



Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

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Woern v. Munch

Appeal from judgement of *non pros*

1. An appeal does not lie from the entry of a judgment of nonsuit, but rather from the refusal to take it off.
2. The Rules of Civil Procedure require a plaintiff to file a post-trial motion to remove a nonsuit.
3. Pa.R.C.P. 227.1 identifies the removal of a nonsuit as relief that can be granted upon the filing of a post-trial motion and that the post-trial motion must be filed within ten days of entry of a nonsuit.
4. If an issue has not been first raised in a post-trial motion, it is deemed waived for appeal purposes.
5. The purpose for Rule 227.1 is to provide the trial court, while it still has jurisdiction, with an opportunity to correct errors in its ruling and avert the need for appellate review.
6. Failure to promptly file a Pa.R.C.P. 3051 petition to strike or open the judgment of *non pros* operates as a waiver of any issues concerning the *non pros*. Grounds for relief, whether to strike off the judgment of *non pros* or to open it, must be asserted in a single petition.
7. This Court respectfully requested this appeal be quashed for Appellant's failure to promptly file a petition to open or strike the judgment of *non pros*.

R.E.M.

C.C.P., Chester County, Pennsylvania, Civil Action, No. 2017-06281; Walter J. Woern v. Gary W. Munch

Robert S. Clewell for Plaintiff

Gary W. Munch, Pro Se

Mahon, J., December 14, 2018:-

[Editor's note: Appeal quashed by Superior Court on 3/14/19, 3669 EDA 2018]

WALTER J. WOERN	: IN THE COURT OF COMMON PLEAS
Appellant	
	: CHESTER COUNTY, PENNSYLVANIA
V.	
	: CIVIL ACTION
GARY W. MUNCH	: NO. 2017-06281-TT
Appellee	

Robert S. Clewell, Esquire, Attorney for Plaintiff
 Gary W. Munch, Esquire, Pro Se Defendant

ORDER IN LIEU OF RULE 1925(a) OPINION

AND NOW, this 14th day of December, 2018, this Order is issued in lieu of a Pa.R.A.P. 1925(a) Opinion and in response to Walter J. Woern’s (hereinafter, “Woern”) Statement of Matters Complained of on Appeal Pursuant to Pa.R.A.P. 1925(b)” filed with the Court on November 19, 2018.

The instant appeal to the Superior Court may be quashed, as it is procedurally improper. Woern’s appeal has been taken from the Order entered on September 18, 2018, which granted Gary W. Munch’s (hereinafter, “Munch”) *pro se* request for *non pros*.¹ There is no indication on the trial court docket that Woern has filed a petition to open or strike a judgment of *non pros*. See Madrid v. Alpine Mountain Corp., 24 A.3d 380 (Pa. Super. 2011), appeal denied, 40 A.3d 1237 (Pa. 2012) (stating any appeal related to judgment of *non pros* lies not from the judgment itself, but from the denial of a petition to open or strike the judgment of *non pros*); see also Stephens v. Messick, 799 A.2d 793 (Pa. Super. 2002) (stating that appellant’s failure to promptly file a Pa.R.C.P. 3051 petition to strike or open the judgment of *non pros* operates as a waiver of any issues concerning the *non pros* and, therefore, precludes appellate review of the entry of the judgment of *non pros* in the first instance); Pa.R.C.P. 3051(a) (stating [r]elief from a judgment of *non pros* shall be sought by petition. All grounds for relief, whether to strike off the judgment or to open it, must be asserted in a single petition).

Accordingly, we respectfully request that this appeal be quashed for Woern’s failure to promptly file a petition to open or strike the judgment of *non pros*.²

BY THE COURT:

/s/ William P. Mahon, J.

¹ This case was trial ready pursuant to local rule on June 21, 2018, one (1) year after its commencement. See C.C.R.C.P. 249.3(a). The September 17, 2018 trial at issue represents the third time this

case was subject to being called for trial, since it was on its third separate trial listing. Woern has been represented by counsel throughout this case and his counsel offered no reasonable explanation for his lack of service efforts other than he is a very busy solo practitioner. Munch learned of this action when he received a trial notice from the Court in June of 2018. In his Complaint, Woern makes a one-punch to the chest assault and battery claim arising from an incident alleged to have occurred on August 29, 2016. We note that there is a two year statute of limitations on actions such as this. See 42 Pa.C.S.A. § 5524(1). The Court denied Plaintiff's September 6, 2018 trial continuance request in order to effectuate service. *Non pros* was properly entered after the case was called to trial, pursuant to the dictates of Lamp v. Heyman, 366 A.2d 882 (Pa. 1976), and its progeny.

² In the interest of completeness we emphasize that even assuming that Woern attempts to argue that the Court entered a nonsuit pursuant to Pa.R.C.P. 218(a) rather than a judgment of *non pros*, his appeal would still be procedurally improper. It is well-established law that an appeal does not lie from the entry of a judgment of nonsuit, but rather from the refusal to take it off. In re Estate of Jervis, 279 A.2d 151 (Pa. 1971); Kukich v. Serbian Eastern Orthodox Church of Pittsburgh, 202 A.2d 77 (Pa. 1964); Churilla v. Barner, 409 A.2d 83 (Pa. Super. 1979); Durkin v. Nether Providence Township School Authority, 435 A.2d 1288 (Pa. Super. 1981) (Van der Voort, J., dissenting). In addition to the controlling case law cited above, the Rules of Civil Procedure require a plaintiff to file a post-trial motion to remove a nonsuit. See Pa.R.C.P. Nos. 227.1, 218

Lest there be any doubt how to characterize a motion for removal of a nonsuit, Pa.R.C.P. 227.1 identifies the removal of a nonsuit as relief that can be granted upon the filing of a post-trial motion and also indicates that post-trial motions must be filed within ten (10) days of entry of a nonsuit. As such, a motion to remove a nonsuit must be regarded as a post-trial motion under the Rules of Civil Procedure, thus placing a case that ended with entry of a nonsuit in the same procedural context as one that ended by verdict, *i.e.*, one requiring the filing of a post-trial motion.

