEVIN T. VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, Personal Representative. KEVIN T. VITELLI, Esquire, 813 S New Street, West Chester, PA 19382, atty.

SHANER, Doris D., late of Easttown Township. Melissa Y. Shaner, 229 Waterloo Ave., Berwyn, PA 19312, Executrix. DONALD B. CHEETHAM 3rd, Esquire, 229 Waterloo Ave., Berwyn, PA 19312, atty.

STEINBRONN, Emiline, late of East Pikeland. Suzanne Bender, Esq., 216 Bridge Street, Phoenixville, PA 19460, Executor. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

SULLIVAN, SR., Francis Joseph, late of East Goshen Township. Patricia Ann Sullivan, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

ZABER, Bernard L., late of West Chester. Bernard W. Zaber, 161 Adas Way, Glenmoore, PA 19343, Executor. KEVIN J. RYAN, Esquire, RMI Law, 220 West Gay Street, West Chester, PA 19380, atty.

2nd Publication

BERTOLINI, Dominic J., late of Kennett Township. Ninetta Gonnelli-Bertolini, 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.

BISIGNANI, Susan J., late of West Goshen Township. Lisa DeLaurentis & Anita M. Brady, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Co-Executrices. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

BLACK, Helen J., a/k/a Helen Jones Black, late of East Goshen Township. Janet H. Svoboda, care of KRISTEN R. MATTHEWS, Esquire, 17 West Miner Street, West Chester, PA 19382, Executrix. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 West Miner Street, West Chester, PA 19382, atty.

CARRASQUILLO, Maria A., late of Coatesville. Orlando Carrasquillo, 370 Valley Road, Coatesville, PA 19320, Executor. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Bldg 400A, West Chester, PA 19380, atty.

CASE, SR., Charles L., late of West Brandywine. Jeffrey Charles Case, 2904 Cotswold Road, Sinking Spring, PA 19608, Executor. SOCRATES J. GEORGEADIS, Esquire, Georgeadis Setley, 4 Park Plaza, 2nd Floor, Wyomissing, PA 19610, atty.

CLINGMAN, Evan E., late of Pennsbury Township. Nan B. Clingman, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DOUGLAS, Joyce M., late of West Vincent Township. Neal Douglas, Iain Douglas and Alan Douglas, care of STEPHEN OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Co-Executors. STEPHEN OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

FASANO, Patrick J., late of Elk Township. Angela Maria Norman, care of JOHN A. GAGLIARDI, Esquire, 122 South Church Street, West Chester, PA 19382, Executrix. JOHN A. GAGLIARDI, Esquire, Wetzel, Gagliardi Fetter & Lavin LLC, 122 South Church Street, West Chester, PA 19382, atty.

GRIMES, Ellen R., late of Berwyn. Thomas Rodenhiser, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

GROHOSKI, JR., John, late of Schuylkill Township. John Grohoski, III, care of ELLIOTT GOLD-

BERG, Esquire, 1231 Lancaster Avenue, Berwyn, PA 19312, Executors. ELLIOTT GOLDBERG, Esquire, 1231 Lancaster Avenue, Berwyn, PA 19312, atty.

HABECKER, Bruce A., late of West Brandywine. Larry Habecker, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

HEYLMUN, Sarah, a/k/a Sarah S. Heylmun, late of North Coventry Township. Howard S. Heylmun, care of DAVID L. ALLEBACH, JR., Esquire, 1129 East High Street, P.O. Box 776, Pottstown, PA 19464-0776, Executor. DAVID L. ALLEBACH, JR., Esquire, 1129 East High Street, P.O. Box 776, Pottstown, PA 19464-0776, atty.

HEYLMUN, JR., Richard F., late of North Coventry Township. Howard S. Heylmun, care of DAVID L. ALLEBACH, JR., Esquire, 1129 East High Street, P.O. Box 776, Pottstown, PA 19464-0776, Executor. DAVID L. ALLEBACH, JR., Esquire, 1129 East High Street, P.O. Box 776, Pottstown, PA 19464-0776, atty.

JONES, James D., late of East Coventry Township. Theodore Andrew Jones, 507 Wood Avenue, North Brunswick, NJ 08902, Executor. DIANE M. ZABOWSKI, Esquire, Zabowski Law, LLC, 100 Springhouse Drive, Suite 205E, Collegeville, PA 19426, atty.

LAHUSEN, Kay, a/k/a Kay Tobin Lahusen and Katherine Lahusen, late of Kennett Township. Judith Armstrong, care of TRAVIS G. MAURER, Esquire, Rodney Square, 1000 North King Street, Wilmington, DE 19801, Executrix. TRAVIS G. MAURER, Esquire, Young Conaway Stargatt & Taylor, LLP, Rodney Square, 1000 North King Street, Wilmington, DE 19801, atty.

