



Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

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CHESTER COUNTY BAR ASSOCIATION
15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

www.chescobar.org
lawreporter@chescobar.org

Telephone: 610/692-1889 Fax: 610/692-9546

Richard Meanix, Editor

Assistant Editor

Patrick M. McKenna, Esquire
Richard Meanix, Chairperson-Publications Committee

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Commonwealth v. Davies

Driving under suspension – Equitable estoppel

1. Generally, a party may not assert equitable estoppel to prevent the application of a statutory provision.
2. Equitable estoppel has been applied against the Commonwealth despite the fact that acts of its agents are in violation of positive law, to protect against fundamental injustice
3. Defendant was pulled over and charged with speeding. When asked for his license and insurance card, Defendant produced a “Pennsylvania Limited License”. He did not, however, have in his possession the “Probationary License Authority Letter” which is required to be carried along with the Limited License. The defense conceded Defendant was speeding, but, as to the driving under suspension charge, argued the Commonwealth should be equitably estopped from enforcing that driving offense and/or that the doctrine of apparent authority applied, excusing the Defendant of that offense. Defendant testified he thought he was operating the vehicle lawfully, but, if not, his mistake in that regard was the fault of the Commonwealth, because, previously, after sending in his license, he requested of the Department of Transportation restoration of his driving privileges, as well as a hearing and forwarded \$100.00. When PennDOT returned his license and the \$100.00, with no explanatory letter, Defendant assumed his license was restored. At the summary appeal trial, Defendant admitted he knew he had to have both his probationary license and authorization letter with him to lawfully drive and that he did not have both of them when he was stopped for speeding. The defense admitted Defendant had 27 prior convictions for driving while suspended or revoked. The Court did not believe Defendant was mistaken as to his ability to lawfully drive or that PennDOT misled Defendant. The Court, after trial de novo upon the summary appeal, found the Defendant guilty of speeding and driving while his driving privileges were suspended or revoked.

R.E.M.

C.C.P. Chester County, Pennsylvania, Criminal Action No. SA-0000562-2019;
Commonwealth of Pennsylvania v. H. Phillip Davies

Zachary Yurick for the Commonwealth
Samuel C. Stretton for the Defendant
Tunnell, J., July 2, 2020:-

COMMONWEALTH OF PENNSYLVANIA : IN THE COURT OF COMMON PLEAS
 : CHESTER COUNTY, PENNSYLVANIA

V. : CRIMINAL ACTION

H. PHILLIP DAVIES : NO. SA-0000562-2019

VERDICT ON SUMMARY APPEAL

AND NOW, this 2nd day of July, 2020, after trial *de novo* upon this Summary Appeal, we find the Defendant GUILTY of driving in excess of 25 mph in a residential district by 18 mph, in violation of 75 Pa. C.S.A. 3362 §§A1.2-18, and GUILTY of driving while his driving privileges were suspended or revoked in violation of 75 Pa. C.S.A. §1543(a).¹

The Defendant shall pay all amounts within thirty (30) days after the Defendant's receipt of a bill from the Clerk of Courts, for those amounts.

Pursuant to Pa. R. Crim. P. 462(G)(2), Defendant is hereby advised that he may appeal the foregoing judgment of sentence to the Superior Court of Pennsylvania within thirty (30) days of today's date. If an appeal is filed, the execution of sentence will be stayed and the trial judge may set bail, pending disposition of the appeal.

BY THE COURT:

/s/ Mark L. Tunnell, J.

¹ On July 17, 2019, defendant, H. Phillip Davies, was pulled over by Officer Tyler Bury of the Malvern Borough Police Department and charged with speeding.

When asked for his license and insurance card, Defendant produced a "Pennsylvania Limited License". He did not, however, have in his possession the "Probationary License Authority Letter" ("Letter") which is required to be carried along with the Limited License, as the Letter explicitly states. The Letter advises law enforcement officials that the operator may drive only from 5:00 a.m. to 8:00 p.m. Officer Bury checked his computer. He learned that the Defendant's driving privileges were revoked.

Consequently, Officer Bury also cited Defendant with operating a vehicle with a suspended or revoked license in violation of 75 Pa. C.S.A. 1543(a). That section provides:

1543. Driving while operating privilege is suspended or revoked.

(a) Offense defined. – Except as provided in subsection (b), any person who drives a motor vehicle on any highway or trafficway of this Commonwealth after the commencement of a suspension, revocation or cancellation of the operating privilege and before the operating privilege has been restored is guilty of a summary offense and shall, upon conviction or adjudication or delinquency, be sentenced to pay a fine of \$200.

On November 6, 2019, defendant was convicted of both offenses by the magisterial district court. This summary appeal followed.

Trial de novo was held by the Court of Common Pleas on June 30, 2020.

As trial began, defense counsel informed the court that defendant:

1. conceded that he was speeding when he was stopped on the date and time in question;
2. he was in fact stopped by Officer Bury;
3. although he was in route to a urgent care facility to treat for an apparent bug bite, he had no legal justification for speeding.