If an issue has not been first raised in a post-trial motion, it is deemed waived for appeal purposes. See Lane Enterprises, Inc. v. L.B. Foster Co., 710 A.2d 54 (Pa. 1998); see also Kennel v. Thomas, 804 A.2d 667 (Pa. Super. 2002) (where the Superior Court in an appeal from a trial court decision in a quiet title action granted the appellee's motion to quash and/or dismiss the appeal because the appellant filed post-trial motions pursuant to Rule 227.1 but failed to file them within ten days and therefore preserved no issues for appeal.). The purpose for Rule 227.1 is to provide the trial court, while it still has jurisdiction, with an opportunity to correct errors in its ruling and avert the need for appellate review. Chalkey v. Roush, 805 A.2d 491, 494 n.9 (Pa. 2002); Diamond Reo Truck Company v. Mid-Pacific Industries, Inc., 806 A.2d 423, 430 (Pa. Super. 2002). Since this procedure was not followed by Woern in this case, the appeal is improper and may be dismissed. But see, Bostick v. Schall's Brakes and Repairs, Inc., 725 A.2d 1232 (Pa. Super. 1999) (wherein no post-trial motion need be filed if a nonsuit is entered after a plaintiff fails to appear for trial either in person or through counsel).

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NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2020-05497-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Wendy Ellen Croft was filed in the above-named court and will be heard on Monday, November 23, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, August 17, 2020

Name to be changed from: Wendy Ellen Croft to: Wendi Ellen Para

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

Jennifer M. Breton, Esq.
Buckley Brion McGuire & Morris, LLP
118 W. Market Street, Suite 300
West Chester, Pennsylvania 19382

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2020-05417-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Gilberto Irizarry Quinones was filed in the above-named court and will be heard on

Monday, November 16, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, August 14, 2020

Name to be changed from: Gilberto Irizarry Quinones to: Gilberto Irizarry

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. 2020-04653-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Michele Ann Withkazujkowski was filed in the above-named court and will be heard on Monday, October 19, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, July 21, 2020

Name to be changed from: Michele Ann Withkazujkowski to: Michele Ann Zujkowski

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

Janie S. Mershon, Esq.
JMershonLaw
101 Lindenwood Drive, Suite 225
Malvern, Pennsylvania 19355-3168

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2020-04051-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Sachin was filed in the above-named court and will be heard on Monday, September 28, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, June 29, 2020

CORPORATION NOTICE

Name to be changed from: Sachin to: Sachin Gosain

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. 2020-05439-NC

NOTICE IS HEREBY GIVEN that the name change petition of Stephanie Thibault on behalf of minor child William Anders Thibault was filed in the above-named court and will be heard on Monday, November 16, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, August 14, 2020

Name to be changed from: William Anders Thibault to: Anders William Thibault

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 were filed with the Commonwealth of PA, Department of State on behalf of RK Investment Holdings, Inc. and has been organized under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

TROUTMAN PEPPER HAMILTON SANDERS, LLP, Solicitors
3000 Two Logan Square
18th & Arch Streets
Philadelphia, PA 19103

CORPORATION NOTICE

Castlebar Services Inc.

has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

NOTICE is hereby given that the Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Articles of Incorporation pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: FUEL BOY, Limited Liability Company and the Certificate of Organization was filed on: July 10, 2020.

The purpose or purposes for which it was organized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the directors and incorporators of Wardrobes for Warriors (“W4W”), a Pennsylvania corporation and 501(c)(4) recognized PA State Charity, with an address originally of 823 E. Cub Hunt Ln., West Chester, PA 19380 (updated to 800 Bloom Court, Phoenixville PA 19460), have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

JONATHAN M WEYAND,
Co-FOUNDER, Wardrobes for Warriors
800 Bloom Court, Phoenixville PA 19460

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, Gary J., a/k/a Gary John Anderson, late of Pocopson Township. Valeta M. Anderson, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, Tom Mohr Law Office, PC, 301 W. Market Street, West Chester, PA 19382, atty.

BERRY, Patricia M., late of Caln Township. Mary O'Neill Berry, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, Law Office of J. Michael Ryan, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

BLOSINSKI, Edward S., late of Thornbury Township. Brent Yates, 65 Lintel Dr., Memurly, PA 15317, Executor. TIMOTHY TROTT, Esquire, Carosella & Associates, PC, 882 S Matlack St, #101, West Chester, PA 19382, atty.

BYRNE, Margaret A., late of East Nantmeal Township. Sean A. Campbell, care of MARIANNA F. SCHENK, Esquire, One Bala Plaza, Ste. 623, 231 St. Asaphs Rd., Bala Cynwyd, PA 19004, Administrator. MARIANNA F. SCHENK, Esquire, Bala Law Group, LLC, One Bala Plaza, Ste. 623, 231 St. Asaphs Rd., Bala Cynwyd, PA 19004, atty.

CLEMONTs, Willie T., late of Oxford Borough. Brenda Thomas, care of ERIC S. COATES, Esquire, 247 Reedville Road, P.O. Box 510, Oxford, PA 19363, Executor. ERIC S. COATES, Esquire, 247 Reedville Road, P.O. Box 510, Oxford, PA 19363, atty.

