



# Chester County Law Reporter

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# Chester County Law Reporter

(USPS 102-900)

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**Patel Living Trust v. Westtown Twp. Zoning Hrg. Bd.**

Land use appeal – Zoning – Variance – Special exception – Standard of review – Waiver

1. In a land use appeal, where a complete record was created before the zoning hearing board and the court of common pleas has not accepted any additional evidence, the scope of review is limited to a determination of whether the ZHB abused its discretion or committed an error of law.
2. A zoning hearing board abuses its discretion when its findings are not supported by substantial evidence; that is, such relevant evidence as a reasonable mind might accept as adequate to support a conclusion.
3. An error of law is committed if the board erroneously interpreted or misapplied the law to the facts.
4. The court cannot substitute its interpretation of the evidence for that of the zoning hearing board.
5. When the record contains substantial evidence, the court is bound by a zoning hearing board's finding that results from resolutions of credibility rather than a capricious disregard of evidence.
6. When a zoning hearing board fails to issue a written decision which contains findings of fact and conclusions of law based on an application of those facts, the trial court is empowered to remand a zoning appeal to the zoning hearing board for further proceedings.
7. The zoning hearing board may grant a variance only where an applicant has proven that, (a) that there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; (b) that because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the area and bulk regulations or design standards of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property, but shall not allow a change in use to one not permitted by right in that district; (c) that such unnecessary hardship has not been created by the applicant; (d) that the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, not substantially or permanently impair the appropriate use or development of adjacent property, and not be detrimental to the public welfare; and (e) that the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

8. The applicant must also meet its burden of proving that such unnecessary hardship has not been created by the appellant.
9. Where a hardship is self-created, a variance must be denied.
10. The applicant has both the persuasion burden and the initial evidence presentation duty to show that the proposal complies with the terms of the ordinance which expressly govern such a grant.
11. Where, as here, the property has actually been used for a permitted purpose, the owner does not suffer unnecessary hardship required for granting a variance.
12. Arguments raised for the first time on appeal to the court are waived. The doctrine of waiver is well settled, a new and different theory of relief may not be successfully advanced on appeal.
13. The zoning hearing board is not required to provide notice of the public meeting at which it renders its decision.
14. A copy of the final decision or, where no decision is called for, of the findings shall be delivered to the applicant personally or mailed to him not later than the day following its date. To all other persons who have filed their name and address with the board not later than the last day of the hearing, the board shall provide by mail or otherwise, brief notice of the decision or findings and a statement of the place at which the full decision or findings may be examined.
15. MPC § 908(10) is merely directory rather than mandatory and a board's failure to follow strictly this section does not require a decision in the applicant's favor.
16. Appellant filed an application for a variance to locate an 8-foot-high fence on his property, which exceeded the permitted fence height in the zoning district. Appellant also included a verbal request for a special exception relief at the hearing for reasonable accommodation of a disability. The zoning hearing board denied the appellant's request for relief, and, on appeal, the Court *Held*, that the decision of the zoning hearing board was affirmed.

P.McK.

C.C.P. Chester County, Civil Action – Land Use Appeal, No. 2023-05164-ZB; Raman S. Patel Living Trust v. Westtown Township Zoning Hearing Board

Brendan P. Burke for appellant

Ronald M. Agulnick for appellee

Verwey, J., May 31, 2023:-

RAMAN S. PATEL LIVING TRUST Appellant  v.  WESTTOWN TOWNSHIP ZONING HEARING BOARD Appellee	:          :          :          :	IN THE COURT OF COMMON PLEAS  CHESTER COUNTY, PENNSYLVANIA  NO. 2023-05164-ZB  LAND USE APPEAL
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**DECISION**

Before the court is the appeal of The Raman S. Patel Living Trust (Appellant or Trust) from the Decision and Order of the Zoning Hearing Board of Westtown Township, Chester County, Pennsylvania (ZHB), dated June 20, 2023, (Decision), which denied the application for a variance (Application) to allow an extant fence, approximately eight feet in height, to remain in place. Upon review of the record, consideration of the briefs submitted by the parties, and for the reasons set forth herein, the Court affirms the decision of the ZHB.

**BACKGROUND AND PROCEDURAL HISTORY**

Appellant owns the residential property located at 811 E. Sage Road, Westtown, Township, Chester County, Pennsylvania, UPI 67.1-4.8, which consists of approximately 0.51 acres and is located in the R-2 Zoning District (Property). The single-family dwelling on the Property has been occupied since 1981 by Raman S. Patel and his wife, Bhari R. Patel, the Trustees of the Trust. In 2019, the Patels installed an 8-foot-high fence at or near the lot lines along both side yards and the rear yard. The fence is constructed of poly material with wire supports across the span and barbed wire across and along the top. Mr. Patel is an avid gardener and suffers from a neurological condition, cervical dystonia, which he asserts is exacerbated by Lyme Disease. Mr. Patel represents that the fence was installed to keep deer off the Property to minimize his exposure to deer and risk of contracting Lyme Disease.

After being informed by Westtown Township personnel that a variance would be required for the fence, Appellant filed the Application on March 23, 2023, seeking dimensional relief from the strict application of the fence height provisions set forth in Section 170-1505.C(3) of the Westtown Township Zoning Ordinance (Ordinance), which limits the maximum fence height to six feet.

The parties agree that a hearing on the Application was duly notice, advertised, and scheduled for May 18, 2023. At the hearing, Appellant’s counsel was permitted to verbally amend the Application to include a claim for special exception relief pursuant to Section 170-2108.D of the Ordinance for reasonable accommodation of a disability. (N.T. at 11). After receiving testimony from Mr. Patel, admitting exhibits from

Appellant and the Township, and receiving comments from members of the public, the record was closed, and the ZHB's solicitor advised Appellant and all present:

The board cannot issue a peremptory decision where the application is either denied or contested; we have to write an opinion. That being so, I will draft a form opinion, submit it to the board. If the board is happy with that, they'll give me some instruction which way they want to go. If they're happy with that, they will sign that, and then they will send out a written decision. Any appeal will run from the date of the decision.

(N.T. at 74). The Decision, signed June 20, 2023, was issued to Appellant with a cover letter dated June 22, 2023.

On July 24, 2023, Appellant filed the within appeal and the Township returned the record on October 26, 2023.<sup>1</sup> Appellant raises the following three issues on appeal:

1. Whether the Board erred as a matter of law and manifestly abused its discretion in interpreting the provisions of its Zoning Ordinance to deny Appellant's requested variance and/or special exception relief and to allow the extant 8-foot-high fence to remain in place?
2. Whether the Board erred as a matter of law and abused its discretion because it failed to deliberate and vote on the Application at a public hearing as required by the Pennsylvania Sunshine Act, 65 Pa.C.S. § 701 et seq.?
3. Whether the Board erred as a matter of law and abused its discretion because it failed to provide timely notice of the Decision per the requirements of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10908.10.

The parties have fully briefed the issues, the matter is ready for decision. Based on the discussion set forth below, the Decision of the ZHB is affirmed.

### **STANDARD OF REVIEW**

In a land use appeal, where a complete record was created before the zoning hearing board and the court of common pleas has not accepted any additional evidence, the scope of review is limited to a determination of whether the ZHB abused its discretion or committed an error of law. *Bd. of Supervisors of Upper Southampton Twp. v. Zoning Hr'g Bd. of Upper Southampton Twp.*, 555 A.2d 256, 258 (Pa.Cmwlth. 1989); *Herr v. Lancaster Co. Planning Comm'n*, 625 A.2d 164, 167 (Pa.Cmwlth.

<sup>1</sup> The exhibits in the returned record are unmarked, but identified within the transcript of the May 18, 2023, hearing. In order to aid the reader, all references to exhibits will, in the first instance, include a description of the document.

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1993); *Rouse/Chamberlain, Inc. v. Bd. of Supervisors of Charlestown Twp.*, 504 A.2d 375, 376 (Pa.Cmwlt. 1986). A zoning hearing board abuses its discretion when its findings are not supported by substantial evidence; that is, such relevant evidence as a reasonable mind might accept as adequate to support a conclusion. *POA Co. v. Findlay Twp. Zoning Hr'g Bd.*, 713 A.2d 70, 75 (Pa. 1998); *Eltoron, Inc. v. Zoning Hr'g Bd. of City of Aliquippa*, 729 A.2d 149, 152 n.6 (Pa.Cmwlt. 1999). An error of law is committed if the board erroneously interpreted or misapplied the law to the facts.