As to the other charge, defense counsel apprised the court of his defenses, which were:

1. that the Commonwealth should be equitably estopped from enforcing the driving offense.
2. Alternatively, the doctrine of apparent authority was applicable to the circumstances, excusing the Defendant of the driving offense on the date in question.

The Commonwealth's attorney responded that if those two defenses were pursued he intended to counter by providing the court with evidence of prior offenses and acts under Pa. R.Ev. 404(b) to show the absence of mistake or accident. Defense counsel indicated he would object and the court then proceeded to take testimony.

Mr. Davies testified that on the date in question, July 17, 2019, he was at work when his arm began to lock up and swell. He asked the boss if he could seek medical treatment. Shortly afterwards, he was stopped by Officer Bury. Defendant testified that he thought he was operating the vehicle lawfully, but if he made a "mistake", it was the fault of the Commonwealth for misleading him. In order to understand the argument, one has to go back earlier in time to a stop which occurred on February 15, 2019. On that date, a police officer from Phoenixville Borough gave Mr. Davies a ticket for violating 75 Pa. C.S.A. §1501(a) by not having a physical license in his possession. Davies told the officer that he had forgotten his wallet but that he did have an authorization letter. Shortly thereafter, he got a letter from the Pennsylvania Department of Transportation ("PennDOT") advising him to turn his license in. Defendant did so. He requested a restoration and hearing and enclosed a \$100 non-refundable money order. In June, PennDOT returned his license and money order, which was not negotiated. There were no enclosure letters. Davies testified that he "assumed" that PennDOT had read his letter and did not need his money or a hearing. Consequently, he decided that his operating privileges were restored.

On cross-examination by the Commonwealth's attorney, Defendant admitted that he knew what a probationary license and authorization letter were and admitted he knew that he had to have both of them in his possession in order to drive. He admitted he did not have both of them when he was stopped by Officer Bury. He also admitted that on the earlier occasion of February 15, 2019 when he was stopped the license he had was limited by time to 8:00 o'clock p.m. He admitted that when he was stopped on that date it was

beyond that time limit. Defendant reiterated that he wanted a hearing and sent in \$100 with his request, only to have it sent back again. The money order was not cashed. Again he said he “figured” there was no need for a hearing.

The Commonwealth put on its case and called Officer Tyler Bury who testified that limited licenses have two parts, the physical license itself and an authorization letter, possession of both being required.

He did see on his computer screen that Mr. Davies’ license was “revoked.” In order to properly cite an individual under 75 Pa. C.S.A. §1543(a), the officer actually has to do some research in order to find out how many prior violations there are. There are penalty enhancements under 75 Pa. C.S.A. §6503(a.1) for the sixth or subsequent convictions. As the Commonwealth’s attorney was looking through his file to see how many priors there were, defense counsel said words to the effect of “let me make it easy for you – there were 27 priors” for driving while suspended or revoked. The court then admitted the Defendant’s driving record at Exhibit C-1. The basis of its admission by the court is not only Rule 404(b), as being offered to show an absence of mistake or accident, but it is also relevant as to how the citation should be written and the Defendant properly charged by the Commonwealth. The fact that Defendant was an apparent scofflaw did not help his credibility quotient with the court. Indeed, the court does not believe his testimony when he says he was “mistaken” or that PennDOT “misled him.” In the February case, he was out after 8:00 p.m. In the instant case, he did not have both parts of his limited license in his possession.

As authority for the notion that the behavior of PennDOT in this case equitably estopped the suspension of the license, Defendant cites *Carroll v. City of Phila. Bd. of Pensions & Retirement*, 735 A.2d 141 (1999). *Carroll* stands for the proposition that generally a party may not assert equitable estoppel to prevent the application of a statutory provision. *Finnegan v. Public School Employees’ Retirement Bd.*, 126 Pa. Cmwlth. 584, 560 A.2d 848 (1989), *aff’d*, 527 Pa. 362, 591 A.2d 1053 (1991), noting that allowing a party to prevent the application of a statute based on an error of a government employee is tantamount to giving the employee’s error the effect of amending the statute. The appellant in *Carroll* argued that equitable estoppel may be asserted against the City even if its application would violate an ordinance in order to prevent him from being subjected to a “fundamental injustice.” The court agreed that equitable estoppel has been applied against the Commonwealth despite the fact that acts of its agents are in violation of positive law, to protect against fundamental injustice, citing *Chester Extended Care Ctr. v. Dept. of Welfare*, 526 Pa. 350, 586 A.2d 379 (1991). The fundamental injustice in *Chester* involved an unusual situation where a Commonwealth agency committed acts that unfairly lulled medical assistance providers into assuming substantial costs of medical treatment for the indigent. The case involved a simple clerical error and when the Board learned of it, it promptly refunded his excess contributions. The court held that there was no equitable estoppel.

Defendant did not pursue the apparent authority theory at trial, and had no authority for its use in a criminal case. It is deemed waived.

Defendant’s cries that he “didn’t know” he could not drive fall on deaf ears. The court notes that Davies has unusually great experience in this arena.