DICKENS, Barbara Battin, late of West Goshen Township. Deborah Dickens-Hunter, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

DOWNs, Robyn C., late of Strafford. Florence Downs, 523 Upper Gulph Road, Strafford, PA 19087, Administrator. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 West Third Street, Ste. 201 Media, PA 19063, atty.

FORSTER, Priscilla H., a/k/a Priscilla E. Foster, late of Phoenixville Borough. Karen Koche, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M.

LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

GARONE, Elizabeth, late of East Pikeland Township. Vincent Garone, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P. O. Box 289 Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P. O. Box 289 Phoenixville, PA 19460, atty.

HEMKER, Doris B., late of Westtown Township. Eric W. Hemker, 828 Church Ave., West Chester, PA 19382, Executor. JENNIFER FELD, Esquire, Colli-ton Elder Law Associates, PC, 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

INSETTA, Rose Marino, a/k/a Rose Insetta, late of West Chester. Kathryn R. Kelly, 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.

JUHAS, Sophia A., a/k/a Sophia Ann Juhas, late of Coatesville. Stephen J. Juhas, P.O. Box 19, Modena, PA 19358, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway Thorndale, PA 19372, atty.

KENT, Margaret L., late of Penn Township. Jennifer L. Ilunnell, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

LAMBERT, JR., Douglas J., late of City of Brantdenon. Jarrett A. Jackson, 112 Airport Rd., #322, Coatesville, PA 19320, Ancillary Executor. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

MANDALE, Shirley A., a/k/a Shirley Ann Mandale, a/k/a Mrs. William R. Mandale, late of Tredyffrin. Debra Ann Thomson, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Avenue, Berwyn, PA 19312, Executrix. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Avenue, Berwyn, PA 19312, atty.

MAX, Charlotte, late of West Brandywine Township. Richard C. Siegel and Lily A. Siegel, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executors. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

MCARTHRY, Richard G., late of Willistown Township. Mary B. Hagee, 33 Ridings Way West

Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street West Chester, PA 19382, atty.

McLAUGHLIN, George B., late of Downingtown. John J. Yanarella, III, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkersburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith Attorney At Law, 4203 West Lincoln Highway, Parkersburg, PA 19365, atty.

PATTON, Patricia I., late of Honey Brook Township. Edward R. Givler, 19 Mill Road Narvon, PA 17555, Executor. TERRY D. WEILER, Esquire, Huckabee, Weiler & Levensgood, P.C., 1136 Penn Avenue, Wyomissing, PA 19610, atty.

RITTENOUR, DOLORES P., late of Honey Brook Borough. Kenneth R. Werner, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street West Chester, PA 19382-2924, atty.

SHADY, Dale E., a/k/a Gene Shady, a/k/a Dale Eugene Shady, late of Elverson Borough. Kathy J. Shady & S. David Shady, care of ROBERT S. SUPPLEE, Esquire, 329 South High St. West Chester, PA 19382-3336, Co-Executors. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High St. West Chester, PA 19382-3336, atty.

STEBBINS, Mark R., late of East Caln Township. Lynne Wise, 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.

TOOMEY, Joanne M., late of East Goshen Township. Sandra Lee Cox, care of ROBERT S. SUPPLEE, Esquire, 329 South High St. West Chester, PA 19382-3336, Executrix. ROBERT S. SUPPLEE, Esquire, Robert S. Supplee, P.C., 329 South High St. West Chester, PA 19382-3336, atty.

TRIMBLE, Timothy Dwayne, late of Landenberg. Andrew Trimble, 11214 Gopher Dr., Waynesboro, PA 17268, Executor.

USHER, Ida Arvilla, late of Downingtown Township. Glenn A. Usher and Donna Usher, care of PATRICK C. O'DONNELL, Esquire, 17 E. Gay Street, Suite 100 P.O. Box 562 West Chester, PA 19381-0562, Co-Executors. PATRICK C. O'DONNELL, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100 P.O. Box 562 West Chester, PA 19381-0562, atty.

VIOLA, Michael E., a/k/a Michael Elmer Viola, a/k/a Michael E. Viola, Jr., late of East Caln Township. Deborah Troisi, care of MARILYN SEIDE

MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

WAGNER, Edward F., a/k/a Edward Foster Wagner, a/k/a Edward Wagner, late of Tredyffrin Township. Anne W. Ravreby, 404 Baird Road, Merion Station, PA 19066, and Lawrence M. Wagner, 50 Norwich Drive, Sewell, NJ 08080, Executors. F.D. HENNESSY JR., Esquire, Hennessy & Bullen, 55 N. Lansdowne Avenue, P.O. Box 217, Lansdowne, PA 19050-0217, atty.

WIIG, Robert Bagley, late of East Goshen Township. Diane Layer, 105 Cloverly Ln., West Chester, PA 19380, Executrix. JENNIFER FELD, Esquire, Colliton Elder Law Associates, PC, 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

WRIGHT, Betty L., a/k/a Betty Lindemuth Wright, late of East Goshen Township. David L. Wright, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

WUSINICH, Helen Ann, late of Tredyffrin Township. James R. Wusinich, care of WILLIAM L. KINGSBURY, Esquire, 1735 Market St., 21st Fl., Philadelphia, PA 19103, Executor. WILLIAM L. KINGSBURY, Esquire, Montgomery McCracken Walker & Rhoads LLP, 1735 Market St., 21st Fl., Philadelphia, PA 19103, atty.