In addition, the court cannot substitute its interpretation of the evidence for that of the zoning hearing board. *Taliaferro v. Darby Twp. Zoning Hr'g Bd.*, 873 A.2d 807, 811 (Pa.Cmwlt. 2005). When the record contains substantial evidence, the Court is bound by a zoning hearing board's finding that results from resolutions of credibility rather than a capricious disregard of evidence. *Id.* However, when a zoning hearing board fails to issue a written decision which contains findings of fact and conclusions of law based on an application of those facts, the trial court is empowered to remand a zoning appeal to the zoning hearing board for further proceedings. *Lando v. Springettsbury Township Zoning Board of Adjustment*, 286 A.2d 924, 927 (Pa.Cmwlt. 1972).

### **DISCUSSION**

In the present matter, the Ordinance states that the ZHB is required to “hear requests for variances where it is alleged that the provisions of this chapter inflict unnecessary hardship.” Ord. § 2107.A; *see also* 53 P.S. § 10910.2 (Zoning Hearing Board's Functions, Variances). The Ordinance makes clear that the ZHB *may* grant a variance only where an applicant has proven that,

- (a) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or district in which the property is located;
- (b) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the area and bulk regulations or design standards of the Zoning Ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property, but shall not allow a change in use to one not permitted by right in that district;
- (c) That such unnecessary hardship has not been created by the applicant;
- (d) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, not substantially or permanently impair the appropriate use or

development of adjacent property, and not be detrimental to the public welfare; and

- (e) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Ord. § 2107.A(5); *see also* 53 P.S. § 10910.2 (Zoning Hearing Board's Functions, Variances); *Wilson v. Plumstead Twp. Zoning Hearing Bd.*, 936 A.2d 1061, 1066 (Pa. 2007) (setting forth the criteria for a variance under the Municipalities Planning Code).

The applicant must also meet its burden of proving that "such unnecessary hardship has not been created by the appellant." Ord. § 1809.C; Section 89 of the Act of December 21, 1988, P.L. 1329, 52 P.S. § 10910.2(a)(3); *Wilson v. Plumstead Twp. Zoning Hearing Bd.*, 936 A.2d at 1066. Where a hardship is self-created, a variance must be denied. *See, Samar v. Zoning Bd. of Upper Merion Twp.*, No. 922 C.D. 2018, 2019 WL 1749038, at \*9 (Pa.Cmwlth. 2019) (unreported) (denying, *inter alia*, variance relief based on self-created hardship where landowner chose to modify property in violation of ordinance); *Dudlik v. Upper Moreland Twp. Zoning Hearing Bd.*, 840 A.2d 1048 (Pa.Cmwlth. 2004) (affirming denial of variance where landowner created hardship by choosing to convey lots and retain a lot that was too small to develop).

Appellant also sought a special exception to allow an eight foot fence as an accommodation for Mr. Patel. In order to obtain a special exception based on Mr. Patel's disability, Appellant was required to prove to the satisfaction of the ZHB that such relief is "required under applicable federal law to provide a reasonable accommodation to serve persons who the applicant proves have disabilities as defined in and protected by such laws." Ord. § 2108.D. The Township's Ordinance sets forth the elements of proof as follows:

- (1) Such reasonable accommodations shall be requested in accordance with the U.S. Fair Housing Act Amendments and/or the Americans with Disabilities Act, as amended.
- (2) If the applicant is requesting a reasonable accommodation under the United States Fair Housing Amendments Act of 1988 or the Americans with Disabilities Act, the applicant shall identify the disability which is protected by such statutes, the extent of the modification of the provisions of this chapter necessary for a reasonable accommodation, and the manner by which the reasonable accommodation requested may be removed when such person(s) with a protected disability no longer will be present on the property.
- (3) Any modification approved under this section may be limited to the time period during which the persons with disabilities occupy or utilize the premises.

Ord. § 2108.D. Pennsylvania courts "have repeatedly made clear that the applicant has both the persuasion burden and the initial evidence presentation duty to show



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that the proposal complies with the “terms of the ordinance” which expressly govern such a grant.” *Bray v. Zoning Bd. of Adjustment*, 410 A.2d 909, 910–11 (Pa.Cmwth. 1980) (finding that applicants had met their burden of proof to obtain special exception relief).

Appellant has failed to demonstrate that the ZHB erred or committed an abuse of discretion in denying either variance or special exception relief.

1. The ZHB’s interpretation of its Ordinance and denial of relief.

In the R-2 residential district “[a] fence or wall located within a minimum principal building setback area, other than the minimum front building setback, shall have a maximum height of six feet (decorative post tops may extend above six feet).” Ord. § 1505.C(3). There is no dispute that immediately prior to and at the hearing before the ZHB, Appellant had a fence within the building setback area of the Property that exceeded the six foot height limitation set forth in the Ordinance.<sup>2</sup> Having been informed that the height of their fence was not in conformity with the Ordinance, Appellant filed a zoning application seeking a variance from Ordinance § 170-1505.C(3), to permit a fence eight feet in height where a fence of only six feet in height is permitted. (Application, Exh. B-1). Applicant also sought a special exception to permit the fence as an accommodation to Mr. Patel’s use of his garden.<sup>3</sup>

a. Variance.

In support of its appeal, Appellant does not appear to make any effort, by citation to the record, to establish that the facts relied upon by the ZHB in denying variance relief constituted an abuse of discretion. The facts upon which the ZHB relied are amply supported by the record in this matter. The ZHB did not err in finding that there is no unique physical constraint on the Property that creates a unique hardship, because there is no evidence to support a contrary finding.

It is clear from the record that the Patel’s reside on the Property, which is located in the R-2 Residential District. (Exh. B-1; N.T. at 16). The residential use of the Property is permitted by right in the R-2 Residential District. *E.g.*, Ord. § 1701-701.A(1) (listing single family dwelling as a use by right in the R-2 Residential District). The ZHB did not err by concluding that the land is being utilized for a permitted purpose. “Where, as here, the property has actually been used for a permitted purpose, the owner does not suffer unnecessary hardship required for granting a variance.” *Evans v. Zoning Hearing Bd. of Borough of Spring City*, 732 A.2d 686, 691 (Pa.Cmwth. 1999) (affirming denial of variance relief due to, *inter alia*, lack of hardship and a self-

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<sup>2</sup> Appellant allege that they were not required to obtain a permit to build the fence in the first instance. Because the fence height did not conform to the requirements of the Ordinance, whether or not a permit was needed is immaterial to the present matter.

<sup>3</sup> A permitted accessory use to the principal residential use of the property. See Ord. § 170-201 (defining accessory uses and structures).

inflicted hardship).

Appellant, through the Patels, installed the 8 foot fence in 2019. (N.T. 52). There is no evidence that the Patels consulted with the Township regarding possible height limits for the fence prior to construction. The ZHB did not err in concluding that any hardship resulting from the fence exceeding the six foot height limitation, is self-inflicted. *Evans v. Zoning Hearing Bd. of Borough of Spring City*, 732 A.2d 686 (Pa. Cmwlth. 1999) (finding self-inflicted hardship where applicants installed an apartment that was not permitted by the zoning ordinance).

Appellant also argued alternatively that the eight foot fence was permitted by right based on an agricultural use (gardening) and that Ordinance § 1505 was substantively invalid. Both arguments must fail as they have been waived. Appellant raised these issues for the first time on appeal to this court. “The doctrine of waiver is well settled, a new and different theory of relief may not be successfully advanced on appeal.” *Hudachek v. Zoning Hearing Bd. of Newtown Borough*, 608 A.2d 652, 657 (Pa. Cmwlth. 1992). Even if the arguments had not been waived each would fail in turn.

A search of the notes of testimony for this matter produces not a single reference to agriculture or agricultural use. However, whether the issue was discussed or not is immaterial. On an agricultural lot, “[a] fence or wall located within a minimum principal building setback area, other than the minimum front building setback, *shall have a maximum height of six feet* (decorative post tops may extend above six feet).” Ord. § 1505.C(3) (emphasis added). The Appellant’s fence still exceeds the maximum height permitted by the Ordinance.

Appellant appears to challenge the substantive validity of the Ordinance by claiming that the allowance of decorative fence post tops taller than six feet is not substantially related to the Township’s police powers. Appellant never filed an application seeking to challenge the validity of Ord. § 1505, nor did it address the issue before the ZHB. Appellant’s challenge is fatally defective because the challenge was not included in the Application nor was public notice provided that there would be a hearing on such challenge, in violation of MPC § 916.1, 53 P.S. § 10916.1. *Urey v. Zoning Hearing Bd. of City of Hermitage*, 806 A.2d 502, 505–06 (Pa. Cmwlth. 2002) (affirming denial of challenge to validity of zoning ordinance in enforcement proceeding); *Crown Communications v. Zoning Hearing Board of the Borough of Glenfield*, 679 A.2d 271 (1996) (an applicant is required to make the challenge known in a public notice prior to the meeting in accordance with § 916.1 of the MPC).

b. Special exception.

Appellant brief did not address how the ZHB erred or engaged in an abuse of discretion in denying its request for special exception relief. No legal argument was made in this regard. Even if an argument had been made, there does not appear to be any basis on which to find that the ZHB erred in its denial.