Finally, defense counsel asserted that he was not given notice in advance of trial that the Commonwealth intended to use 404(b) evidence. The court does not believe there is any violation but, if so, it will excuse the lack of pre-trial notice. The evidence was admissible under alternative grounds: to counter the claim of mistake, and as germane to the Commonwealth’s calculations supporting the charge. The Defendant already had the prior driving record. Defendant was not prejudiced by its use.

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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. 2020-09263-NC

NOTICE IS HEREBY GIVEN that the name change petition of Jeremy Robert Whichard was filed in the above-named court and will be heard on Monday, March 15, 2021 at 2:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, December 18, 2020

Name to be changed from: Jeremy Robert Whichard to: Kaeli Trysta Whichard

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

Wesley W. Legg, Attorney to the Petitioner
The Law Office of Wesley W. Legg, Esquire LLC
28 S. Darlington Street
West Chester, PA 19382

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

CIVIL ACTION

LAW NO. 2020-08742-NC

NOTICE IS HEREBY GIVEN on 11/13/20 that the Petition of JESSICA A. KARDISH, on behalf of her minor child M.S.D. was filed in the above-named Court, praying for a Decree to change the child's name to Q.S.D. The Court has fixed 2/22/2021 at

2:00 p.m., in Courtroom No. 3, Chester County Courthouse, 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.

KAREN M. STOCKMAL, Atty. for Petitioner
KMS LAW OFFICES, LLC
1235 Westlakes Dr., Ste. 320
Berwyn, PA 19312
610.524.7865

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **AGING YOUR WAY, INC.** a corporation organized under the Pennsylvania Business Corporation Law of 1988. NOTICE IS FURTHER given that Articles of Amendment were filed changing the name to **ACHIEVING MORE, INC.**

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

BALBEN, Marie L., late of Uwchlan Township. David J. Balben, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

CAPUZZI, George, late of Chester Springs. Rose Capuzzi, 406 Village Walk, Exton, PA 19341, Executor. MATTHEW BRAVETTE, Esquire, Bratton Estate and Elder Care Attorneys, 18 Kings Highway West, Haddonfield, NJ 08033, atty.

CHMIELEWSKI, Stephanie, late of Tredyffrin Township. Charles Gaus, Jr., care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

HIRSCH, Donald Edward, late of West Caln Township. Susan L. Hirsch, 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.

HOGAN, Anna Theresa, a/k/a Anna Theresa Graziano, a/k/a A. Theresa Hogan, late of West Chester. William Hogan, 532 Woodcliffe Road, Upper Darby, PA 19082, Executor. MICHAEL F. SCHLEIGH, Esquire, Reeves McEwing, LLP, 1004 S. Front Street, Philadelphia, PA 19147 atty.

LUCK, Eileen M., late of Schuylkill Township. Stephen Raiter Holstad, Jr., care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executor. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

MADDOX, Alana Josephine, a/k/a Alana J. Maddox, a/k/a Alana Maddox, late of East Goshen Township. Donna R. Maddox & Ernest T. Maddox, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrators. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

MARCINIAK, Marek R., a/k/a Marek Robert Marciniak, late of West Whiteland Township. Michael A. Malcolm, care of JOHN F. McKENNA, Esquire, 17 West Miner St., West Chester, PA 19832, Administrator. JOHN F. McKENNA, Esquire, MacElree Harvey, LTD., 17 West Miner St., West Chester, PA 19832, atty.

MILLER, Robert X., late of Kennett Township. Mark C. Milller, 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.

ROSNER, Steven E., late of Chesterbrook. Steven A. Segal, Esquire, 261 Old York Road, Suite 823A, Jenkintown, PA 19046, Executor. STEVEN A. SEGAL, Esquire, Segal & Company, LLC, 261 Old York Road, Suite 823A, Jenkintown, PA 19046, atty.

RUTLEDGE, Gary R., a/k/a Gary Robert Rutledge, Sr., late of West Caln Township. Jason M. Rutledge, 3162 Creek Road, Honey Brook, PA 19344, Executor. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

SCHEIBE, Paul S., late of West Caln Township. Paul S. Scheibe, Jr., care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S. Darlington Street, West Chester, PA 19382, atty.

SCHNEIDER, Albert, late of West Goshen Township. Stacey Harbaugh, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

SPADY, Mabel W., late of Tredyffrin Township. Robert M. Spady, Jr., 11010 Koman Circle #102, Manassas, VA 20109-7722, Executor.

THAYER, Anne B., late of East Marlborough Township. J. Lawrence Blum, care of JOSEPH A. BELLINGHIERI, Esquire, 17 West Miner St., West Chester, PA 19832, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 West Miner St., West Chester, PA 19832, atty.

WEIKEL, Thomas John, late of Port St. Lucie, Florida. James E. Weikel, 401 Washington Street, Spring City, PA 19475, Personal Representative.

WILLIAMS, William Henry, late of West Nottingham Township. John Harris, 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.

2nd Publication

AIGELTINGER, Peter L., a/k/a Pete Aigeltinger, late of Downingtown Borough. Peter J. Aigeltinger, care of JAMES M. PIERCE, Esquire, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087, Administrator C.T.A. JAMES M. PIERCE, Esquire, Pierce, Caniglia & Taylor, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087, atty.