2nd Publication

AMMARELL, Shirley, late of Tredyffrin Township. Sharon Shuman, 3 Shepherd Rd., Malvern, PA 19355, Executrix. JENNIFER FELD, Esquire, Colliton Elder Law Associates, PC, 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

ANISH, Bessie, late of Tredyffrin Township. Marc Anish, 88 Amity Dr., Wayne, PA 19087, Executor. GREGORY A. BARONI, Esquire, 13 E. Central Ave., Paoli, PA 19301, atty.

AUMAN, Hazel Evelyn, late of Honey Brook Township. Judith Ann Smith, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkersburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney at Law, 4203 West Lincoln Highway, Parkersburg, PA 19365, atty.

BASEHORE, Glenn H., late of East Goshen Township. Thomas Basehore, 16 Lamplight Lane, Shamong, NJ 08088, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms, LLC, 220 West Gay Street, West Chester, PA 19380, atty.

CAMPBELL, Jeanne M., late of East Goshen Township. Dianne C. Kuchlak, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100 P.O. Box 562 West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100 P.O. Box 562 West Chester, PA 19381-0562, atty.

CLARK, Ann Stavert, a/k/a Ann S. Clark, late of Downingtown Borough. Dorothy A. Carlton, 415 N. Franklin St., West Chester, PA 19380, Executrix.

CONWAY, Margaret V., late of Uwchlan Township. Kathleen Dunkerley, 176 N. Madison Avenue, Upper Darby, PA 19082 and Patricia Conway Callow, 120 First Avenue, Broomall, PA 19008, Executors. ROBERT J. BRESLIN, JR., Esquire, Pappano & Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

CORDIVARI, George C., George C. Cordivari Sr., late of West Chester. David A. Cordivari, 56 Founders Way, Downingtown, PA 19335, Executor.

DANDREA, Sarah A., late of East Goshen Township. Karen A. Brown, care of WILLIAM J. LUTTRELL, Esquire, 11 S Olive Street, Fl. 4, Media, PA 19063, Executor. WILLIAM J. LUTTRELL, Esquire, 11 S Olive Street, Fl. 4, Media, PA 19063, atty.

DANNA, John, late of Penn Township. Vivian R. Danna, care of STEPHEN J. KELLY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. STEPHEN J. KELLY, Esquire, Brutscher Foley Miliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

DIPIERO, Barbara M., late of Pottstown Borough. Andrea Elsier, care of HARRIET R. LITZ, Esquire, 3881 Skippack Pike, PO Box 1368, Skippack, PA 19474, Executrix. HARRIET R. LITZ, Esquire, Mullaney & Mullaney LLC, 3881 Skippack Pike, PO Box 1368, Skippack, PA 19474, atty.

DiSTEFANO, Samuel T., late of West Chester Borough. Tina A. Burke, care of STACEY WILLITS MCCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS MCCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

GITZENDANNER, Mary Ann, late of Caln Township. Catherine McClatchy, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

GOULDNER, Mary Ann, late of East Fallowfield

Township. Linda L. Horst, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Administratrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

GREEN, Dorothy E., a/k/a Dorothy Ellen Green, late of South Coventry Township. John S. Green, 413 Oakland Dr., Downingtown, PA 19335 and Bruce E. Green, 101 Iron Bark Court, Collegeville, PA 19426, Executors. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

HALBERG, Gary Evan, a/k/a Gary Halberg, late of Upper Uwchlan Township. Paul Gregg, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Administrator. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

HELMS, JR., Harry N., late of West Brandywine Township. Marylou Starner, care of JOSEPH S. NESCIO, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. JOSEPH S. NESCIO, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

JACKSON, Cleona Mae, late of West Chester. Nechelle L. Oxendine, 123 Ridge Avenue, Coatesville, PA 19320, Administratrix.

KIRKALDY, Martha A., late of Thornbury Township. Mark Ricci, care of STANLEY E. LUONGO, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

MacCAUGHERN, Marie C., late of East Goshen Township. Virginia Quinn, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

MENTO, Karen A., late of Coatesville. Jason Lee Hilyard, 2255 Longleaf Drive W., Pinehurst, NC 28374, Administrator. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Bldg 400A, West Chester, PA 19380, atty.

MENTO, Benjamin D, late of Coatesville. Jason Lee Hilyard, 2255 Longleaf Drive W., Pinehurst, NC 28374, Administrator. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Bldg 400A, West Chester, PA 19380, atty.

MURRAY, Edward C., a/k/a Edward Conley Murray, late of Schuylkill Township. Edward Collin Murray, care of RUSSELL J. RESSLER, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355-1481, Executor. RUSSELL J. RESSLER, Esquire, Stradley, Ronon, Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355-1481, atty.

OWENS, Clifford Bentley, late of New London Township. Barbara O. Ledezma, 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.

REID, Helen Grace, a/k/a Helen Reid Eichelberger, a/k/a Dr. Helen G. Reid, late of Honey Brook Township. Russell K. Rickert, Jr., 817 S. New St., West Chester, PA 19382, Executor.

SCHNORR, Jean R., late of Easttown Township. Peter C. Schnorr, care of DAVID J. WINKOWSKI, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355, Executor. DAVID J. WINKOWSKI, Esquire, Stradley, Ronon, Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

SGRO, Jason Matthew, late of Coatesville. Samuel Sgro and Janine Sgro, care of DAVID M. ROTH, Esquire, 123 North Fifth Street, Allentown, PA 18102, Administrators. DAVID M. ROTH, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102, atty.