MARSHALL, JR., Edward Moses, late of Pocopson. Holly M. Hopkins, 170 Northbrook Rd., West Chester, PA 19382, Executor.

MEDKEFF, John R., late of Tredyffrin Township. Deborah J. Medkeff, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Boulevard, Suite 211, Paoli, PA 19301, Administrator. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Boulevard, Suite 211, Paoli, PA 19301, atty.

MONTGOMERY, Mary Jane, late of East Vincent Township. William P. Montgomery, care of SHAWN M. PIERSON, Esquire, 105 East Oregon Road, Lititz, PA 17543, Executor. SHAWN M. PIER-

SON, Esquire, Law Office of Shawn M. Pierson, 105 East Oregon Road, Lititz, PA 17543, atty.

NEIDLINGER, Allen H., a/k/a Allen Neidlinger, late of Honey Brook. James Neidlinger, 615 Woodstock Ave, Schuylkill Haven, PA 17972, Executor. SHELBY G. HOSTETTER, Esquire, 75 Memorial Drive, Schuylkill Haven, PA 17972, atty.

NIXON, Gerard James, late of East Goshen Township. Mark Nixon, 390 Shelbourne Lane, Phoenixville, PA 19460, Administrator. KEVIN J. CONRAD, Esquire, Lamb McErlane PC, 24 E. Market Street, West Chester, PA 19381, atty.

NIXON, Kathryn, late of East Goshen Township. Mark Nixon, 390 Shelbourne Lane, Phoenixville, PA 19460, Administrator. KEVIN J. CONRAD, Esquire, Lamb McErlane PC, 24 E. Market Street, West Chester, PA 19381, atty.

OCHS, Terry Kent, late of Exton. William Dougherty, 963 May Post Office Rd., Strasburg, PA 17579, Executor.

SCHUTT, JR., Charles P., a/k/a Charles Porter Schutt, Jr., late of Chadds Ford Township. C. Porter Schutt, III, care of TRAVIS G. MAURER, Esquire, Rodney Square, 1000 North King Street, Wilmington, DE 19801, Executor. TRAVIS G. MAURER, Esquire, Young Conaway Stargatt & Taylor, LLP, Rodney Square, 1000 North King Street, Wilmington, DE 19801, atty.

SEGUIN, Helen M., late of Spring City Borough. Dwayne Logie, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, Executor. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, 600 W. Germantown Pike, Ste. 400, Plymouth Meeting, PA 19462, atty.

SMITH, Vera, late of West Chester. Michael C. Smith, 11433 Nathaniel Drive, Orlando, FL 32825, Personal Representative.

3rd Publication

ATKINS, Roger William, late of East Marlborough Township. Gaetano F. Miceli, 702 Pheasant Run, Kennett Square, PA 19348, Executor. D. SCOTT BONEBRAKE, Esquire, Noel and Bonebrake, 25 E. Second Street, Media, PA 19063, atty.

BANKS, SR., Jerry W., a/k/a Jerry W. Banks, late of Caln Township. Jerry W. Banks, Jr., care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

BUCK, David M., a/k/a David Michael Buck, late of Phoenixville Borough. Kiersten Vuocolo, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Media, PA 19063, Administratrix. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 W. Third St., Media, PA 19063, atty.

CLARKE, Donald F., late of Easttown Township. Elizabeth C. Werwinski and David M. Clarke, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

CROSSAN, Randall K., late of London Grove Township. Tina McLennan, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GRIM, Robert Richard, a/k/a Rob, late of West Chester. Kim Szymura, 813 Kenmara Drive, West Chester, PA 19380, Executrix.

KISIELOWSKI, Eugene, late of Schuylkill Township. Christine Gehman Kisielowski, care of RONALD R. BOLIG, Esquire, 301 N. Main Street, Telford, PA 18969, Executrix. RONALD R. BOLIG, Esquire, Lechowicz and Bolig, 301 N. Main Street, Telford, PA 18969, atty.

LANGHORNE, Audrey Ann, a/k/a Audrey H. Langhorne, Audrey Langhorne, late of East Goshen Township. Wistar Hardison, 9405 Lomax Forest Drive, Manassas, VA 20112, Executrix. COURTNEY A. WIGGINS, Esquire, Clarion Law, LLC, 211 N. Walnut St, 1st Floor, West Chester, PA 19380, atty.

LILLMARS, Donna M., late of Phoenixville. Steven A. Lillmars, 80 Edgewood Drive, Danville, PA 17821, Executor. TAMMY A. WEBER, Esquire, Marshall Parker & Weber, LLC, 49 E. Fourth Street, Williamsport, PA 17701, atty.