The case of *Evans v. Zoning Hearing Bd. of Borough of Spring City*, 732 A.2d 686 (Pa.Cmwlth. 1999), is instructive in this matter. In that case, the applicants sought

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an accommodation under the Fair Housing Amendments Act (FHAA) to allow an unpermitted second dwelling on their property based on the disability of their daughter who resided there. In affirming the denial of relief, the Commonwealth Court found that an accommodation was not required where, *inter alia*, the applicants did not seek to install a permitted modification to their existing home that would have met their daughter's needs.

In the present matter and as noted by the ZHB, the Patels may build an eight foot tall fence, so long as they do so within the building envelope rather than within the yard setback. However, like the applicants in *Evans*, Appellant constructed the fence in violation of the Ordinance, but never sought to install a permitted fence within the building envelope, which would accommodate Mr. Patel's gardening. The ZHB did not err in finding that no accommodation was required in the present matter. *Id.*

2. Public meeting for vote on Decision.

Appellant argues that the ZHB failed to vote on its Decision at a public meeting in violation of the Sunshine Act, 65 Pa.C.S. § 704. Appellant base their position on the statement of the ZHB solicitor at the end of the May 18, 2023, hearing in this matter that,

[t]he board cannot issue a peremptory decision where the application is either denied or contested; we have to write an opinion. That being so, I will draft a form of opinion, submit it to the board. If the board is happy with that, they'll give me some instruction which way they want to go. If they're happy with that, they will sign that, and then they will send out a written decision. Any appeal will run from the date of the decision.

(N.T. at 74). Appellant interprets this statement, without any evidentiary support, as meaning that the ZHB's Decision would not be made at a public meeting. However, the ZHB was not required to provide notice of the public meeting at which it rendered its Decision. *C.f., Sheetz, Inc. v. Phoenixville Borough Council*, 804 A.2d 113 (2002) (notice is not required for a public meeting at which a conditional use matter was decided).

The ZHB solicitor counters that the deliberation and decision were deferred until "the subsequent public meeting." ZHB Brief at 4 (unnumbered pages). The Court finds that given the ZHB solicitor's obligation of candor to this tribunal<sup>4</sup> and "as an officer of the Court, an attorney's word is his or her bond." *Great Valley Sch. Dist. v. Zoning Hearing Bd. of E. Whiteland Twp.*, 863 A.2d 74, 79 (Pa.Cmwlt. 2004) (finding no waiver for failure to file a Pa.R.A.P. 1925(b) statement, based on affidavits

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<sup>4</sup> This duty is enconced in the rules of professional conduct for attorneys in Pennsylvania. See Pa.R.P.C. 3.3 (Candor Toward the Tribunal). An attorney also engages in misconduct for engaging in conduct involving, *inter alia*, dishonesty, deceit, misrepresentation and/or that is prejudicial to the administration of justice. Pa.R.P.C. 8.4(c), (d) (Misconduct).

of counsel stating that they never received the courts order directing them to file the statement). Therefore, this Court may rely on the representation of the ZHB solicitor and finds that the Decision was made at a public meeting. *Id.*

Therefore, the Court finds that the ZHB's Decision was not in violation of the Sunshine Act.

3. Notice of decision.

Appellant take the position that the ZHB's two day delay in mailing the Decision is a procedural flaw requiring reversal. The MPC states that,

[a] copy of the final decision or, where no decision is called for, of the findings shall be delivered to the applicant personally or mailed to him not later than the day following its date. To all other persons who have filed their name and address with the board not later than the last day of the hearing, the board shall provide by mail or otherwise, brief notice of the decision or findings and a statement of the place at which the full decision or findings may be examined.

53 P.S. § 10908(10). The courts "have consistently held that Section 908(10) is merely directory rather than mandatory" and a board's "failure to follow strictly this section does not require a decision in the [applicant's] favor." *Piecknick v. S. Strabane Twp. Zoning Hearing Bd.*, 607 A.2d 829, 832 (Pa.Cmwlt. 1992) (so stating in finding that a claim for relief based on a four or five day delay in mailing a decision was "without merit"). In the present matter, a delay of two days in mailing the Decision, especially where there is no demonstration of prejudice, does not warrant a reversal of the ZHB. *Id.*

After consideration of the foregoing, and for all of the reasons stated, we enter this

**ORDER**

AND NOW, this 31st day of May, 2024, the June 20, 2023, Decision and Order of the Zoning Hearing Board of Westtown Township, Chester County, is AFFIRMED.

BY THE COURT:

/s/ Anthony T. Verwey, J.

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**CHANGE OF NAME NOTICE**

COURT OF COMMON PLEAS - CHESTER COUNTY, PA - CIVIL ACTION – NAME CHANGE - No. 2024-02984-NC - NOTICE IS HEREBY GIVEN that on 7/10/24, the Petition of VIRGINIA FAYE KOLB n/k/a AUGUST MacLACHLAN KOLB was filed in the above-named Court, praying for a Decree to change Petitioner's name to AUGUST MacLACHLAN KOLB. The Court has fixed 10/28/24, at 2:00 p.m., Courtroom 15, Chester County Justice Center, 201 W. Market St., West Chester, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted. NANCY W. PINE, Atty. for Petitioner, PINE & PINE, LLP, 104 S. Church St., West Chester, PA 19382, 610.344.7100

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

**LAW NO. 2024-05680-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Brendan Robert Wardwell was filed in the above-named court and will be heard on Monday, October 28, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, July 5, 2024 Name to be changed from: Brendan Robert Wardwell to: Ashley Robyn Valerie Wardwell 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. 2024-06264-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Raegan McKenzie Landrum was filed in the above-named court and will be heard on Monday, November 25, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Thursday, July 18, 2024 Name to be changed from: Raegan McKenzie Landrum to: Jackson Archibald Landrum 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. 2024-04672-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Natalie Randazzo on behalf of minor child Adrian John Randazzo Connell was filed in the above-named court and will be heard on Monday, September 16, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Monday, June 3, 2024 Name to be changed from: Adrian John Randazzo Connell to: Adrian John Randazzo 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. 2024-06441-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Taryn Cherico on behalf of minor child Ronan Gabriele Cherico was filed in the above-named court and will be heard on Monday, Septem-

ber 16, 2024 at 2:00:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, July 23, 2024  
Name to be changed from: Ronan Gabriele Cherico to: Ronan Chase Cherico

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

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of engaging in any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended. The name of the corporation is:

**CHINA WOK PAOLI RESTAURANT INC.**

Articles of Incorporation have been filed on July 26, 2024.

HIGHPOINT CORPORATE SERVICES LLC  
PO BOX 140724  
STATEN ISLAND, NY 10314

**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 Wednesday, July 24, 2024, effective Wednesday, July 24, 2024 for Mangus Holding Company, Inc. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

S. CRAIG SHAMBURG, Esq.  
MacDonald, Illig, Jones & Britton LLP  
100 State Street, Suite 700  
Eric, PA 16507

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN to all interested persons or to any party who may be affected by IRN, INC., a Pennsylvania business corporation with its registered office located at 421 Vineyard Lane, Downingtown, PA 19335, that it intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended, and that said corporation is winding up its affairs in the manner prescribed by said law so that its corporate existence shall cease upon filing of said Articles of

Dissolution.  
CHRISTOPHER E. FRANTZ, Esquire  
P.O. Box 557  
Westtown, PA 19395

**TERMINATION NOTICE**

Notice is hereby given that PP Phoenixville Manager Corp., a foreign corporation formed under the laws of the State of DE where its principal office under the laws of its jurisdiction of formation is located at c/o National Registered Agents, Inc., 1209 Orange St., Wilmington, DE 19801 intends to withdraw from transacting business in the Commonwealth of PA. The commercial registered office provider in PA is National Registered Agents, Inc., Chester County.

**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**

**ANDERSON**, Kevin Earl, late of City of Coatesville. Laura R. Anderson, 2820 Fox Place, Nampa, ID 83687, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**ESTATE OF JOHN S. BLAZIK**, late of Thornbury Township, Chester County, Pennsylvania, deceased.

Letters Testamentary of the Estate of the above named, John S. Blazik, deceased, having been granted to the undersigned on July 18th, 2024, all persons having claims or demands against the Estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment without delay to the undersigned Executrix or Counsel:

Victoria A. Blazik, Executrix  
3 Pensacola Place  
Barnegat, NJ 08005  
FRANK W. HAYES, Esquire  
Hayes & Romero  
31 South High Street  
West Chester, PA 19382

**BLEVINS**, Virgil, late of West Grove. Peggy Swanson, care of WILLIAM E. HOWELL III, Esquire, 110 E. State St., Suite 1, Kennett Square PA 19348, Executrix. WILLIAM E. HOWELL III, Esquire, Law Office of William E Howell, 110 E. State St., Suite 1, Kennett Square PA 19348, atty.