TACEY, Charles Frederick, a/k/a Charles F. Tacey, late of West Chester Borough. Charles P. Tacey, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

THOMAS, Dudley J., late of West Goshen Township. Karen M. Tooke, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

TROUCHE, Carol A., late of West Chester Borough. Deborah M. Baker, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

WACKER, III, Russell E., a/k/a Russell E. Wacker, late of East Vincent Township. Esther Comer, care of JOSEPH N. FRABIZZIO, Esquire, 2200 Renaissance Blvd., Ste. 270, King of Prussia, PA 19406, Executrix. JOSEPH N. FRABIZZIO, Es-

quire, Frabizzio Law LLC, 2200 Renaissance Blvd., Ste. 270, King of Prussia, PA 19406, atty.

WELCH, Gregory J., a/k/a Gregory Welch, a/k/a Gregory John Welch, late of West Caln Township. Kevin Robert Welch, care of CARRIE A.S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301-1775, Administrator. CARRIE A.S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301-1775, atty.

WILLIAMSON, Howard R., a/k/a Howard R. Williamson, Jr., late of North Coventry Township. Keith E. Williamson and John H. Williamson, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, Executors. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, atty.

WINDLE, Margaret Evelyn, a/k/a Evelyn Boyd Windle, late of Highland Township. Mary W. McKee, 331 Gum Tree Road, Coatesville, PA 19320 and Donald Windle, Jr., 433 Gum Tree Road, Coatesville, PA 19320, Executors. W. BRYAN BYLER, Esquire, Byler & Winkle, P.C., 363 West Roseville Road Lancaster, PA 17601, atty.

3rd Publication

ALEXANDER, JR., Lester James, late of Kennett Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P. O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

BALISTRERI, Ethel, late of Coatesville City. John Balistreri, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

BAROT, Ravikant, late of Tredyffrin Township. David Schoch, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T-2 Berwyn, Pennsylvania 19312, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Avenue, Suite T-2 Berwyn, Pennsylvania 19312, atty.

BILODEAU, Paige M., late of Spring City Borough. Gordon Bilodeau, care of JOHN A. GAGLIARDI, Esquire, 122 S. Church St., West Chester, PA 19382, Administrator. JOHN A. GAGLIARDI, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

BONADUCE, Joseph J., late of West Sadsbury Township. Nancy R. Bonaduce, 40 Rabbit Run

Road, Parkesburg, PA 19365, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101 West Chester, PA 19382-4505, atty.

BRENNAN, Edwina, late of East Goshen Township. Jeffrey J. Brennan, care of ERIC R. HAGUE, Esquire, 30 S. 17 St., Philadelphia, PA 19103, Executor. ERIC R. HAGUE, Esquire, Duane Morris LLP, 30 S. 17 St., Philadelphia, PA 19103, atty.

BRICKUS, Catherine, a/k/a Catherine Rudolph Brickus, late of Valley Township. Cheryl Y. Brickus-Flemming, care of JAMES N. CLYMER, Esquire, 408 West Chestnut Street Lancaster, PA 17603, Executor. JAMES N. CLYMER, Esquire, 408 West Chestnut Street Lancaster, PA 17603, atty.

BRYER, Betty Jane, late of East Marlborough Township. Donna J. Greg, 3808 Weywood Pl., Bowie, MD 20715, Executrix. WILLIAM E. HOWELL III, Esquire, Law Office of WEH III, 110 E. State St., Suite 1, Kennett Square, PA 19348, atty.

BUDZIK, Joanne M., late of Valley Township. Dorothy Ann Budzik, 112 Beacon St., Coatesville, PA 19320 & Mary Ann Hoover, 5 Brandywine Dr., Glenmoore, PA 19343, Executors. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway Thorndale, PA 19372, atty.

de MELLO, Douglas, late of London Britain Township. Sharon de Mello, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Administratrix. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S. Darlington Street, West Chester, PA 19382, atty.

DiCOLA, Mildred C., late of West Goshen Township. LuAnn DiCola, 314 Martin Drive, New Castle, DE 19720, Administrator. JANE SMEDLEY ANZALONE, Esquire, Anzalone Law Offices, LLC, 98 S. Franklin Street Wilkes-Barre, PA 18701, atty.

DOWNS, Robyn C., late of Strafford. Florence Downs, 523 Upper Gulph Road, Strattford, PA 19087, Administratrix. NICHOLAS M. ORLOFF, Esquire, Orloff Law, 1 West Third Street, Suite 201, Media, PA 19063, atty.

ELEK, III, Steven, late of Tredyffrin Township. Katharine Elek, care of GEORGE M. RITER, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Executrix. GEORGE M. RITER, Esquire, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

GREPPS, Robert H., late of Phoenixville. Sherry L. Grepps, care of DOUGLAS L. KAUNE, Es-

quire, 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.

HACKMAN, Michael Robert, late of Paoli. Charlene Hackman, 54 Jolind Road, Paoli, PA 19301, Executrix.

HIPPLE, Walter J., late of East Goshen Township. Heidi Bjornson-Pennell, 422 Arlington Street, San Francisco, CA 94131, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101 West Chester, PA 19382-4505, atty.

JARVIS, JR., Arthur R., late of Honey Brook Township. Alan J. Jarvis, 101 Birch Drive, Downingtown, PA 19335, Executor. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

LAFFEY, Lois T., a/k/a Lois Thomson Laffey, late of West Fallowfield Township. Norman G. Laffey, Sr., care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, McMichael, Heiney & Sebastian, LLC, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

MITCHELL, James Edgar, late of West Chester. Stephanie Donofry, 319 Joy Lane, West Chester, PA 19380, Executor.