BANKS, Barbara S., late of Penn Township. David L. Banks, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

BETTS, SR., Kenneth Norman, late of Pocopson Township. Laurie Ann Brown, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

COOVER, Mary Barbara, a/k/a Barbara Coover, a/k/a M. Barbara Coover, late of Malvern. Donald S. Coover, 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.

CROSSMAN, JR., William H., late of East Vincent Township. Floyd W. Crossman, 498 Auten Rd.,

Unit 2C, Hillsborough, NJ 08844, Executor. REBECCA A. HOBBS, Esquire, O'Donnell Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

DAMBRO, JR., Anthony B., late of Kennett Square. Valentina Parisi and Angelina Parisi, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Co-Executors. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

DiSTEFANO, Dolores, late of West Chester Borough. Tina Burke, 50 E. Oleander Dr., Mt. Laurel, NJ 08054, Administratrix. JENNIFER FELD, Esquire, Colliton Elder Law Associates, PC, 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

HARDY, Stacy M., late of London Grove Township. Lola Burkenstock, 309 W Washington St, West Chester, PA 19380, Administratrix.

HOLMES, Betty J., late of Uwchlan Township. Timothy Holmes, 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.

IFFRIG, George, a/k/a George A. Iffrig, Jr., late of West Caln Township. Dawn M. Marchini, 307 Jennifer Dr., Coatesville, PA 19320, Executrix. JAMES R. FREEMAN, Esquire, O'Donnell Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

JONES, Sandra B., late of Easttown Township. Suzanne Stetson, care of ERICA A. RUSSO, Esquire, 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950, Executrix. ERICA A. RUSSO, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950, atty.

JONES, SR., Jason R., late of Coatesville. Denise Jones, 1102 Wayne Ave., Coatesville, PA 19320, Administratrix. JOHN F. McKENNA, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19382-0660, atty.

KELLER, Margaret, late of East Pikeland Township. Kristin L. Keller, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executor. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

LILLMARS, Gary B., late of Pottstown. Margaret Lillmars, 724 Ridge Rd., Pottstown, PA 19465, Administratrix. LAWRENCE M. FRANGIOSA, Esquire, 675 North Lewis Road, Limerick, PA 19468, atty.

MIDDLETON, Elizabeth Liddell Burt Harvey, late of Willistown Township. Samuel W. B. Millinghausen, III, 180 S. Main Street, Suite 204, Ambler, PA 19002, Executor. SAMUEL W. B. MILLINGHAUSEN, III, Esquire, Law Offices of Samuel W. B. Millinghausen, III, 180 S. Main Street, Suite 204, Ambler, PA 19002, atty.

PARKER, Ronald A., late of Caln Township. Kimberly Ann Starcheski, 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.

POLLARD, Richard J., Melissa Pollard, 7514 Tamarron Drive, Plainsboro, NJ 08536, Executor. CHARLES C. BRATTON, II, Esquire, Bratton Estate & Elder Care Attorneys, 18 Kings Highway West, Haddonfield, NJ 08033, atty.

POWELL, Jacqueline L., late of Newlin Township. Norman M. Powell, care of TRAVIS G. MAURER, Esquire, 1000 N. King St., Wilmington, DE 19801, Executor. TRAVIS G. MAURER, Esquire, Young Conaway Stargatt & Taylor, LLP, 1000 N. King St., Wilmington, DE 19801, atty.

SCHOUTEN, Henry, a/k/a Henry G. Schouten, a/k/a Henry Gerit Schouten, late of West Chester Borough. Jennie Shatynski, care of FOX ROTHSCHILD LLP, Stone Manor Corporate Center, 2700 Kelly Rd., Ste. 300, Warrington, PA 18976-3624, Executrix. FOX ROTHSCHILD LLP, Stone Manor Corporate Center, 2700 Kelly Rd., Ste. 300, Warrington, PA 18976-3624, atty.

SEIBERT, Richard Lee, a/k/a Rich Seibert, a/k/a Dick Seibert, late of Glenmoore. Jeffrey Seibert, 71 Bright Summer Way, Glenmoore, PA 19343, Administrator.

TOWNSEND, JR., Thomas Hillis, a/k/a Thomas H. Townsend, late of East Marlborough Township. Dorothy J. Wavrek, 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.

WALRAVEN, Barbara J., late of West Chester Borough. Cheryl L. Riddle and Pamela J. Hoopes, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrices. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WINGER, Patricia Ann, late of Phoenixville. Mark Ward, 38 Manavon St., Phoenixville, PA 19460, Administrator.

3rd Publication

BELLEW, Sean P., late of West Chester Borough. Martin J. Bellew, care of JOSEPH S. NESCIIO, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. JOSEPH S. NESCIIO, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

CASTRO, Gloria E., late of West Whiteland Township. Arnelito E. Castro, care of JOSEPH S. NESCIIO, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. JOSEPH S. NESCIIO, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

CATTELL, Donna R., a/k/a Donna Rae Cattell, late of West Caln Township. Amy Jo Magee, 110 N. Sandy Hill Rd., Coatesville, PA 19320, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

DONECKER, Robert Richard, late of Pennsbury Township. Kathryn M. McDevitt, 50 Barrington Lane, Chester Springs, PA 19425, Executrix.