LOOFT, Richard A., a/k/a Richard Arthur Looft, late of Uwchlan Township. Richard A. Looft, Jr., care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

McCLINTOCK, Thelma M., late of Sadsbury Township. Jeffrey M. Reeser, 306 West 1st Avenue, Parkersburg, PA 19365, & Raymond D. Pirches, 106 Compass Road, Parkersburg, PA 19365, Executors. TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, atty.

MILEWSKI, John J., late of East Pikeland Township. Donna M. Milewski, 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.

MILLER, Hazel June, late of Penn Township. Pamela Blakeslee, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MUNDY, Paul M., late of Westtown. Michael P. Mundy, care of KYLE A. BURCH, Esquire, 22 State Road, Media, PA 19063-1442, Executor. KYLE A. BURCH, Esquire, 22 State Road, Media, PA 19063-1442, atty.

PILOTTI, SR., William, late of Caln Township. Staci L. King, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

RICHARDS, C. Victor, late of Franklin Township. C. Timothy Richards and Jonathan T. Richards, 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.

SCHNEIDER, Lily S., late of West Goshen Township. Timothy J. Schneider, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

SIMON, Colleen P., late of Tredyffrin Township. Francis Edward Simon, 5 White Woods Lane, Malvern, PA 19355, Executor. CAROL R. LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood, LLC, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087, atty.

STRAHAN, Johanne C., late of Pennsbury Township. Kelly A. Wellborn, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

TWADDLE, Thomas C., late of Tredyffrin Township. Schuyler Twaddle, care of MICHAEL T. PIDGEON, Esquire, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137, Administrator. MICHAEL T. PIDGEON, Esquire, Eastburn & Gray,

P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137, atty.

VANORE, Joseph T., late of West Chester Borough. Salvatore Vanore, care of PETER E. BORT, Esquire, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, Administrator. PETER E. BORT, Esquire, Bort Law, 101 Lindenwood Dr., Ste. 225-G, Malvern, PA 19355, atty.

WITMYER, Frank Robert, a/k/a F. Robert Witmyer, late of North Coventry Township. Randall O. Witmyer, 505 S. Hanover St., Pottstown, PA 19465, Executor.

WOHL, Faith Avidon, late of Kennett Square. Michael A. Wohl, 2874 Lake Forest Circle, Talbott, TN 37877, Executor.

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

Harris Family Dentistry, with its principal place of business at 5 Booth Ln., Unit 6, Haverford, PA 19041. The application has been (or will be) filed on: Wednesday, July 14, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Jared M. Harris, D.M.D., Jared M. Harris, D.M.D., P.C.

NONPROFIT CORPORATION NOTICE

The Roughwood Center for Heritage Seedways has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Dilworth Paxson LLP
1500 Market Street
Suite 3500E
Philadelphia, PA 19102

ORDER OF CONTINUANCE

COURT OF COMMON PLEAS - CHESTER
COUNTY, PA - ORPHANS' COURT DIV. - CASE
NO. 1512-1236 - IN THE MATTER OF THE
ESTATE OF GERALD KEVIS, DECEASED -
ORDER OF CONTINUANCE - The hearing on
the Petition for Partition of Real Estate is hereby
rescheduled to the 7th day of Sept., 2021, in Court-
room No. 15 at 1:30 pm.

BY THE COURT:

HON. MARK L. TUNNELL

CARA E. WILLIAMS, Atty.,
MacELREE HARVEY, LTD., 17 W. Miner St., West
Chester, PA 19382, 610.436.0100

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, August 19th, 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, September 20th, 2021.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

1st Publication

SALE NO. 21-8-82

Writ of Execution No. 2013-03541

DEBT \$12,667.59

ALL THAT CERTAIN lot or piece of ground situate in the Township of Schuylkill, County of Chester, Commonwealth of Pennsylvania, and described according to Section No. 1 of "Brookwood Homes," said Plan made by

Yerkes Engineering Company, Registered Professional Engineers, dated February 2, 1962, and last revised February 14, 1962, as follows, to wit:

BEGINNING at a point in the Westerly side of Edwin Drive (50 feet wide), said point being measured by the three (3) following courses and distances from a point of curve on the Northwesterly side of Brookwood Drive (50 feet wide): (1) leaving Brookwood Drive on the arc of a circle curving to the left, having a radius of 13.50 feet, the arc distance of 19.50 feet to a point of compound curve on the Southwesterly side of Edwin Drive (variable widths); thence (2) Northwestwardly along the said side of Edwin Drive on the arc of a circle curving to the left, having a radius of 200 feet, the arc distance of 20.63 feet to a point of tangent on the Southwesterly side of Edwin Drive (50 feet wide); thence, (3) North 44° 08' West, along the said side of Edwin Drive (50 feet wide) 76.93 feet to the point of beginning.