MOORE, Mildred Badum, a/k/a Mildred B. Moore, late of West Goshen Township. Kenneth Moore, 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 McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

ORLANDO, Susan M., late of Honey Brook Township. Michelle Robinson, care of STEPHEN J. KELLY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administratrix. STEPHEN J. KELLY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

RICHEY, Margie Ann, late of West Whiteland Township. Carol Y. Sellers, 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.

RUTKOWSKI, Dorothy H., late of Phoenixville Borough. James Rutkowski, 107 N. Kelly Drive,

Birdsboro, PA 19508 & Michael Rutkowski, 420 Riverview Road, Swarthmore, PA 19081, Executors. JERRY L. JOHNSON, Esquire, Jerry I. Johnson Attorney at Law, P.O. Box 218 114 W. Lancaster Avenue Downingtown, PA 19335, atty.

SMITH, Sara Coulter, a/k/a Sara C. Smith, late of Treddyffrin Township. Shirley A. Smith, 15 W. Orchard Lane, Audubon, PA 19403, Executrix.

TRAINER, Nicholas P., late of West Chester. Nicholas P. Trainer, Jr., care of GEORGE S. DONZE, Esquire, 674 Unionville Road, Suite 105, Kennett Square, PA 19348, Executor. GEORGE S. DONZE, Esquire, Donze & Donze, 674 Unionville Road, Suite 105, Kennett Square, PA 19348, atty.

WARFIELD, Edith F., late of Caln Township. Mary E. Warfield, 900 Woodview Dr., Coatesville, PA 19320, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WEBSTER, Barbara G., late of East Pikeland Township. Nancy L. Olsson and Michelle L. Rostick, care of W. PETER BARNES, Esquire, 218 West Miner Street West Chester, PA 19382, Executors. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street West Chester, PA 19382, atty.

WHEELER, JR., Frederic Collins, late of East Marlborough Township. Winifred Wheeler, care of DEVIN S. FOX, Esquire, 910 Harvest Dr., P.O. Box 3037, Blue Bell, PA 19422, Executrix. DEVIN S. FOX, Esquire, Kaplin Stewart, 910 Harvest Dr., P.O. Box 3037, Blue Bell, PA 19422, atty.

WRIGHT, Robert Allen, late of East Vincent Township. Christine Maser, 123 Kindt Corner Rd., Shoemakersville, PA 19555, Executor.

WYSZYNSKI, Fiona Clare, late of Malvern. Alexander Cullen Wyszynski, 2308-651 Nootka Way, Port Moody, British Columbia V3H0A1, Executor.

FICTICIOUS NOTICE

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

SC-We the People - CLF, with its principal place of business at 900 West Valley Road, Suite 203, Wayne, PA 19087. The application has been (or will be) filed on: Monday, July 20, 2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Capstone Legacy Foundation Non-profit (Non-stock), 900 West Valley Road, Suite 203, Wayne, PA 19087.

Community Initiative, with its principal place of business at P.O. Box 527, Valley Forge, PA 19482. The application has been (or will be) filed on: Tuesday, August 4, 2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Richard H. Kunin, P.O. Box 527, Valley Forge, PA 19482.

NONPROFIT CORPORATION NOTICE

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

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on 8/4/20 with respect to a proposed nonprofit corporation, Darlington Ridge at West Chester Community Association, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

1st Publication

TRUST NOTICE

MARY E. RAMBO ADMINISTRATIVE TRUST, DATED APRIL 17, 1996, AS AMENDED ON SEPTEMBER 17, 2012

MARY E. RAMBO, Deceased

Late of West Goshen Township, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without

delay to PAUL E. RAMBO, 500 W. Rosedale Ave.,
PM-B-7, West Chester, PA 19382 and JOAN E.
RAMBO, 500 W. Rosedale Ave., SL-A5, West
Chester, PA 19382, TRUSTEES,

Or to their Attorney:

DUKE SCHNEIDER
MacELREE HARVEY, LTD.
17 W. Miner St.
P.O. Box 660
West Chester, PA 19381-0660

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

NOTICE OF FILING ACCOUNTS
ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, SEPTEMBER 2, 2020
Courtroom 15 at 9:00 A.M. PREVAILING TIME

THE HONORABLE MARK L. TUNNELL

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

IN RE: GEOFFREY BROMLEY CROWELL, TRUST

1519-1670

A/K/A GEOFFREY B. CROWELL
AMENDED AND SUPPLEMENTAL FIRST ACCOUNT
OF: CHRISTOPHER B. CROWELL, TRUSTEE
ATTORNEY(S):
MELISSA SIRAVO HENSINGER, ESQUIRE
JAMES FRANCIS MANNION, ESQUIRE

IN RE: ROBERT AND JUDITH PEARLMAN, TRUST

1520-1503

FIRST AND FINAL ACCOUNT
OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE
ATTORNEY(S):
LAURA M. TOBEY, ESQUIRE
KAREN M. STOCKMAL, ESQUIRE

UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF PENNSYLVANIA

PUBLIC NOTICE FOR REAPPOINTMENT OF AN INCUMBENT MAGISTRATE JUDGE

The current term of office of United States Magistrate Judge Timothy R. Rice at Philadelphia, Pennsylvania and Reading, Pennsylvania is due to expire on March 21, 2021. The United States District Court is required by law to establish a panel of citizens to consider the reappointment of the Magistrate Judge to a new eight-year term.

The duties of a Magistrate Judge in this court include the following: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants.

Comments from members of the bar and the public are invited as to whether the incumbent magistrate judge should be recommended by the panel for reappointment by the court and should be directed to:

Kate Barkman, Clerk of Court
2609 United States Courthouse
601 Market Street
Philadelphia, PA 19106

***ATTN: Human Resources Department
Magistrate Judge Reappointment***

Comments must be received by August 31, 2020.