**BURGER**, Shirley Ann, a/k/a Shirley I. Burger, late of West Whiteland Township. Krista Ciarrochi, 605 Chinook Drive, Downingtown, PA 19335, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**COCOZZA**, Joan A., late of Schuylkill Township. Christina Coccozza, 260 W. 7 Stars Rd., Phoenixville, PA 19460, care of JOSEPH J. FIANDRA, Esquire, 426 N. Easton Rd., Front, Glenside, PA 19038, Executrix. JOSEPH J. FIANDRA, Esquire, Joseph J. Fiandra, LLC, 426 N. Easton Rd., Front, Glenside, PA 19038, atty.

**FARKAS**, Joyce Carol, a/k/a Joyce C. Farkas, late of Exton. Jeffrey Edward Farkas, 27 Manor Lane, Morris Plains, NJ, 07950, Personal Representative.

**GOTHE, SR.**, Joseph A., late of East Goshen Township. Joseph A. Gothie, Jr., care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**HANSEN**, Kyle B., a/k/a Kyle Hansen and Kyle Brandon Hansen, late of Warwick Township. Rosemary K. Kuhlmann, care of SUPRIYA G. PHILIPS, Esquire, P.O. Box 444, Pottstown, PA 19464, Administratrix. SUPRIYA G. PHILIPS, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

**HANSON**, Dolores M., late of Uwchlan Township. John J. Hanson, care of ZACHARY D. BURLEY, Esquire, CPA, 623 N. Pottstown Pike, Exton, PA 19341, Executor. ZACHARY D. BURLEY, Esquire, CPA, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

**HUBERTY**, Barbara G, late of West Brandywine. Edward J Huberty, 434 Freedom Blvd, West Brandywine, PA 19320, Executor.

**IZYKOWSKI**, Barbara A, a/k/a Barbara Izykowski, late of West Chester, East Goshen Township. Stephen J. Izykowski, 3 Woodsvie Drive, Garnet Valley, PA 19060 and Joseph E. Izykowski, 107 Shallow Springs Court, Exton, PA 19341, care of JOHN

L. CARR, Esquire, 800 Avondale Road - Suite 3D - Wallingford, PA 19086, Executors. JOHN L. CARR, Esquire, 800 Avondale Road - Suite 3D - Wallingford, PA 19086, atty.

**KOBESKI**, Joseph Allen, a/k/a Joseph A. Kobeski, late of East Marlborough Township. Jena E. Kobeski, care of JOSEPH G. CARUSO, Esquire, 300 Colonial Dr., Wallingford, PA 19086, Executrix. JOSEPH G. CARUSO, Esquire, 300 Colonial Dr., Wallingford, PA 19086, atty.

**LONDON**, Ronald A., late of West Brandywine Township. Nancy L. Norton, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

**LESTER**, Shirley H., late of Kennett Square. James R. Lester, 100 Winding Lane, Kennett Square PA 19348, care of WILLIAM E. HOWELL III, Esquire, 110 E. State St., Suite 1, Kennett Square PA 19348, Executor. WILLIAM E. HOWELL III, Esquire, 110 E. State St., Suite 1, Kennett Square PA 19348, atty.

**LINDGREN**, Amy Fairfax, a/k/a Amy Lindgren, late of Kennett Township. Lucy Leboutillier, 204 Green Valley Rd., West Chester, PA 19381, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administratrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**MICHALES**, Marilyn M., late of West Whiteland Township. Laurie E. Cordisco, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**SHAW**, Donald A., late of West Whiteland Township. Clare Patricia Shaw, care of ANDREW J. BELLWOAR, Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. ANDREW J. BELLWOAR, Esquire, Bellwoar Kelly LLP, 126 West Miner Street, West Chester, PA 19382, atty.

**UMBERGER**, Elizabeth B, late of East Pikeland. Max Umberger, 1002 Country Way Chester Springs, PA 19425, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D West Chester, PA 19380, Administrator. FRANCIS C. MILLER, Esquire, Miller Law Office, 21 W Washington St, Suite D West Chester, PA 19380, atty.



**WAGNER**, Patricia A, late of Oxford. Michael Peterson, 134 Jackson School Rd Oxford, PA 19363, care of FRANCIS C. MILLER, Esquire, 21 W Washington St, Suite D West Chester, PA 19380, Administrator. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D West Chester, PA 19380, atty.

**WAGNER, III**, Robert D, late of Oxford. Michael Peterson, 134 Jackson School Rd Oxford, PA 19363, care of FRANCIS C MILLER, Esquire, 21 W Washington St Suite D West Chester, PA 19380, Administrator. FRANCIS C MILLER, Esquire, Miller Law, 21 W Washington St Suite D West Chester, PA 19380, atty.

**WU**, Hsiu-Mei, late of West Goshen Township. Hsin-Feng Wu, 418 Longview Dr., West Chester, PA 19380, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administrator. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**YOUNG**, George W., late of Honey Brook. Helena M. Fulmer, 673 Lilac Drive, New Providence, PA 17560, care of WILLIAM J. LUTTRELL, III, Esquire, 11 S. Olive St., 2nd Fl., PO Box 1081, Media, PA 19063, Executor. WILLIAM J. LUTTRELL, III, Esquire, 11 S. Olive St., 2nd Fl., PO Box 1081, Media, PA 19063, atty.

**ZOROVICH**, Zelmira, late of Pocopson Township. Janet Z. Charlton, 527 Windy Hill Ln., West Chester, PA 19382, care of JENNIFER POPELACK, Esquire, 100 N. Independence Mall West, Ste. 5A NW, Philadelphia, PA 19106, Executrix. JENNIFER POPELACK, Esquire, Mattioni, LTD., 100 N. Independence Mall West, Ste. 5A NW, Philadelphia, PA 19106, atty.

## 2nd Publication

**ANDREWS**, Elva M., late of East Goshen Township. Douglas Andrews, David Andrews and Jeffrey P. Andrews, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**BRADFORD**, Maryanne, late of Phoenixville. Dean Bradford, 974 Spring City Road, Phoenixville, PA. 19460, Executor.

**BRUCE**, Robert Alan, late of Charlestown. James Bruce, PHD, 1173 S Mary Avenue Sunnyvale CA

94087, care of MICHAELANGELO L DIPPOLITO, Esquire, 712 Kimberton Road Chester Springs PA 19425, Administrator. MICHAELANGELO L DIPPOLITO, Esquire, ThePeoplesLawFirm.Com,LLC, 712 Kimberton Road Chester Springs PA 19425, atty.

**DAWSON**, Gertrude, late of Phoenixville. Richard Dawson, 1211 Out of Bounds Drive, Summerville, SC 29485, care of STEVEN D.W. MILLER, Esquire, 718 Poplar Street, Suite I, Lebanon, PA 17042, Executor. STEVEN D.W. MILLER, Esquire, Miller Law Firm PC, 718 Poplar Street, Suite I, Lebanon, PA 17042, atty.

**GAZZILLO**, Carol M., a/k/a Carol Mary Gazzillo, late of East Pikeland Township. Hazel Shipnough, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**HAYWOOD**, Helen M., a/k/a Helen Marlin Haywood and Helen Haywood, late of East Pikeland Township. Joseph H. Dougherty, Esq., 2209 Mt. Carmel Ave., Glenside, PA 19038, care of JOSEPH H. DOUGHERTY, Esquire, 2209 Mt. Carmel Ave., Glenside, PA 19038, Executor. JOSEPH H. DOUGHERTY, Esquire, Dougherty & Eckel, 2209 Mt. Carmel Ave., Glenside, PA 19038, atty.

**HEDGES**, Corinne M, late of West Nottingham Township. Christine M. Bradley, 12 White Birch Road, Turnersville, NJ 08012, care of PETER GEORGE MYLONAS, Esquire, 2725 West Chester Pike, Broomall, PA 19008, Executrix. PETER GEORGE MYLONAS, Esquire, Law Offices of Peter George Mylonas, PC, 2725 West Chester Pike, Broomall, PA 19008, atty.

**KANIA**, Mark Edward, late of Glenmoore, West Brandywine Township. Valarie Kania, 15 Brandywine Drive, Glenmoore, PA 19343, Executor.

**MARKHAM**, Gilbert J., a/k/a Gilbert John Markham, late of Easttown Township. Carolyn R. Markham, care of JAMES R. ABBOTT, Esquire, 103 Chesley Dr., Media, PA 19063, Executrix. JAMES R. ABBOTT, Esquire, Abbott & Overholt PC, 103 Chesley Dr., Media, PA 19063, atty.

**MARSHALL**, Elsie Marie, a/k/a Elsie M. Marshall, late of Township of Valley. Debora A. Marshall, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, Executrix. KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, atty.