CONTAINING in the front or breadth Northwestwardly along the said side of Edwin Drive, 100.00 feet and extending of that width in length or depth Southwardly between parallel lines at right angles to Edwin Drive, 170 feet. BEING Lot No. 7 as shown on the above mentioned plan.

Tax Parcel: 27-5B-27

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **John Benditt**

SALE ADDRESS: 1040 Edwin Drive, Phoenixville, PA 19460

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

SALE NO. 21-8-83**Writ of Execution No. 2016-06080****DEBT \$12,955.52**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Schuylkill, County of Chester, Commonwealth of Pennsylvania, and described according to a plan of property of Brookhaven Homes, Inc., said plan made by Chester Valley Engineers, Inc., Consulting Engineers, dated 4/2/1959 and last revised 3/7/1960, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Rossiter Avenue (variable widths) said point measured by the 13 courses and distances from a point of curve on the Northwesterly side of Vincent Road (40 feet wide); (1) leaving Vincent Road on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 78.54 feet to a point of tangent on the Northeasterly side of Rossiter Avenue (40 feet wide); (2) North 45 degrees, 41 minutes, 50 seconds West, measured along the Northeasterly side of Rossiter Avenue, 78.38 feet to a point of curve in the same; (3) Northwestwardly and Northeastwardly measured partly along the Northeasterly and partly along the Southeasterly sides of Rossiter Avenue on the arc of a circle curving to the right having a radius of 122.81 feet the arc distance of 150.04 feet to a point of tangent on the Southeasterly side of Rossiter Avenue; (4) North 24 degrees, 8 minutes, 10 seconds East, measured along the Southeasterly side of Rossiter Avenue, 230.70 feet to a point of curve in the same; (5) Northeastwardly measured still along the Southeasterly side of Rossiter Avenue on the arc of a circle curving to the right having a radius of 263.56 feet the arc distance of 92 feet to a point of tangent in the same; (6) North 44 degrees,

18 minutes, 10 seconds East, measured still along the Southeasterly side of Rossiter Avenue, 345 feet to a point of curve in the same; (7) Northeastwardly and Eastwardly measured partly along the Southeasterly and partly along the Southerly side of Rossiter Avenue on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 48.15 feet to a point of reverse curve on the Southerly side of Rossiter Avenue; (8) Eastwardly, Northwardly and Westwardly measured partly along the Southerly, partly along the Easterly and partly along the Northerly sides of Rossiter Avenue on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 171.57 feet to a point of reverse curve on the Northerly side of Rossiter Avenue; (9) Westwardly and Northwestwardly measured partly along the Northerly and partly along the Northeastwardly sides of Rossiter Avenue on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 23.18 feet to a point of tangent on the Northeasterly side of Rossiter Avenue; (10) North 46 degrees, 3 minutes, 10 seconds West, measured along the Northeasterly side of Rossiter Avenue, 192.96 feet to a point of curve in the same; (11) Northwestwardly measured still along the Northeasterly side of Rossiter Avenue on the arc of a circle curving to the right having a radius of 70 feet the arc distance of 33.31 feet to a point of reverse curve in the same; (12) Northwestwardly and Southwestwardly measured partly along the Northeasterly and partly along the Northwesterly sides of Rossiter Avenue on the arc of a circle curving to the left having a radius of 110 feet the arc distance of 277.48 feet to a point of reverse curve in the Northwesterly side of Rossiter Avenue; and (13) Southwestwardly measured along the Northwesterly side of Rossiter Avenue on the arc of a circle curving to the right having a radius of 70 feet the arc dis-

tance of 19.34 feet to the point of beginning; thence extending from said point of beginning measured along the Northwesterly side of Rossiter Avenue (variable widths) on the arc of a circle curving to the right having a radius of 70 feet the arc distance of 13.97 feet (the chord of said arc bearing South 38 degrees, 13 minutes, 50 seconds West, 13.95 feet) to a point of tangent on the Northwesterly side of Rossiter Avenue (40 feet wide); thence extending South 43 degrees, 56 minutes, 50 seconds West , measured along the said side of Rossiter Avenue (40 feet wide), 96.04 feet to a point; thence extending North 46 degrees, 3 minutes, 10 seconds West, 180 feet to a point on a line dividing the Township of Schuylkill and the Borough of Phoenixville; thence extending along said dividing line, North 43 degrees, 56 minutes, 50 seconds East, 133 feet to a point; thence extending South 38 degrees, 41 minutes, 10 seconds East, 180.11 feet to the first mentioned point and place of beginning.

BEING Lot No. 11 as shown on the above mentioned plan.