Juan R. Sánchez
Chief Judge

Dated: July 13, 2020

UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF PENNSYLVANIA

PUBLIC NOTICE FOR REAPPOINTMENT OF AN INCUMBENT MAGISTRATE JUDGE

The current term of office of United States Magistrate Judge David R. Strawbridge at Philadelphia, Pennsylvania is due to expire on April 25, 2021. The United States District Court is required by law to establish a panel of citizens to consider the reappointment of the Magistrate Judge to a new eight-year term.

The duties of a Magistrate Judge in this court include the following: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants.

Comments from members of the bar and the public are invited as to whether the incumbent magistrate judge should be recommended by the panel for reappointment by the court and should be directed to:

Kate Barkman, Clerk of Court
2609 United States Courthouse
601 Market Street
Philadelphia, PA 19106

***ATTN: Human Resources Department
Magistrate Judge Reappointment***

Comments must be received by August 31, 2020.

Juan R. Sánchez
Chief Judge

Dated: July 13, 2020

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, September 17th, 2020 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, October 19th, 2020.** 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. 20-9-333

Writ of Execution No. 2017-07528

DEBT \$133,097.04

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

All that certain lot or piece of ground with the buildings and improvements thereon erected situate on the North side of Market Street in the Borough of Oxford County of Chester and State of Pennsylvania known as and numbered as 635 Market Street, bounded and described as follows:

Beginning at a stone on the south side of Market Street; formerly New London Road, a corner of land now or late of Martha Ann Russell deceased and running thence by said land North 2 degrees West 210 feet to a stake line of land of Thomas L. Davis; thence by land now or late of said Thomas L. Davis, South 66 degrees East 37 feet to a stake; thence by land now or late of Charles M. Steele, deceased, South 2 degrees East 210 feet to a corner in the South said of Market Street aforesaid and thence along said Street, North 88 degrees West 37 feet to the place of beginning.

Containing 7, 710 square feet of land, be the same more or less.

BEING UPI NUMBER 6-5-155

PARCEL NO.: 6-5-155

BEING KNOWN AS: 635 Market Street, Oxford, PA 19363

BEING THE SAME PROPERTY CONVEYED TO ALEJANDRO FRANCO AND SARA J. FRANCO WHO ACQUIRED TITLE BY VIRTU E OF A DEED FROM DANIEL R. KOHLER AND KAREN M. KOHLER, DATED AUGUST 17, 2004, RECORDED AUGUST 27, 2004, AT DOCUMENT ID 6265, PAGE 1123, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

Exhibit "A"

PLAINTIFF: LSF11 Master Participation Trust

VS

DEFENDANT: **Alejandro Franco;**

Sara J Franco, AKA Sara J Strommer
 SALE ADDRESS: 635 Market Street,
 Oxford, PA 19363
 PLAINTIFF ATTORNEY: **MANLEY
 DEAS KOCHALSKI LLC 614-220-
 5611**

SALE NO. 20-9-334

Writ of Execution No. 2019-08731

DEBT \$336,067.72

ALL THAT CERTAIN lot of land Situate in East Brandywine Township, Chester County, Pennsylvania, bounded and described according to a Subdivision Plan of Tunbridge, made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, dates 7/23/1976, last revised 10/5/1976 and recorded as Chester County Plan # 733 as follows:

BEGINNING at a point on the Northerly side of Hilltop Drive (fifty feet wide), a corner of land of John C. and Mary Hikins; thence along the same the two following courses and distanced: (1) North zero degrees, fifty four minutes, fifty seconds East, Thirty two and thirty four one-hundredth feet to a point and (2) North one degree, eighteen minutes, fifty seconds East, One hundred thirteen and five one-hundredths feet to a point, in line of Lot 56; thence along the same North eighty two degrees, thirty two minutes, fifty seconds East, Two hundred sixty six and seventy four one-hundredths feet to a point, a corner of Lot 122; thence along the same south zero degrees, fifty four minutes, fifty seconds West, One hundred eighty four and twenty one-hundredths feet to a point on the Northerly side of Hilltop Drive aforesaid; thence along the same North eighty nine degrees, five minutes, ten seconds West, Two hundred sixty four and sixty nine one-hundredths feet to

the point and place of beginning.
 BEING Lot 123 on said Plan.
 PARCEL# 30-06-0158; 30-6-158
 FOR INFORMATIONAL PURPOSES ONLY: Being known as 107 Hilltop Drive, Downingtown, PA 19335

BEING THE SAME PREMISES which Theodore John Wilkinson, Jr. and Linda Susanne Wilkinson, by Deed dated May 13, 2000 and recorded July 10, 2000 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 4781, Page 1544, granted and conveyed unto Theodore John Wilkinson, Jr., in fee.

PLAINTIFF: IslandCap, LLC VS
 DEFENDANT: **Theodore John Wilkinson, Jr.**

SALE ADDRESS: 107 Hilltop Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC 610-278-6800**

SALE NO. 20-9-335

Writ of Execution No. 2016-02580

DEBT \$202,050.12

ALL THAT CERTAIN message and tract of land, SITUATE in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by J. W. Harry, C. E. as follows:

BEGINNING at an iron pin in the middle of a public road leaving from Coatesville to Brandywine Manor and known as the Manor Road; thence along the middle of the said Manor Road south 12 degrees West 208.71 feet to an iron pin; thence along land formerly of Minnie N. Hayes, deceased, South 78 degrees East 208.71 feet to an iron

pin; thence still along said land formerly of the said Minnie M. Hayes, deceased North 12 degrees East 208.71 feet to an iron pin; thence still along land formerly of the said Minnie M. Hayes, deceased North 78 degrees West 208.71 feet to an iron pin in the middle of the said Manor Road; thence place of beginning.