HARKINS, Betty B., late of Kennett Square. Marlene A. Taylor, 2651 Bryson Road, Cochranville, PA 19330, Executrix.

HARP, Michael A., late of North Coventry Township. Christopher M. Harp, care of CAROLYN MARCHESANI, Esquire, PO Box 444, Pottstown, PA 19464, Executor. CAROLYN MARCHESANI, Esquire, Wolf, Baldwin & Associates, P.C., PO Box 444, Pottstown, PA 19464, atty.

HARPEL, Daisy Louise, late of Downingtown. Leroy Harpel, Jr., care of JOHN H. KIEFEL, Esquire, 721 East Lancaster Avenue, Downingtown, PA 19335, Executor. JOHN H. KIEFEL, Esquire, Law Office of John H. Kiefel, 721 East Lancaster Avenue, Downingtown, PA 19335, atty.

HAYES, Jeffrey D., a/k/a Jeffrey Dale Hayes, late of East Marlborough Township. Hunter H. Hayes & Emmett W. Hayes, care of TIMOTHY TROTT, Esquire, 882 S. Matlack Street, Suite 101, West Chester, PA 19382, Executors. TIMOTHY TROTT, Esquire, Carosella & Associates, P.C., 882 S. Matlack Street, Suite 101, West Chester, PA 19382, atty.

INFORTUNA, Patricia A., late of Tredyffrin

Township. Mary A. Werner, care of NADINE DOOLITTLE, Esquire, 1600 Market St., Ste. 3600, Philadelphia, PA 19103, Executrix. NADINE DOOLITTLE, Esquire, Schnader Harrison Segal & Lewis LLP, 1600 Market St., Ste. 3600, Philadelphia, PA 19103, atty.

KRESGE, David Batten, late of Chadds Ford. Pamela K. Misciagna, 807 MacDuff Court, Parkesburg, PA 19365, Administratrix.

McCAHON, Joan M., late of Elverson. John T. McCahon, 402 Stuben Drive, Elverson, PA 19520, Executor.

McCHESNEY, Eleanore H., late of Londonderry Township. Arthur L. Sagnor, III, Esq., Lachall, Cohen & Sagnor, LLP, 144 West Market Street, West Chester, PA 19382, Executor. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, LLP, 144 West Market Street, West Chester, PA 19382, atty.

MCLAUGHLIN, James G., late of Westtown Township. Molly McCray, care of MICHAEL F.X. GILLIN, Esquire, 230 North Monroe Street, Media, PA 19063, Executrix. MICHAEL F.X. GILLIN, Esquire, Toscani & Gillin, P.C., 230 North Monroe Street, Media, PA 19063, atty.

MORRISSEY, Mary Ellen, late of Tredyffrin Township. Maryanne Morrissey, care of DAVID M. BROWN, Esquire, 1500 Market St., West 38th Fl., Philadelphia, PA 19102-2186, Executrix. DAVID M. BROWN, Esquire, Saul Ewing Arnstein & Lehr LLP, 1500 Market St., West 38th Fl., Philadelphia, PA 19102-2186, atty.

MOTTA, Catherine Della, late of West Chester Borough. Veronica Ann Schleiss, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

PORCHIK, Annamay T., a/k/a Annamay Teresa Porchik, late of East Vincent Township. Stephanie A. Soltys, 189 Wits End Lane, Milton, PA 17847, Executrix. ANTONIO D. MICHETTI, Esquire, Diehl, Dluze, Michetti & Michetti, 1070 Market Street, Sunbury, PA 17801, atty.

REATH, Karin, a/k/a Karin S. Reath, late of Malvern Township. Michael G. Reath, care of ROMAN J. KOROPEY, Esquire, 237 S. Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010, Executor. ROMAN J. KOROPEY, Esquire, Main Line Law Associates, 237 S. Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010, atty.

ROMANOW, Roslyn H., late of Chadds Ford. Aimee Romanow Flubacher and H. Set Romanow, care of WILLIAM H. LUNGER, Esquire, 1020 N. Bancroft Parkway, Suite 100, Wilmington, DE 19805, Executors. WILLIAM H. LUNGER, Esquire, Martin & Lungar, P.A., 1020 N. Bancroft Parkway, Suite 100, Wilmington, DE 19805, atty.

SHEETZ, Lois M., late of Malvern Borough. Bonnie L. Vaughn, care of JOSEPH S. NESICIO, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. JOSEPH S. NESICIO, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

SPRIGGS, Samuel Charles, late of London Britain Township. Stephanie C. Mitman, care of WILLIAM H. MITMAN, JR., Esquire, 111 South Church Street, West Chester, PA 19382, Administrator. WILLIAM H. MITMAN, JR., Esquire, 111 South Church Street, West Chester, PA 19382, atty.