Tax Parcel: 27-3N-23

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **Mary A. Greto**

SALE ADDRESS: 42 Rossiter Avenue, Phoenixville, PA 19460

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

SALE NO. 21-8-85

Writ of Execution No. 2014-10490

DEBT \$9,106.33

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in

the Township of Schuylkill, County of Chester and Commonwealth of Pennsylvania, described according to a survey and plan made by "Evergreen Acres" by Earl R. Ewing, Registered Surveyor, on the 13th day of December, A.D. 1961, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of South Evergreen Drive (50 feet wide) at the arc distance of 139.20 feet measured on the arc of a curve curving to the Right having a radius of 88.50 feet, from a point of curve on the Northwesterly side of East Evergreen Drive (50 feet wide); thence from said point of beginning along the said side of South Evergreen Drive North 47 degrees 57 minutes West 61.78 feet to a point, a corner of Lot No. 66 as shown on said plan; thence along the same North 42 degrees 3 minutes East 220.13 feet to a point; thence South 48 degrees 4 minutes East 150 feet to a point in the Northwesterly side of Evergreen Drive; thence along the same South 41 degrees 56 minutes West 131.76 feet to a point of curve therein; thence on the arc of a curve curving to the Right having a radius of 88.50 feet the arc distance of 19.20 feet to the point and place of beginning.

BEING Lot No. 67 as said plan.

BEING the same premises which Joseph J. Santoro and Sheila R. Santoro, husband and wife by their Indenture bearing date the 22nd day of December, A.D. 1977 and recorded in the Office for the Recording of Deeds in and for the County of Chester, at West Chester, PA in Deed Book G-52 page 341 granted and conveyed unto Robert G. Feulner and Carole A. Feulner, husband and wife, in fee.

BEING County Tax Parcel No. 27-5A-5

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: Oliver Dale Sims & Barbara J. Sims

SALE ADDRESS: 1173 South Evergreen Drive, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: LAMB McERLANE PC 610-430-8000

SALE NO. 21-8-86

Writ of Execution No. 2012-04196

DEBT \$14,746.34

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. SITUATE in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a "Revised Plan of Eva an Ida S. Zoller Property" drawn by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania, dated 5/6/1959 and recorded in the Office for the Recording of Deeds, in and for the County of Chester in Plan Book 10 page 11, as follows, to wit:

BEGINNING at a point on the Southwest side of a proposed road (40 feet wide) now called Emery Lane, a corner of Lot No. 54 on said plan, said point being measured the 2 following courses and distances from a point of curve on the Southeast side of Zoller Drive (40 feet wide); (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 33.60 feet to a point of tangent on the Southwest side of Emery Lane; (2) South 62 degrees 15 minutes East 196.66 feet; thence extending from said point of beginning and continuing along said side of Emery Lane South 62 degrees 15 minutes East 100 feet to a point, a corner of Lot No. 55-A on said plan; thence extending along the same South 27 degrees 45 minutes West 200 feet to a point a corner of Camp Council; thence along the same North

62 degrees 15 minutes West 100 feet to a point, a corner of Lot No. 54 aforesaid; thence extending along the same North 27 degrees 45 minutes East 200 feet to the point and place of beginning.

BEING Lot No. 55 as said plan.

Tax Parcel: 26-3E-22.3

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: Julius Marosfalvi, Jr.

SALE ADDRESS: 5 Emery Lane, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: LAMB McERLANE PC 610-430-8000

SALE NO. 21-8-87

Writ of Execution No. 2016-06080

DEBT \$10,278.31

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Charlestown Township, CHESTER County, Pennsylvania, bounded and described according to a Plan of Charlestown Oaks, made by Pennoni Associates, Philadelphia, PA, dated 2/3/1992, last revised 4/1999 and recorded in 12/21/991, as Plan # 15204, as follows, to wit:

BEGINNING at a point on the Southerly side of Yorktown Road, said point being a corner of Lot #72; thence extending from said beginning point along Yorktown Road, North 40 degrees 39 minutes 50 seconds East, 24 feet to a point, a corner of Lot #70; thence extending along same, South 49 degrees 20 minutes 10 seconds East, 120 feet to a point in line of Lot A; thence extending along same, South 40 degrees 39 minutes 50 seconds West, 24 feet to a point, a corner of Lot #72; thence extending along

same, North 49 degrees 20 minutes 10 seconds West, 120 feet to the first mentioned point and place of beginning.

BEING Lot #71 as shown on said Plan. CONTAINING 2,880 square feet of land be the same more or less.

BEING THE SAME PREMISES which Gerald T. Kelly and Audrey C. Kelly, Husband & Wife, by deed dated 7/24/2020 and recorded 7/29/2020 in CHESTER County Recorder of Deeds Book 5340, page 2303, granted and conveyed to Audrey C. Kelly, in fee.