EXCEPTING thereout the following tract of land; ALL THAT CERTAIN lot or tract of land, together with the buildings thereon erected, SITUATE in the Township of West Brandywine, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the middle of a public road from Coatesville to Brandywine, and known as Manor Road, a corner of lands of Thomas C. Dunlap, formerly of Minnie M. Hayes; thence along said lands of Thomas C. Dunlap, South 78 degrees East 208.71 feet to an iron pin, a corner of other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, formerly of Minnie M. Hayes; thence along said other land of Henry G. Saylor, et ux, North 12 degrees East 80 feet to a point, a new corner of remaining land of the said Henry G. Saylor, et ux; thence along said remaining land of the said Henry G. Saylor, et ux North 78 degrees West 208.71 feet to a point in the middle of the said Manor Road; thence along the middle of the said Manor Road; thence along the middle of the said Manor Road, South 12 degrees West 80 feet to an iron pin, the point and place beginning.

BEING Chester County Tax Parcel 29-8-9

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1121 Manor Road, Coatesville, PA 19320

BEING THE SAME PREMISES which H. Burke Horton and Gloria Ann Hor-

ton, husband and wife, by Deed dated 1/15/90 and recorded 1/23/90 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 1860, Page 007, and Instrument #043280, granted and conveyed unto Joseph W. Stem, Jr. and Ella D. Stem, husband and wife, as tenants by the entireties, in fee

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC1 Asset Backed Pass-Through Certificates

VS

DEFENDANT: **Joseph W. Stern, Jr. and Ella D. Stern**

SALE ADDRESS: 1121 Manor Road, Coatesville, PA 19320

PLANTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC 610-278-6800**

SALE NO. 20-9-336

Writ of Execution No. 2014-09985

DEBT \$235,213.08

Property situate in the ATGLEN BOROUG, CHESTER County, Pennsylvania

BLR #7-5-1.3

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually But as Trustee for Premium Mortgage Acquisition Trust

VS

DEFENDANT: **Ron Whitney a/k/a Ron Whitney, Jr., in His Capacity as Executor and Devisee of The Estate of Walter L. Handly Philadelphia Region of the S.C.C.A.**

SALE ADDRESS: 404 Glen Run Drive, Atglen, PA 19310-9440

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP 215-563-7000**

SALE NO. 20-9-338

Writ of Execution No. 2020-03225

DEBT \$1,287,179.75

306 Trego Avenue, Coatesville, PA 19320

ALL THAT CERTAJN tract of land situated along the northerly side of Trego Avenue, a 50-foot wide public street and the southerly side of Cotrel Lane, a 20-foot wide private alley in the Township of Sadsbury, County of Chester, and Commonwealth of Pennsylvania, as the same appears as Lot 48 on the final title plan for Sadsbury Park, Phase 2A, (Sheet No. FN-20) prepared for Sadsbury Arcadia Associates, LP by LAKE ROEDER IDLLARD & ASSOCIATES, Civil Engineers, Land Surveyors, and Landscape Architects, Lancaster, PA,

Project No. 714312 and said plan being recorded in the Office of the Recorder of Deeds in and for Chester County, Pa. in Subdivision Plan Book 18995, Page 1.

Parcel # 37-4-242

406 Anderson Street, Coatesville, PA 19320

ALL THAT CERTAJN tract of land situated along the northerly side of Anderson Street, a 50-foot wide public street and the southerly side of Orr Lane, a 20-foot wide private alley in the Township of Sadsbury, County of Chester, and Commonwealth of Pennsylvania, as the same appears as Lot 118 on the final title plan for Sadsbury Park, Phase 2A, (Sheet No. FN-25) prepared for Sadsbury Arcadia Associates, LP by LAKE

ROEDER HILLARD & ASSOCIATES, Civil Engineers, Land Surveyors, and Landscape Architects, Lancaster, PA, Project No. 714312 and said plan being recorded in the Office of the Recorder of Deeds in and for Chester County, Pa. in Subdivision Plan Book 18995, Page 1.

Parcel # 37-4-251

319 Trego Avenue, Coatesville PA 19320

ALL THAT CERTAIN tract of land situated along the southerly side of Trego Avenue, a 50-foot wide public street and the northerly and westerly sides of Orr Lane, a 20-foot wide private alley in the Township of Sadsbury, County of Chester, and Commonwealth of Pennsylvania, as the same appears as Lot 124 on the final title plan for Sadsbury Park, Phase 2A, (Sheet Nos. FN-20 & FN-25) prepared for Sadsbury Arcadia Associates, LP by LAKE ROEDER IDLLARD & ASSOCIATES, Civil Engineers, Land Surveyors, and Landscape Architects, Lancaster, PA, Project No. 714312 and said plan being recorded in the Office of the Recorder of Deeds in and for Chester County, Pa. in Subdivision Plan Book 18995, Page 1.

Parcel # 37-4-257

PLAINTIFF: PeoplesBank, A Codorus Valley Company

VS

DEFENDANT: **Foundation for Eldercare, et al**

SALE ADDRESS: 306 Trego Ave, Coatesville, PA 19320; 406 Anderson Street, Coatesville, PA 19320; 319 Trego Avenue, Coatesville, PA 19320

PLANTIFF ATTORNEY: **JOSHUA D. BRADLEY, ESQUIRE 410-727-6671**