THIR, John D., late of Wallace Township. Maureen Thir, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Suite 320, Berwyn, PA 19312, Executrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Suite 320, Berwyn, PA 19312, atty. All persons having claims or demands against the business of the decedent, JDT Construction, LLC, to make known the same and all persons indebted to the decedent's business, JDT Construction, LLC, to make payment without delay to MAUREEN THIR, EXECUTRIX, c/o David Smith, Esq., Smith, Kane and Holman, LLC, 112 Mores Rd., Malvern, PA 19355.

WELSH, Eleanor, late of Coatesville. Don R. Welsh, care of JAYNE A. GARVER, Esquire, 6723 Allentown Blvd., Harrisburg, PA 17112, Executor. JAYNE A. GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

An application for registration of the fictitious name **OA Pressure Washing, 9 Richfield Rd, West Chester, PA 19380** has been filed in the Department of State at Harrisburg, PA, File Date **10/14/2020** pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is **AVISAID OLMEDO-VICTORIA, 9 Richfield Rd, West Chester, PA 19380**.

Notice is hereby given that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for **KH Photography** with a principal place of business located at 634 Cambridge Rd., Honey Brook PA 19344 in Chester County. The individual interested in this business is Kimberly Horst located at 634 Cambridge Rd. Honey Brook, PA 19344. This is filed in compliance with 54 Pa.C.S. 311.

CORPORATION NOTICE

LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that on December 8, 2020 a Certificate of Organization was filed in the Pennsylvania Department of State for **204R Partners LLC**, in accordance with the provisions of the Limited Liability Act of 2016.

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

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, January 21st, 2021 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, February 22nd, 2021.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

1st Publication

SALE NO. 21-1-1

Writ of Execution No. 2020-02882

DEBT \$1,790,458.88

ALL THAT CERTAIN tract or piece of ground with the buildings and improvements thereon erected SITUATE in the East Whiteland Township, Chester County, Commonwealth of Pennsylvania bounded and described as follows to wit:

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 83degrees 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 M. Hampton; thence extending along the same South 74 degrees 57 minutes West 131.60 feet to a stake corner of lands now or late of Allen H. Blacklock aforesaid, thence extending along 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.

TITLE TO SAID PREMISES IS VESTED IN J&P Singh Management L.P., a Pennsylvania limited partnership by Deed from Bhavika Realty dated 7/14/17 and recorded 9/1/17 in the County of Chester in Record Book 9608 page 1890.

Tax Parcel # 42-3-228

PLAINTIFF: First IC Bank

VS

DEFENDANT: **J&P Singh Management L.P. and Singh Oil Corp.**

SALE ADDRESS: 562 Lancaster Avenue, East Whiteland Township, Malvern, PA 19355

PLANTIFF ATTORNEY: **MAX L. LIEBERMAN, ESQ. 610-397-1820**

SALE NO. 21-1-2

Writ of Execution No. 2015-02634

DEBT \$1,084,724.00

Property situate in the SCHUYLKILL TOWNSHIP, CHESTER County, Pennsylvania

BLR # 27-6-103.55

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank National Association, Not in Its Individual Capacity But Solely as Trustee of Nrz Pass-Through Trust V

VS

DEFENDANT: **Daniel F. Cullen & Cecile M. Cullen**

SALE ADDRESS: 25 Spring Hill Lane, Phoenixville, PA 19460-1721

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

SALE NO. 21-1-3

Writ of Execution No. 2019-12873

DEBT \$848,657.35

ALL THAT CERTAIN tract of land with the buildings and improvements erected thereon situate along the Southerly side of New Schuylkill Road in the Township of East Coventry, County of Chester, Commonwealth of Pennsylvania, being more fully described as follows, to wit:

BEGINNING at a corner in the centerline of New Schuylkill Road (L.R. 201, S.R. 724) (Legal Right-of-Way: 120.00 feet wide – 47.00 feet North of centerline and 73.00 feet South of centerline) a corner of this and lands of Jon Berry Peronteau; the said corner being also South 35 degrees 53 minutes 00 seconds East 423.39 feet, measured along the said centerline of New Schuylkill Road from the intersection of the centerline of Wells Road (Legal Right-of-Way: 33.00 feet wide); thence from the place of BEGINNING, along the centerline of New Schuylkill Road, the two (2) following courses and distances: 1. South 35 degrees 53 minutes 00 seconds East

123.37 feet to a point of curve; and 2. along a curve to the right, having a radius of 5,399.26 feet, and an arc distance of 147.63 feet (Chord: South 35 degrees 06 minutes 00 degrees East 147.63 feet) to a corner of lands of Bruce and Debbie Marvel; thence leaving the centerline of New Schuylkill Road extending along the said lands of Bruce and Debbie Marvel, South 53 degrees 20 minutes 50 seconds West 316.48 feet to a corner of lands of David A. and Cindy L. Kilgannon; thence along the same North 53 degrees 13 minutes 50 seconds West 133.50 feet to a corner of lands of Richard W. and Linda H. Kropp; thence along the same the two following courses and distances: North 34 degrees 11 minutes 30 seconds west 72.06 feet to a corner; and 2. North 24 degrees 49 minutes 00 seconds West 77.22 feet to a corner of the aforementioned lands of Jon Barry Peronteau; thence along the same, North 54 degrees 07 minutes 00 seconds East 341.33 feet to the place of BEGINNING.