BEING TAX UPI #35-3-204

PLAINTIFF: Valley Forge Sewer Authority

VS

DEFENDANT: **Audrey C. Nass**

SALE ADDRESS: 103 Yorktown Court, Malvern, PA 19355

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

SALE NO. 21-8-89

Writ of Execution No. 2008-03252

DEBT \$167,417.10

ALL THAT CERTAIN lot or parcel of land situated in the Township of East Nottingham, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 27, 2019 and recorded in the Office of the Chester County Recorder of Deeds on August 29, 2019, in Deed Book Volume 9989 at Page 2087, Instrument NO. 11685061.

Tax Parcel No. 69-7-106

PLAINTIFF: Lumis Investments, LLC

VS

DEFENDANT: **Howard C. Fisher, Sandra S. Fisher and Their Heirs,**

Executors, Administrators and Assigns and James D. Price and Johnny Gillinger, Jr., Terre-Tenants

SALE ADDRESS: 305 Media Road, Oxford, PA 19363

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

SALE NO. 21-8-90

Writ of Execution No. 2017-05102

DEBT \$250,902.81

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF DOWNINGTOWN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

UPI # 41-4-5.14

PLAINTIFF: Dwellings Properties IV, LLC

VS

DEFENDANT: **Sierra L. McMonagle aka Sierra Lessing McMonagle & James McMonagle**

SALE ADDRESS: 418 Oakland Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC 215-886-8790**

SALE NO. 21-8-91

Writ of Execution No. 2020-02673

DEBT \$465,735.86

PROPERTY SITUATE IN TOWNSHIP OF EAST BRANDYWINE

TAX PARCEL 30-06-0132

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. BANK NATION-

AL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2017-3, MORTGAGE-BACKED NOTES, SERIES 2017-3

VS

DEFENDANT: **Judy Ann Nelsen**

SALE ADDRESS: 5 Blakely Road, Downingtown, PA 19335

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

SALE NO. 21-8-92

Writ of Execution No. 2020-02236

DEBT \$100,479.00

PROPERTY SITUATE IN CITY OF COATESVILLE

TAX PARCEL 16-02-0188

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Bayview Loan Servicing, LLC

VS

DEFENDANT: **Estella Mack Chambers aka Estella M. Chambers**

SALE ADDRESS: 639 Merchant Street, Coatesville, PA 19320

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

SALE NO. 21-8-93

Writ of Execution No. 2017-03877

DEBT \$238,676.81

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE TOWNSHIP OF WEST PIKELAND, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS

FOLLOWS, TO WIT:

All that certain lot or tract of land, with the hereditaments and appurtenances thereon; situate on the Southwesterly side of the Conestoga Pike (PA State Highway Route No. 401) in West Pike-land Township, Chester County, Penn-sylvania bounded and described inac-cordance with a survey thereof made in June 1954 by Earl R. Ewing, Registered Surveyors, as follows, to wit:

Beginning at a point in the aforesaid Conestoga Pike, said point of beginning being a corner of remaining lands of the grantors, which point of beginning is South 57 degrees, 39 minutes East 240.00 feet from a corner of lands of the St. Matthews Reformed Church parson-age; thence from said point of beginning along said Conestoga Pike at or near the center line thereof South 57 degrees, 38 minutes East, near the center line there-of South 57 degrees, 30 minutes East 141.85 feet to a point; thence continuing in and along said Conestoga Pike and at or near the center line thereof South 58 degrees 00 minutes East 58.15 feet to a point, a corner of remaining lands of Elmer H. White and others thence leav-ing said Conestoga Pike and extend-ing along remaining lands of Elmer H. White, and wife the 3 following courses and distances, crossing an iron pipe on line and 23.30 feet distant; (1) South 32 degrees 22 minutes West 200.37 feet to an iron pipe and (2) North 57 degrees, 38 minutes West 200.00 feet to an iron pipe, and (3) North 2 degrees, 22 min-utes East 200.00 feet to the first men-tioned point and place of beginning.

BEING THE SAME PROPERTY CONVEYED TO JASON TORRES AND DAMIS GONZALEZ WHO ACQUIRED TITLE , WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM CHRISTOPHER WURTS, DATED DECEMBER 8, 2006, RECORDED DECEMBER 15,

2006, AT DOCUMENT ID 10713198, AND RECORDED IN BOOK 7034, PAGE 1166, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 34-4-0033