**McCARTY**, Kimberly Beth, late of Coatesville.

Brent M. Mertz, 467 Hibernia Road, Coatesville, PA 19320, Executor.

**MCGOVERN**, John Dean, late of West Grove. John Andrew McGovern, 90 School Lane, Elizabethtown, PA 17022, care of LEO T. WHITE, Esquire, 1220 Valley Forge Road, Phoenixville, PA 19460, Administrator. LEO T. WHITE, Esquire, Law Offices of Leo T. White, 1220 Valley Forge Road, Phoenixville, PA 19460, atty.

**MERLUZZI, JR.**, Paul J., late of East Goshen Township. Jonathan M. Peterson, Esq., 130 W. Lancaster Ave., Ste. 201, Wayne, PA 19087, care of JONATHAN M. PETERSON, Esquire, 130 W. Lancaster Ave., Ste. 201, Wayne, PA 19087, Administrator. JONATHAN M. PETERSON, Esquire, Butera, Jones & Peterson, LLC, 130 W. Lancaster Ave., Ste. 201, Wayne, PA 19087, atty.

**MURRAY**, Donald L., late of Pottstown. Christopher J. Murray, 289 Roman Drive, Schwenksville, PA 19473, Peter J. Murray, 986 Hale Street, Apt. B, Pottstown, PA 19464, and Matthew J. Murray, 249 West Hoffercker Road, Pottstown, PA 19465, care of H. CHARLES MARKOFSKI, Esquire, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, Executors. H. CHARLES MARKOFSKI, Esquire, Markofski Law Offices, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, atty.

**NEWHOUSE**, Vernon Leopold, late of Tredyffrin. Paul Newhouse, 3009 Toad Lake Road, Bellingham, WA 98226, Executor.

**NOTEBOOM**, Anita J., a/k/a Anita Joyce Noteboom and Anita Noteboom, late of Kennett Township. Kimberly A. Barker, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Bleczynski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

**O'NEILL**, Carla C., late of Easttown Township. Jeanne O'Neill and Edward O'Neill, Jr., P.O. Box 307, Oaks, PA 19456, Executors.

**RYDER**, Rosemarie, a/k/a Rosemary and Rose, late of Kennett Square. William Ryder, 120 Magnolia St, Kennett Square, PA 19348, Executor.

**SERIANNI**, Linda A., a/k/a Linda Anne Serianni, late of Coatesville. Andrea Glowatz, 522 Thouran Rd, Coatesville, PA 19320, Administrator.

**ZANTUA**, Catalina V., late of Tredyffrin Township. Nelson V. Zantua, care of ELIZABETH

R. HOWARD, Esquire, 301 Gay St., PO Box 507, Phoenixville, PA 19460, Administrator. ELIZABETH R. HOWARD, Esquire, 301 Gay St., PO Box 507, Phoenixville, PA 19460, atty.

### 3rd Publication

**BALLANTYNE**, William A., a/k/a William Arthur Ballantyne, late of West Bradford Township. Todd A. Ballantyne, care of ROBERT T. KELLY, JR., Esquire, 425 Biden St., Ste. 200, Scranton, PA 18503, Executor. ROBERT T. KELLY, JR., Esquire, Myers Brier & Kelly, LLP, 425 Biden St., Ste. 200, Scranton, PA 18503, atty.

**ESTATE OF ALLEN E. CARDWELL, JR.**, late of West Bradford Township, Chester County, Pennsylvania, deceased.

Letters Testamentary of the Estate of the above named, Allen E. Cardwell, Jr., deceased, having been granted to the undersigned on July 12th, 2024, all persons having claims or demands against the Estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment without delay to the undersigned Executrix or Counsel:

Lois Q. Cardwell, Executrix  
1417 Carolina Place  
Downingtown, PA 19335  
FRANK W. HAYES, Esquire  
Hayes & Romero  
31 South High Street  
West Chester, PA 19382

**CARSTENS**, Lois Velte, late of West Brandywine. Christopher Carstens, 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.

**CHOATE**, David T., late of Goshen Township. Johanna Pauciulo, 22 Hickory Lane Malvern, PA 19355, care of MICHAEL L. DAIELLO, Esquire, 230 S. Broad Street, 17th Floor, Philadelphia, PA 19102, Executrix. MICHAEL L. DAIELLO, Esquire, 230 S. Broad Street, 17th Floor, Philadelphia, PA 19102, atty.

**CURTIN**, Margaret S., a/k/a Margaret Curtin and Margaret Peg Simon Curtin, late of East Goshen Township. Catherine Curtin and William Curtin, 1404 Morstein Rd., West Chester, PA 19380, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executors. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA

19063, atty.

**DeVECCHIS**, Mafalda R., a/k/a Mafalda DeVecchis Felice, Mickie DeVecchis Felice and Mickie R. DeVecchis, late of Tredyffrin Township. Gail A. Wygant, 716 Wilson Circle, West Chester, PA 19382, care of ELIZABETH ZWAAN MILNE, Esquire, P.O. Box 161, Berwyn, PA 19312, Executrix. ELIZABETH ZWAAN MILNE, Esquire, Elizabeth Z. Milne, LLC, P.O. Box 161, Berwyn, PA 19312, atty.

**DIAMOND**, Joseph M., a/k/a Joseph Michael Diamond, late of Valley Township. Richard J. Diamond, 7 Lahawa Dr., Downingtown, PA 19335, care of STACEY WILLITS MCCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS MCCONNELL, Esquire, Lamb McLernane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**DORAN**, Maureen F., late of Honey Brook Township. Brian M. Doran, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**FERRY, III**, Neil J., a/k/a Neil Ferry and Neil J. Ferry, late of Westtown Township. Janice Miller, 29 Strickland Way, Glen Mills, PA 19342, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STEPHANIE P. KALOGREDIS, Esquire, Lamb McLernane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**FOSTER, III**, Frank B., late of West Vincent Township. Timothy W. Foster, 20 Longfellow Ave., Brunswick, ME 04011, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STEPHANIE P. KALOGREDIS, Esquire, Lamb McLernane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

**GASTER**, Bryan, late of East Goshen Township. Jhan Kiker Gaster, care of WILLIAM J. STEIN, Esquire, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006, Executrix. WILLIAM J. STEIN, Esquire, Semanoff Ormsby Greenberg & Torchia LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006, atty.

**GIEGERICH, JR.**, John L., late of Tredyffrin Township. Danielle Francis and Dana O'Brien, care of NICHOLAS M. ORLOFF, Esquire, 1 W. Third St., Media, PA 19063, Executrices. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 W. Third St.,

Media, PA 19063, atty.

**MacDONALD**, FRED E., late of Tredyffrin Township. Craig H. MacDonald, care of G. ELIAS GANIM, Esquire, P.O. Box 494, Paoli, PA 19301-0494, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, LTD., P.O. Box 494, Paoli, PA 19301-0494, atty.

**McGIBBON**, Elizabeth W., late of East Fallowfield Township. Diann L. Rhoades, 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.

**MESSNER**, Carol E., late of Honey Brook Township. Ginger M. Jelinek, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Executrix. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

**MEYLE, JR.**, Kenneth, late of Spring City. Carolyn Cott, 597 Porters Mill Rd., Spring City, PA 19475, Executor.

**PODGORSKI**, Barbara Ann, a/k/a Barbara A. Podgorski, late of East Goshen Township. Anne-Marie P. Dunn, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

**RISTINE**, Anita Maria, a/k/a Anita M. DeFrancisco and Ann Anita DeFrancisco, late of Westtown, West Chester. Robert M. Ristine, 604 Londonderry Drive, West Chester PA 19382, Executor.

**STARLIPER**, Nancy E., late of Upper Uwchlan Township. Eric Starliper, 337 Saw Mill Road, Pottstown, PA 19465, care of JENNIFER A. HULNICK, Esquire, 300 S. High Street, West Chester, PA 19382, Executor. JENNIFER A. HULNICK, Esquire, Eckert Ginty & Legg LLC, 300 S. High Street, West Chester, PA 19382, atty.

**WALTER**, Jack William, a/k/a Jack W. Walter, late of Pocopson Township. Donald B. Lynn, Jr., 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.

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#### FICTITIOUS NAME

*NOTICE is hereby given, pursuant to Fictitious*

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

**Global Health Pursuit**, with its principal place of business at 248 Tall Pines Drive, West Chester, PA 19380. The application has been (or will be) filed on: Monday, December 11, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Hetal Baman, 248 Tall Pines Drive, West Chester, PA 19380.