CONTAINING 2.1692 Acres of land, being the same more or less.

BEING THE SAME PREMISES which Leisure Properties, LLC by deed dated even herewith, which Deed is being recorded simultaneously with this Mortgage in the office of the Recorder of Deeds for the County of Chester at West Chester, Pennsylvania, granted and conveyed unto Sports N Turf Properties, LLC, in fee.

BEING UPI No. 18-5-85.1

PLAINTIFF: Leisure Properties, LLC

VS

DEFENDANT: **Sports N Turf Properties, LLC**

SALE ADDRESS: 2568 Schuylkill Road, Pottstown, PA 19465

PLANTIFF ATTORNEY: **GREGORY**

W. PHILIPS, ESQ. 610-323-1400

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

SALE NO. 21-1-4

Writ of Execution No. 2019-12034

DEBT \$192,145.02

SALE NO. 21-1-6

Writ of Execution No. 2020-01258

DEBT \$171,734.83

PROPERTY SITUATE IN TREDYFRIN TOWNSHIP

TAX PARCEL # 43-11B-0163

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Midfirst Bank

VS

DEFENDANT: **Brian M. Wojnowski as Executor of the Estate of Christie Baine Wojnowski Deceased**

SALE ADDRESS: 483 Upper Gulph Road, Strafford, PA 19087

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

All that certain lot or piece of ground with the buildings and improvements thereon erected, situate in the City of Coatesville, Chester County, Pennsylvania.

Tax Parcel Nos. 16-9-332 and 16-9-333

PLAINTIFF: Commonwealth Capital, LLC

VS

DEFENDANT: **CVLC Property Management, LLC**

SALE ADDRESS: 167-169 Strode Avenue, Coatesville, PA 19320

PLANTIFF ATTORNEY: **EISENBERG, GOLD & AGRAWAL, P.C. 856-330-6200**

SALE NO. 21-1-5

Writ of Execution No. 2019-03448

DEBT \$368,284.40

SALE NO. 21-1-7

Writ of Execution No. 2015-04767

DEBT \$51,826.86

PROPERTY SITUATE IN THE TOWNSHIP OF PENNSBURY

TAX PARCEL # 64-1-212

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: New Residential Mortgage Loan Trust 2018-2

VS

DEFENDANT: **Perry Camerlengo, Jr. aka Perry J. Camerlengo, Jr. aka Perry Camerlengo & Zarouhi Sara Camerlengo**

SALE ADDRESS: 1608 Cheryl Lane, Kennett Square, PA 19348

ALL THAT CERTAIN lot or parcel of ground with the hereditaments and appurtenances thereon erected, Situate in the City of Coatesville, County of Chester and Commonwealth of Pennsylvania, described in accordance with a Plan of Section 1 for Miller Hill Corporation by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, dated June 15, 1959 and being more fully described as follows, to wit:

BEGINNING at a point set in the westerly right of way line of Buchanan Avenue at a corner of Lot #17, said point

being distance 313.63 feet measured southwardly along the westerly right of way line of Buchanan Avenue from its intersection with the radius curve connecting the southerly side of Dulles Avenue; thence extending from the first mentioned point and place of beginning, continuing along the westerly right-of-way line of Buchanan Avenue, South 9 degrees 28 minutes West, 67.02 feet to a monument and a point of curve; thence in a southerly direction along the curved line curving to the right having a radius of 437.19 feet for and arc distance of 10.17 feet and the chord of the arc being South 10 degrees 8 minutes West, 10.17 feet to a point, a corner of Lot #19; thence leaving Buchanan Avenue and extending along Lot #19 North 79 degrees 12 minutes West 144.82 feet to a point set in a line of land of Lot #30; thence extending along Lot #30 and partly along Lot #31 North 18 degrees 25 minutes 10 seconds East, 74.70 feet to a point set at a corner of Lot #17; thence extending along Lot #17 South 80 degrees 32 minutes East, 133.28 feet to the first mentioned point and place of beginning.

CONTAINING 10,509 square feet of land, be the same more or less.

BEING the same premises with Miller Hill Corporation, by Deed dated 12/17/1971 and recorded 12/29/1971 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 140 Page 727, granted and conveyed unto Harry E. McMinimee and Joan H. McMinimee, his wife, in fee.

AND being the same premises which Harry E. McMinimee and Joan H. McMinimee, his wife, by Deed dated 11/01/1976 and recorded 11/04/1976 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book R49 Page 212, granted and conveyed Charles J. Trammell and Virginia Trammell, his wife, in fee. The said

Virginia Trammell departed this life 10/20/2017 whereby leaving title solely vested in Charles J. Trammell.