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

VS

DEFENDANT: **Jason Torres; Damis Gonzalez, AKA Damis Ramirez**

SALE ADDRESS: 1620 Conestoga Road, Chester Springs, PA 19425

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

SALE NO. 21-8-94

Writ of Execution No. 2019-05133

DEBT \$176,218.83

Property situated in City of Coatesville

Tax Parcel # 16-7-37

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: ATL Ventures LLC

VS

DEFENDANT: **Edwin Segarra & Janette I. Vasquez**

SALE ADDRESS: 1127 Olive Street, Coatesville, PA 19320

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

SALE NO. 21-8-96

Writ of Execution No. 2020-00232

DEBT \$336,088.72

THE LAND REFERRED TO HERE-

IN BELOW IS SITUATED IN THE COUNTY OF CHESTER, CITY OF LINCOLN UNIVERSITY, STATE OF PENNSYLVANIA, AND DIS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OF LAND, SITUATE IN NEW LONDON TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY ACCORDING TO SUBDIVISION PLAN FOR LOCUST RIDGE MADE BY REGISTER ASSOCIATES, INC., REGISTERED SURVEYORS, DATED 10/17/1998 AND LAST REVISED 3/31/1989 AND RECORDED AS PLAN NO. 9196-9199, AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF MOUNT HOPE ROAD (T-346), SAID POINT OF BEGINNING BEING THE NORTHEASTERLY CORNER OF LOT NO. 35 AS SHOWN ON SAID PLAN, AND THE SOUTHEASTERLY CORNER OF THE ABOUT TO BE DESCRIBED LOT; THENCE FROM SAID POINT OF BEGINNING AND EXTENDING ALONG SAID LOT NO. 35, NORTH 86 DEGREES 20 MINUTES 40 SECONDS WEST 433.10 FEET TO A POINT ON THE EASTERLY SIDE OF CLEARVIEW LANE; THENCE EXTENDING ALONG SAID CLEARVIEW LANE AND THE CUL-DE-SAC AT ITS TERMINUS THE THREE FOLLOWING COURSES AND DISTANCES (1) NORTH 3 DEGREES 35 MINUTES 20 SECONDS EAST 46.93 FEET TO A POINT OF CURVE; (2) THENCE ALONG THE CURVE OF A CIRCLE HAVING A RADIUS OF 25 FEET, THE ARC DISTANCE OF 21.03 FEET TO A POINT OF REVERSE CURVE; (3) THENCE ALONG THE CURVE OF A CIRCLE HAVING A RADIUS OF 50 FEET, THENCE DISTANCE OF 42.05 FEET TO A POINT A CORNER OF LOT NO 33; THENCE

EXTENDING ALONG SAID LOT NO. 33 NORTH 72 DEGREES 32MINUTES 21 SECONDS EAST 372.37 FEET TO A POINT ON THE SIDE OF THE AFOREMENTIONED MOUNT HOPE ROAD; THENCE EXTENDING ALONG THE SIDE OF SAID ROAD, THE TWO FOLLOWING COURSES AND DISTANCES: (1) ALONG THE CURVE OF A CIRCLE HAVING A RADIUS OF 500 FEET, THE ARC DISTANCE OF 46.11 FEET; (2) SOUTH 11 DEGREES 11 MINUTES 46 SECONDS EAST 199.59 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 1.556 ACRES, BE THE SAME MORE OR LESS.

BEING LOT NO. 34 ON SAID PLAN.

Fee Simple Title Vested in NATHANIEL SMITH AND MICHELE SMITH, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETIES by deed from LEWIS W. WRIGHT AND SUSAN G. WRIGHT, HUSBAND AND WIFE, dated 06/20/2005, recorded 07/27/2005, in the Chester County Clerk’s Office in Deed Book 6563, Page 156.

BEING UPI # 71-1.24.36

PLAINTIFF: AmeriHome Mortgage Company, LLC

VS

DEFENDANT: **Nathaniel Smith a/k/a Nathaniel D. Smith & Michele Smith a/k/a Michele A. Nazzaro f/k/a Michele Ann Smith**

SALE ADDRESS: 213 Clearview Lane, Lincoln University, PA 19352

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

SALE NO. 21-8-97

Writ of Execution No. 2018-06146

DEBT \$192,260.09

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected.

SITUATE in the Township of Elk, County of Chester and Commonwealth of Pennsylvania, described according to a Plan of Property made for Richard L. Speer & Robert L. Hetherinton, by George F. Register Jr., & Sons., C.F. Kennett Square, Pennsylvania dated 1/8/1974, last revised 2/25/1974, recorded at West Chester in the Office of the Recorder of Deeds in Plan Books 58 page 16, as follows:

BEGINNING at a point in the title line in the Red Public Road L.R. No. 15162 known as “Media Road”, said point being measured North 70 degrees 25 minutes 22 seconds East, 350.00 feet from a point at the intersection of said Media Road with Hilltop Road; thence extending from said beginning point and along said Media Road, North 70 degrees 25 minutes 22 seconds East, 160.00 feet to a point, a corner of Lot No. 16, thence leaving the road and extending along line of Lot No. 16 South 17 degrees 30 minutes 17 seconds East, 336.91 feet to a point in line of Lot No. 15; thence extending along same South 69 degrees 05 minutes 57 seconds West 140.00 feet to appoint in line of Lot No. 12; thence extending along same and Lots 11 and 10, North 20 degrees 54 minutes 03 seconds West, 340.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 17 on said plan.