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#### NOTICE

ARX Wireless, LLC is proposing to construct a 150-foot overall height monopole telecommunications structure near 200 E Boot Road, West Chester, Chester County, Pennsylvania (N40° 0' 32.3"; W75° 36' 46.5"). ARX Wireless, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to [publicnotice@eca-usa.com](mailto:publicnotice@eca-usa.com). Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice. 24-002059 MMT

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**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Kevin D. Dykes, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, August 15th, 2024 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 16th, 2024.** 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.

**KEVIN D. DYKES, SHERIFF**

**3rd Publication of 3**

**SALE NO. 24-8-219**

**Writ of Execution No. 2019-05076**

**DEBT \$192,989.12**

PROPERTY SITUATE IN TOWNSHIP OF CALN

Tax Parcel # 39-3-24.1

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: REVERSE MORTGAGE SOLUTIONS, INC.

VS

DEFENDANT: **BONITA L. WYATT AKA BONITA WYATT AKA BONITA**

**L. WILSON**

SALE ADDRESS: 2011 East Kings Highway, Coatesville, PA 19320

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

**SALE NO. 24-8-220**

**Writ of Execution No. 2016-06785**

**DEBT \$617,828.05**

PROPERTY SITUATE IN TOWNSHIP OF WEST PIKELAND

Tax Parcel # 34-04-0251.0000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PNC BANK, N.A.

VS

DEFENDANT: **JOE BOUSKA A/K/A JOSEPH R. BOUSKA & SHERRIE BOUSKA**

SALE ADDRESS: 1016 Mulberry Street, Chester Springs, PA 19425

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

**SALE NO. 24-8-221**

**Writ of Execution No. 2022-06632**

**DEBT \$178,918.15**

Property situate in the City of Coatesville County, Pennsylvania, being

UPI # 16-4-19.13

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **SADRIAN WHYTE & PAUL KOROMA**

SALE ADDRESS: 303 Mount Pleasant Street, Coatesville, PA 19320

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

BEING LOT NO. 49 ON SAID PLAN

BEING the same premises, which ANDREW J. WASHINGTON AND NICHE WASHINGTON, HUSBAND, AND WIFE, by Deed dated February 28, 2006, and recorded in the Office of Recorder of Deeds of Chester County on March 2, 2006, at Book 6778, Page 408 granted and conveyed unto EVELYN SIMMONS.

**SALE NO. 24-8-222**

**Writ of Execution No. 2022-02944**

**DEBT \$393,960.79**

Tax Parcel # 38-2-274

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF VALLEY, COUNTY OF CHESTER, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN OF VALLEY SPRINGS MADE BY DRAKE AND WADDINGTON, INC., P.O. BOX 612 E. BALTIMORE PIKE, KENNETT SQUARE, PA., 19348, DATED 3/9/87, LAST REVISED 6/11/87, AND RECORDED IN RECORD BOOK 7246 PAGE 48, AS FOLLOWS, TO WIT: BEGINNING AT A POINT OF CURVE ON THE NORTHEASTERLY SIDE OF LAMBERTS LANE, A CORNER OF LOT NO. 48 ON SAID PLAN; THENCE EXTENDING FROM SAID BEGINNING POINT NORTH 37 DEGREES 16 MINUTES 54 SECONDS EAST ALONG SAME 175.90 FEET TO A POINT IN LINE OF OPEN SPACE ON SAID PLAN; THENCE EXTENDING SOUTH 50 DEGREES 29 MINUTES 53 SECONDS EAST ALONG SAME 127.16 FEET TO A POINT A CORNER OF LOT NO. 50 ON SAID PLAN; THENCE EXTENDING SOUTH 50 DEGREES 59 MINUTES 20 SECONDS WEST ALONG SAME AND EXTENDING THROUGH AN 8 FEET WIDE PEDESTRIAN ACCESS EASEMENT 186.25 FEET TO A POINT OF CURVE ON THE NORTHEASTERLY SIDE OF LAMBERTS LANE; THENCE EXTENDING ALONG AN ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 350.00 FEET THE ARC DISTANCE OF 83.73 FEET TO THE POINT OF BEGINNING.

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

VS

DEFENDANT: **Evelyn Simmons**

SALE ADDRESS: 53 Lamberts Lane, Coatesville, PA 19320

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

**SALE NO. 24-8-223**

**Writ of Execution No. 2023-06785**

**DEBT \$330,083.35**

Property situate in the TOWNSHIP OF WEST NOTTINGHAM, CHESTER County, Pennsylvania, being

BLR # 68-6-145.3A

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

VS

DEFENDANT: **BRIDGET SULLIVAN**

SALE ADDRESS: 82 Aarons Lane, Nottingham, PA 19362

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

**SALE NO. 24-8-227**

**Writ of Execution No. 2014-08287  
DEBT \$3,954.26**

ALL THAT CERTAIN lot or piece of ground Situate in the Township of Caln, County of Chester and State of Pennsylvania.

Tax Parcel # 39-4-99.7

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Susan L. McClain**

SALE ADDRESS: 112 Larson Drive, Caln Township, PA 19335

PLAINTIFF ATTORNEY: **PORTNOFF LAWASSOCIATES, LTD. 484-690-9300**

**SALE NO. 24-8-228**

**Writ of Execution No. 2023-08893  
DEBT \$273,227.81**

All that certain piece or parcel or Tract of land situate in Valley Township, Chester County, Pennsylvania, and being known as 674 Leeward Street, Coatesville, Pennsylvania 19320.

Tax Parcel # 38-2-129.86

PLAINTIFF: Citizens Bank, N.A. f/k/a RBS Citizens, N.A.

VS

DEFENDANT: **Shawn Paul Howell**

SALE ADDRESS: 674 Leeward Street, Coatesville, PA 19320

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

**SALE NO. 24-8-229**

**Writ of Execution No. 2022-07831  
DEBT \$175,217.90**

All that certain piece or parcel or Tract of land situate in the TOWNSHIP OF EAST NOTTINGHAM, Chester County, Pennsylvania, and being known as 187 Barnsley Road, Oxford, Pennsylvania 19363.

Tax Parcel # 69-6-108

PLAINTIFF: DLJ MORTGAGE CAPITAL INC.

VS

DEFENDANT: **Eva M. Ham**

SALE ADDRESS: 187 Barnsley Road, Oxford, PA 19363

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

**SALE NO. 24-8-230**

**Writ of Execution No. 2023-09767  
DEBT \$138,394.57**

ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Caln, County of Chester and State of Pennsylvania, bounded and described according to a Site Plan of Beaver Run Knoll, Phase I, originally called Wedgwood Estates, Phase III, dated February 8, 1984, last revised October 11, 1984, and recorded as Plan # 4885, as follows, to wit:

BEGINNING at an interior point, a corner of Lot 402 on said plan; thence extending along the line of same, North 89 degrees 25 minutes 00 seconds East, 25.00 feet to a point; thence extending South 00 degrees 35 minutes 00 seconds East, 100.00 feet to a point; thence extending South 39 degrees 25 minutes 00 seconds West, 25.00 feet to a point in line of Lot 402 on said plan; thence extending North 00 degrees 35 minutes 00 seconds West 100.00 feet to

the point and place of beginning.

BEING Lot 401 on said Plan. CONTAINING 2500 square feet.

BEING the same premises which Linda C. White, Administratrix of the Estate of Nicholas Connus, Deceased, Linda C. White, Administratrix, C.T.A. of the Estate of William Connus, Deceased, Bruce J. Connus, Executor of the Estate of Theodore Connus, deceased and all six Specific Devises the same for both Decedents, William Connus and Theodore Connus, John L. Baxter, III, Bruce J. Connus, Thomas Connus, Jr., a/k/a Thomas J. Connus, Linda S. Connus now known as Linda C. White, Katherine Connus a/k/a Kathryn Connus and Patricia Connus by Deed dated December 15, 2005 and recorded in the Office of Recorder of Deeds of Chester County on February 14, 2006 at Book 6764, Page 1806 granted and conveyed unto Thomas F. Pratt and Michele A. Smith, husband and wife.