UPI NO. 16-01-0026

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

VS

DEFENDANT: **Charles J. Trammell**

SALE ADDRESS: 306 Buchanan Drive, a/k/a 306 Buchanan Avenue, Coatesville, PA 19320

PLANTIFF ATTORNEY: **HILL WAL-LICK LLP 215-579-7700**

SALE NO. 21-1-8

Writ of Execution No. 2014-00146

DEBT \$53,635.46

ALL THAT CERTAIN lot or piece of ground Situate in the Township of Pocopson, County of Chester and Commonwealth of Pennsylvania, described according to a survey by James R. Pennell, Surveyor Wawa, Pennsylvania, dated December 20, 1952 as follows, to wit:

BEGINNING at an iron spike in the center line of the State Highway, Route 52 being the road leading from Kennett Square to Lenape, the said spike, measured Westward along the center of the said road being distance 627.55 feet from the point of intersection of the center line of the said road with the center line of the public road leading Southward to the Street Road East of Parkerville, the said spike marking the place of beginning also marks a corner of lands recently conveyed by the Grantors to extending: thence along the centerline of the said Kennett Square to Lenape Road South 67 degrees 1 minute 40 seconds West 139.02 feet to a point; thence by other lands of the

Grantors, being Lot No. 2 on the Plan of Lots of Joseph Scafetta bearing date of October 20, 1952, passing over a stake near the Northerly side of the said road, North 28 degrees 14 minutes 40 seconds West 323.05 feet to a stake; thence by other lands of the Grantors North 67 degrees 1 minute East 50 feet to a stake; and thence by the aforesaid lands conveyed to Wiley, passing over a stake near the Northerly side of the aforesaid Kennett Square to Lenape Road, South 43 degrees 13 minutes 40 seconds East 342.91 feet to the iron spike in the center line of the said road marking the place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or parcel of land in the Township of Pocopson, County of Chester and Commonwealth of Pennsylvania, more fully described as follows, to wit:

BEGINNING at an interior point, a common corner of lands now or late of Richard Maxton and Edith Pettit, which point is at the distance of 323.05 feet measured North 28 degrees 14 minutes 40 seconds West along aforesaid lands from a point in the title line in the bad of Lenape Road (Rt. 52), which point is at the distance of 295.25 feet measured North 67 degrees 5 minutes East along said title line from its point of intersection with the Northeasterly right-of-way line of Williamsburg Drive (50 feet wide);thence extending from said beginning point North 28 degrees 14 minutes 40 seconds West along lands now or late of Richard Maxton, Edward Paullin, and Edward J. Deitz 392.08 feet to a point; thence extending South 59 degrees 26 minute East along lands now or late of Harry N. Tuti and Henry B. Gray 472.1S feel to a point; thence extending South 67 degrees 1 minute West along lands now or late of Charles A. Wood, John M. Wylie and Edit Pettit 226.00 feet to the first mentioned point

and place of beginning.

Chester County Tax Parcel Numbers 63-4-75.18 and 63-4-77.

PLAINTIFF: Pocopson Township

VS

DEFENDANT: **Lillian M. Pettit & Lewette J. Pettit**

SALE ADDRESS: 1425 Lenape Road, West Chester, PA 19382

PLANTIFF ATTORNEY: **KRISTEN WETZEL LADD, ESQ. 610-692-1371**

SALE NO. 21-1-9

Writ of Execution No. 2018-12522

DEBT \$392,804.26

ALL THAT CERTAIN Unit or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in East Caln Township, Chester County, State of Pennsylvania, designated and shown on Plan of "Oak Ridge PRD" made by Lester R. Andes, P.E. Thorndale, PA dated June 23, 1987 and last revised March 4, 1988, recorded April 18, 1988 at West Chester in the Office for the Recorder of Deeds, in and for Chester County in Plan File No. 8137, designated as Unit No. 1 Hickory Court, Building No. 4.

UNDER AND SUBJECT to Declaration of Covenants, Conditions and Restrictions as in Deed recorded August 5, 1988 in Record Book 1240 page 382.

TOGETHER with the free and common use, right, liberty and privilege of all walkways, pavements, parking areas, recreational facilities and streets or avenues as shown on Plan of Oak Ridge PRD, dated June 23, 1987, last revised March 4, 1988, recorded April 18, 1988 in Plan File No. 8137 as a means of ingress, egress and regress form the prop-

erty herein described to the said recreational facilities, parking areas, streets or avenues in common with the owners, tenants and occupiers of the other lots or tract of ground in said Plan of Oak Ridge PRD.

Title to said Premises vested in Cameron D. Myers a/k/a Cameron Myers by Deed from Dennis S. Barnabei et al dated December 13, 2002 and recorded February 11, 2003 in the Chester County Recorder of Deeds in Book 5567, Page 347 as Instrument Number 10187625.

Tax Parcel # 40-4-120

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee, on behalf of the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2005-WMC4, Mortgage Pass-Through Certificates, Series 2005-WMC4

VS

DEFENDANT: **Cameron D. Myers a/k/a Cameron Myers & the United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania**

SALE ADDRESS: 5 Hickory Court, Unit No. 21, Downingtown, PA 19335

PLANTIFF ATTORNEY: **MILSTEAD & ASSOCIATES, LLC 856-482-1400**