BEING the same premises in which Wendy L. Cook a/k/a Wendy L. Cook Battaglini, by deed dated 03/27/2006 and recorded 03/29/2006 in the office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of

Pennsylvania in Deed Book 6801, Page 46 and at Instrument No. 10636140, granted and conveyed unto Charles Chambers and Tracey Chambers, Husband and wife.

UPI # 70-1-62

PLAINTIFF: Elkhorn Depositor LLC
VS

DEFENDANT: **Tracey Chambers & Charles Chambers**

SALE ADDRESS: 101 Media Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **LOGS LEGAL GROUP LLP 610-278-6800**

SALE NO. 21-8-98

Writ of Execution No. 2018-12948

DEBT \$179,624.25

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements, hereditaments and appurtenances, SITUATE in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Country Club Valley by Drake Waddington, Inc., Surveyors, Engineers and Planners, Kennett Square, PA dated 9/22/1987, last revised 12/13/1998 and recorded 6/13/1989 as Plan #9423-9425, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pine Valley Drive (50 feet wide), said point being a corner of Lot #144 (as shown on said Plan); thence from said point of beginning extending along Pine Valley Drive the 2 following courses and distances: (1) South 77 degrees 05 minutes 39 seconds West 61.00 feet to a point of curve, thence (2) on a line curving to the left having a radius of 305.00 feet to an arc distance of 33.23 feet to a point of tangent, said point being a corner of Lot #146; thence leaving Pine Valley Drive

extending along Lot #146 and crossing the Southerly side of a Transco Pipe Line Easement North 19 degrees 08 minutes 52 seconds West 154.33 feet to a point within said easement and in line of Open Space, said point being another corner of Lot #146; thence extending along said Open Space and through said easement North 74 degrees 38 minutes 24 seconds East 111.00 feet to a point still within said easement, said point being another corner of Lot #144 aforesaid; thence leaving said Open Space, recrossing the aforesaid side of said easement and extending along Lot #144 South 12 degrees 55 minutes 23 seconds East 156.32 feet to the first mentioned point and place of beginning.

CONTAINING 15,842 square feet of land more or less.

BEING Lot #145 on the above mentioned Plan.

UNDER AND SUBJECT to a Transco Pipe Line Easement through the rear of premises. Lot owners shall be restricted against placement of any structures with the easement areas.

BEING THE SAME PREMISES which Alfred Harden Ervin, Jr. (erroneously recorded as Alfred Harden Irvin, Jr.) and Aldegunde N. Ervin (erroneously recorded as Aldegunde Irvin) by Deed dated October 9, 2009 and recorded December 21, 2009 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 7833, Page 922, granted and conveyed unto ALFRED HARDEN ERVIN, JR. and ALDELGUNDE N. ERVIN, as tenants by the entirety.

Parcel Number 38-2L-82

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CHALET SERIES IV TRUST

VS

DEFENDANT: **Alfred Harden Ervin, Jr. a/k/a Alfred H. Ervin & Adelgunde N. Ervin a/k/a Aldelgunde N. Ervin**

SALE ADDRESS: 203 Pine Valley Drive, Coatesville, PA 19320

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

VS

DEFENDANT: **Charles D. Bennethum Jr.**

SALE ADDRESS: 174 Collamer Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **WILSON LAW FIRM 610-566-7080**

SALE NO. 21-8-99

Writ of Execution No. 2020-02213

DEBT \$124,554.69

ALL THAT CERTAIN lot or piece of ground with improvements thereon, situate in the township of Upper Oxford, Chester County, Pennsylvania, bounded and described according to the plan of property made by Register Associates, Inc., dated September 12, 1988, and revised September 23, 1988, and on file as Plan No. 8612, to wit:

BEGINNING at a point in Public Road T-353, known as Street Road, a corner of land now or late of Nathan P. and Sondra E. Morgan, thence along the same North 19 degrees 59 minutes 05 seconds East 415.52 feet to a point in Parcel "B" on aforesaid plan; thence along the same South 74 degrees 12 minutes 25 seconds East 243.38 feet to a point in line of land now or late of J. Stevenson; thence along the same South 19 degrees 39 minutes 05 seconds 359.27 feet to a point in the center of aforesaid road; thence along the same South 87 degrees 55 minutes 55 seconds West 255 feet to the point and place of beginning.

CONTAINING 2.146 acres more or less.

BEING Chester County Tax Parcel 57-3-31.1

BEING known as 174 Collamer

PLAINTIFF: Sun East Federal Credit Union

MEETING SPACE?

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