Tax Parcel # 39-5A-200

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF2 acquisition trust

VS

DEFENDANT: **Michele A. Smith and Thomas F. Pratt**

SALE ADDRESS: 278 Carlyn Court, Downingtown, PA 19335-4204

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

**SALE NO. 24-8-231**

**Writ of Execution No. 2018-11548**

**DEBT \$367,144.70**

PROPERTY SITUTATE IN NEW GARDEN TOWNSHIP

Tax Parcel # 60-040-171

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: M&T BANK

VS

DEFENDANT: **BOUBACAR TOURE**

SALE ADDRESS: 106 Birkdale Circle, Avondale, PA 19311

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

**SALE NO. 24-8-233**

**Writ of Execution No. 2023-09513**

**DEBT \$178,823.40**

ALL THAT CERTAIN lot or piece of ground with the buildings and Improvements thereon erected, SITUATE in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, described according to a Map of "Richmond Gardens" made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated May 5, 1951 and revised June 7, 1951 and last revised January 16, 1952, as follows, to wit:

Tax Parcel # 54-1Q-240

PLAINTIFF: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCAF Acquisition Trust

VS

DEFENDANT: **Christine E. Strieb**

SALE ADDRESS: 102 Richmond Road, Paoli, PA 19301

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

**SALE NO. 24-8-234**

**Writ of Execution No. 2024-00444**

**DEBT \$295,582.94**

PROPERTY SITUATE IN EAST VINCENT TOWNSHIP



Tax Parcel # 21-01-0066

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, on behalf of the COLT 2021-4 Mortgage Loan Trust, a New York common law trust

VS

DEFENDANT: **MICHAEL JOYCE AKA MICHAEL JOSHUA JOYCE, GUARANTOR PATMOS PROPERTY LLC**

SALE ADDRESS: 1825 Old Schuylkill Road, Spring City, PA 19475

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

**SALE NO. 24-8-235**

**Writ of Execution No. 2023-05439**

**DEBT \$258,150.02**

Property to be sold is situated in borough/township of Exton, West Whiteland Township, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 41-4-142

IMPROVEMENTS thereon: a residential dwelling or lot (if applicable)

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust

VS

DEFENDANT: **Debra A. Wiseley & Thomas E. Wiseley**

SALE ADDRESS: 540 Pewter Drive, Exton, PA 19341

PLAINTIFF ATTORNEY: **FRIEDMAN VARTOLO 212-471-5100**

**SALE NO. 24-8-236**

**Writ of Execution No. 2023-10235**

**DEBT \$24,693,431.19**

ALL THAT CERTAIN parcel or piece of land situate in the Township of East Whiteland, County of Chester, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, an iron spike corner on the title line in the bed of Lincoln Highway a corner of lands now or late of Allen H. and Elizabeth Blacklock; thence extending along the title line in the bed of Lincoln Highway North 83 degrees 59 minutes East 150.47 feet to a point a corner of lands now or late of Joseph Norcini and Sons; thence extending along the same and crossing the bed of Lincoln Highway South 15 degrees 3 minutes East 148.60 feet to a stake corner of lands now or late of Elmer & Olive Hampton; thence extending along the same South 74 degrees 57 minutes West 131.06 feet to a stake corner of lands now or late Allen H. Blacklock aforesaid; thence extending along the same and recrossing the bed of Lincoln Highway North 20 degrees 41 minutes West 173.03 feet to the first mentioned point and place of beginning.

BEING the same premises which Fredda L. Maddox, Sheriff of the County of Chester, by Sheriff Deed dated March 2,2021, and recorded in the Office of the Recorder of Deeds of Chester County on March 3, 2021, as Document No. 11811448 granted and conveyed unto First IC Bank.

BEING the same premises which First IC Bank, a Georgia banking corp., by Deed dated May 25, 2021 and recorded July 20, 2021 in Chester County at Record Book 10611 Page 1793, granted and conveyed unto J&P Singh Management L.P., a Pennsylvania limited partnership, in fee.

Tax Parcel # 42-3-228

PLAINTIFF: GREENLAKE REAL ES-  
TATE FINANCE LLC

VS

DEFENDANT: **J&P SINGH MANAGE-  
MENT LP**

SALE ADDRESS: 562 Lancaster Avenue,  
Malvern, PA 19355

PLAINTIFF ATTORNEY: **SIRLIN  
LESSER & BENSON, P.C. 215-864-9700**

**SALE NO. 24-8-237**

**Writ of Execution No. 2020-05615**

**DEBT \$2,649.24**

ALL THAT CERTAIN tract of land known  
as 246 Fleetwood Street, situate in the City  
of Coatesville County of Chester and State  
of Pennsylvania.

Tax Parcel # 16-5-51.4

PLAINTIFF: Coatesville Area School  
District

VS

DEFENDANT: **Douglas R. Ricketts**

SALE ADDRESS: 246 Fleetwood Street,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PORTNOFF  
LAWASSOCIATES, LTD. 484-690-9300**

**SALE NO. 24-8-240**

**Writ of Execution No. 2019-11735**

**DEBT \$349,561.43**

ALL THAT CERTAIN tract of Woodland,  
Situate in the Township of West Marlbor-  
ough aforesaid, bounded and described as  
follows, viz:

BEGINNING at a stone in the public  
road leading from Leonard to Clonmell;  
THENCE by other lands of the said Wil-  
liam Jones, North 1 degree West, 400 feet  
to a stone; THENCE the same course con-

tinued 587.3 feet; THENCE by land of W.  
Plunkett Stewart, North 89 degrees West  
211.54 feet; THENCE by land of Anna  
M. Brosius Estate, South 3 degrees East,  
987.3 feet to a stone; THENCE along the  
public road from Clonmell to Leonard,  
South 89 degrees East 211.54 feet to the  
place of beginning.

CONTAINING 5 acres of land, more or  
less.

BEING the same premises which Barba-  
rann J. Evans and John W. Evans, Wife  
and Husband, and Mary Rose Balch, by  
Indenture dated 11-24-99 and recorded  
1201-99 in the Office of the Recorder of  
Deeds in and for the County of Chester in  
Deed Book 4676 Page 185, granted and  
conveyed unto Daniel Garrison Thom-  
forde.

Tax Parcel # 48-7-9

PLAINTIFF: US Bank Trust National As-  
sociation, Not In Its Individual Capacity  
But Solely As Owner Trustee for VRMTG  
Asset Trust

VS

DEFENDANT: **Daniel G. Thomforde  
a/k/a Daniel Garrison Thomforde**

SALE ADDRESS: 238 Clonmell Upland  
Road, West Grove, PA 19390

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

**SALE NO. 24-8-241**

**Writ of Execution No. 2023-09046**

**DEBT \$495,064.32**

All that certain lot or parcel of ground sit-  
uate in the Township of West Bradford,  
County of Chester, Commonwealth of  
Pennsylvania being known as Lot No. 1  
on a Plan of Sub-Division (PECO Plan No.  
D-5-5-7106) prepared for Philadelphia  
Electric Company by Henry S. Conrey,  
Inc., dated May 26, 1976 and last revised  
July 15, 1983, bounded and described as

follows:

Beginning at a point on the center line within the bed of Poorhouse Road (T 430) (33 feet wide) at a corner common to ground herein described and ground now or late of Horace F. Martin, said point also being at the distance of 1,182 feet, more or less, measured Northeastwardly along the center line of Poorhouse Road from its intersection with Broad Run Road; and extending thence from said point of beginning along the line dividing ground now or late of Horace F. Martin and ground herein described, South 83° 50' 16" West crossing a monument set 28.77 feet Southwest of the beginning point of the course and distance, 244.30 feet to a monument set in line of ground now or late of Frank & Kathleen E. Burns; thence along the last mentioned ground North 06° 09' 44" West, 388.56 feet to an existing iron pin found at a corner common to Lot No. 1, herein described, and Lot No. 2 on the aforementioned subdivision plan; thence along Lot No. 2, aforesaid, South 59° 25' 44" East, crossing the end of a twenty (20) foot wide roadway easement and an existing iron pin found 25 feet Northwest from the end of this course and distance, 421.27 feet to a point on the center line within the bed of Poorhouse Road; thence along the center line of Poorhouse Road the two (2) following courses and distances; (1) South 30° 34' 16" West, 109.59 feet to a point and (2) South 23° 30' 16" West, 56.13 feet to the first mentioned point and place of beginning.

Together with the right, liberty and privilege to utilize a 20 foot wide strip of ground, in common with the subsequent owner of Lot No. 2, as indicated on the aforementioned subdivision plan, and Grantor, as a means of access to and from the said lot of ground and Poorhouse Road, subject, however, to the obligation in common with the subsequent owner of Lot No. 2 of sharing in the cost of keeping said 20 foot wide strip of ground in good order,

condition and repair at all times hereafter.

Being the same premises which Joseph M. Kilgarif and Teresa D. Kilgarif, his wife, by Deed dated October 11, 2007 and recorded October 12, 2007 in Chester County Deed Book Volume 7284, Page 434 conveyed unto Brian Kilgarif.

UPI # 50-4-17.2A

PLAINTIFF: FIRST BANK, successor by merger to Malvern Bank, National Association f/k/a Malvern Federal Savings Bank VS

DEFENDANT: **BRIAN KILGARIF**  
a/k/a **BRIAN C. KILGARIF**

SALE ADDRESS: 1575 Poorhouse Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **CHARLES N. SCHURR, JR., ESQ. 610-670-2552**

**SALE NO. 24-8-242**

**Writ of Execution No. 2022-08157**

**DEBT \$193,262.05**

ALL THAT CERTAIN tract of land situate in the Township of North Coventry, County of Chester and State of Pennsylvania, bounded and described, as follows, to wit;

BEGINNING at a point in the middle of State Highway Traffic Route No. 100 leading from Pottstown to West Chester, said point being 316.50 feet from the center line intersection of the aforementioned road and another public road (33 feet wide) known as Kemp Road; thence continuing along the middle of the aforementioned Traffic Route No. 100 by two courses: North 23 degrees 26 minutes East 11.60 feet to a point of deflection; thence North 2 degrees 01 minutes East 35.46 feet to a corner of other lands of now or late Cedar Estates, Inc., (Lot No 10); thence along the same South 87 degrees 59 minutes East 240 feet to a point in line of lands of now or late William H. Saylor and Son; thence

along the same in two courses: South 2 degrees 01 minutes West 80.84 feet to a point of deflection and South 23 degrees 26 minutes West 56.98 feet to a corner of lands of now or late Howard Seibold (Lot No. 8); thence along the same North 66 degrees 34 minutes West 240 feet to the place of Beginning.

BEING THE SAME PREMISES AS Gregory A. Golden, Administrator D.B.N.-C.T.A. of the Estate of Louise D. Golden and Marie Petrucelli Saraceni, Gregory Anthony Golden, specific devisees, by Deed dated March 22, 2013, and recorded on April 19, 2013, by the Chester County Recorder of Deeds as Instrument No.11267318, granted and conveyed unto Joseph N. Venezia, now deceased, and Carol A. Venezia, as Tenants by the Entireties.

Tax Parcel # 17-3-270

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust K

VS

DEFENDANT: **Carol A. Venezia**

SALE ADDRESS: 1236 South Hanover Street, Pottstown, PA 19465

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

**SALE NO. 24-8-243**

**Writ of Execution No. 2023-04386**

**DEBT \$295,096.56**

ALL THAT CERTAIN tract of land situate in Valley Township, Chester county, Pennsylvania, bounded and described more particularly according to a Subdivision Plan for Country Club Valley made by Drake & Waddington, Inc., Registered Surveyors, dated 9/22/1987 and last revised on 4/29/1988, and recorded as plan #8284 through 8287, as follows, to wit:

BEGINNING at a point on the easterly side of Oakmont Place, said point being a corner of unit #68 (as shown on said plan); thence from said point of beginning and extending along said side of Oakmont Place on a line curving to the left having a radius 50.00 feet an arc distance of 32.18 feet to a point, said point being a corner of unit #65; thence leaving Oakmont Place extending along unit #66 and crossing a 10 feet wide utility easement North 77 degrees 05 minutes 39 seconds East 100.00 feet to a point in line of open space, said point being another corner of unit #66; thence extending along said open space South 12 degrees 54 minutes 21 seconds East 30.00 feet a point, said point being another corner of unit #68; thence leaving, the aforesaid open space and extending along unit #68 recrossing the aforesaid easement south 77 degrees 05 minutes 39 seconds west 110.00 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES AS Doris Q. Eufrazio, by Deed dated February 10, 2005, and recorded on March 5, 2005, by the Chester County Recorder of Deeds in Book 6423, at Page 178, granted and conveyed unto Jay R. Jacks, an Individual.

Tax Parcel # 38-2L-25

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-BC4

VS

DEFENDANT: **Jay R. Jacks**

SALE ADDRESS: 67 Oakmont Place, Coatesville, PA 19320

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

**SALE NO. 24-8-244**

**Writ of Execution No. 2024-00765**

**DEBT \$49,189.87**

ALL THAT CERTAIN unit in the property known, named and identified in Declaration Plan referred to below as Arbordeau located on Berwyn-Baptist Road, Devon, Tredyffrin Township, Chester County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds, in and for Chester County, Pennsylvania, of a Declaration dated August 9, 1974 and recorded August 23, 1974 in Miscellaneous Deed Book 245 pages 1-38, a Declaration Plan dated August 9, 1974 and recorded on August 23, 1974 in Plan Book 60 page 02, and a Code of Regulations dated August 9, 1974 and recorded on August 23, 1974 in Misc. Deed Book 245 Page 39, being and designated on such Declaration Plan as Unit #1 L'FLEUR, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .70934% of the Proportionate Interest.

BEING the same premises which Kathryn D. Souder, Executrix, by Deed dated August 14, 2017 and recorded in Chester County, Pennsylvania August 18, 2017, at Instrument No. 11561630, granted and conveyed to Katherine D. Souder, individually, in fee.

Tax Parcel # 43-10D-0179

PLAINTIFF: Arbordeau, A Collectivity of Unit Owners

VS

DEFENDANT: **Katherine D. Souder**

SALE ADDRESS: 1 L'Fleur, Devon, PA 19333

PLAINTIFF ATTORNEY: **GAWTHROP GREENWOOD, PC 610-889-0700**

**SALE NO. 24-8-245**

**Writ of Execution No. 2023-03596**

**DEBT \$2,127,974.78**

Leasehold Interest in the Display Lease Agreement between Univest Bank and Trust Co.(predecessor-ininterest to 1473 Dunwoody, LLC) and Dunwoody Drive Outdoor, LLC dated effective as of October 5, 2020 (the "Initial Lease"), and assigned by Dunwoody Drive Outdoor, LLC to Mortgagor by way of an Assignment and Assumption of Lease Agreement dated September 21, 2021 (the "Lease Assignment" and together with the Initial Lease, the "Original Lease"), as amended by that certain Amended and Restated Display Lease Agreement, dated on or about the date hereof, (collectively, the "Display Lease") and leasehold estate in the real property located in the County of Chester, Commonwealth of Pennsylvania, as described In Exhibit A attached hereto (the "Land");

UPI # 41-6-18.2A

PLAINTIFF: WPC BILLBOARD LENDER, LLC

VS

DEFENDANT: **1473 DUNWOODY (L) WEST WHITELAND LH LLC and 1473 DUNWOODY, LLC**

SALE ADDRESS: 1473 Dunwoody Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **STARK & STARK, P.C. 267-759-9670**

**SALE NO. 24-8-246**

**Writ of Execution No. 2021-09836  
DEBT \$261,938.33**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF WILLISTOWN, CHESTER COUNTY, PENNSYLVANIA:

Tax Parcel # 54-01Q-0245

PLAINTIFF: PHH MORTGAGE CORPORATION

VS

DEFENDANT: **CARL D SNYDER**

SALE ADDRESS: 109 Richmond Road, Paoli, PA 19301

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

**SALE NO. 24-8-247**

**Writ of Execution No. 2022-04110  
DEBT \$468,796.86**

PROPERTY SITUATE IN TOWNSHIP OF WEST GOSHEN

Tax Parcel # 5206E00350000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **RICHARD FUSCO & BEVERLY GRAVINA**

SALE ADDRESS: 414 Penn Lane, West Chester, PA 19382

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

**SALE NO. 24-8-248**

**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 # 22-10-43.1

PLAINTIFF: DLJ Mortgage Capital, Inc.  
VS

DEFENDANT: **Samuel Paschall a/k/a Samuel M. Paschall, Individually, and as 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. 24-8-249**

**Writ of Execution No. 2024-00456  
DEBT \$306,937.65**

Property to be sold is situated in the borough/township of Kennett, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel # 6203 00060000

IMPROVEMENTS thereon: a residential dwelling or lot (if applicable)

PLAINTIFF: Civic Real Estate Holdings III, LLC

VS

DEFENDANT: **North Mill Holdings, LLC**

SALE ADDRESS: 491 North Mill Road,  
Kennett Square, PA 19348

DEFENDANT: **Michael Knox & Re-  
bekah Knox**

PLAINTIFF ATTORNEY: **FRIEDMAN  
VARTOLO 212-471-5100**

SALE ADDRESS: 915 Boundary Court,  
Coatesville, PA 19320

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

**SALE NO. 22-7-229**

**Writ of Execution No. 2020-00966**

**DEBT \$104,022.55**

ALL THAT CERTAIN UNIT LOCATED IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS PENN CROSSING, LOCATED IN THE CITY OF COATESVILLE, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA C S 3101, ET SEQ, BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS IN A FOR THE COUNTY OF CHESTER, PENNSYLVANIA RECORDED ON 05/20/2002 IN RECORD BOOK 5284, PAGE 1778, AND ANY AMENDMENTS THERETO, AS THE SAME MAY CHANGE FROM TIME TO TIME, BEING AND DESIGNATED AS UNIT NO M-74, TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN SUCH DECLARATION)

Title to said premises is vested in Michael Knox and Rebekah Knox by deed from ERIN M. SMITH, N/K/A ERIN MAUREEN STEELE dated November 30, 2018 and recorded December 3, 2018 in Deed

Book 9851, Page 2044 Instrument Number 11641971.

Tax Parcel # 16-2-248.8

PLAINTIFF: Citizens Bank NA f/k/a RBS  
Citizens NA

VS