



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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U.S. Bank Trust National Association vs. McQuay

Stay of execution – Writ of possession – Sheriff sale – Petition to strike – Default judgment – Ejectment action – Mortgage foreclosure

1. A motion requesting a stay of execution of a writ of possession or an order setting it aside is moot and must be dismissed once the Sheriff has executed the writ.
2. An attack on a sheriff's sale usually cannot be made in a collateral proceeding.
3. A petition to strike is aimed at defects that affect the validity of the judgment and that entitle the petitioner, as a matter of law, to relief.
4. The standard for defects asks whether the procedures mandated by law for the taking of default judgments have been followed.
5. An ejectment action is a proceeding collateral to that under which the land was sold.
6. An action in mortgage foreclosure is strictly an in rem proceeding, and the purpose of a judgment in mortgage foreclosure is solely to effect a judicial sale of the mortgaged property.
7. Ejectment is an action filed by a plaintiff who does not possess the land but has the right to possess it, against a defendant who has actual possession.
8. Plaintiff commenced a mortgage foreclosure action, obtained the property for \$1.00 at a Sheriff's Sale, and obtained a default judgment for possession in the ejectment action and a writ of possession. The Sheriff removed the Defendant from the property. The Court Held Defendant's Emergency Motion to Reassign Case to the Original Assigned Judge, Vacate Writ of Possession, and Stay Ejectment was dismissed and Defendant's Motion to Strike Filings was denied.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action No. 2024-05272-RC and 2025-04398-RC; U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust vs. Marian J. McQuay

Keri P. Ebeck for Plaintiff
Defendant pro se

Binder, J., April 24, 2026:-

U.S. BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust vs. MARIAN J. MCQUAY	IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA No. 2014-05272-RC IN MORTGAGE FORECLOSURE
U.S. BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust vs. MARIAN J. MCQUAY	IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA No. 2025-04398-RC (related to 2014-05272-RC) IN EJECTMENT

ORDER and MEMORANDUM

AND NOW, this 24th day of April, 2026, upon consideration of (1) Defendant’s Emergency Motion to Reassign Case to the Original Assigned Judge, Vacate Writ of Possession, and Stay Ejectment and (2) Defendant’s Motion to Strike Filings, both filed on April 20, 2026, for the reasons set forth in the accompanying Memorandum it is hereby **ORDERED** that the Emergency Motion is **DISMISSED** and that the Motion is **DENIED**.

BY THE COURT:

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

MEMORANDUM

The two (2) actions captioned above concern 116 Leadline Lane, West Chester, PA 19382. On June 6, 2014, LSF9 Master Participation Trust (LSF9) commenced the mortgage foreclosure action docketed at 2014-05272-RC. On July 16, 2020, the Honorable Mark L. Tunnell entered a Decision in favor of LSF9 after a two (2) day nonjury trial. On January 19, 2022, the Superior Court affirmed the judgment entered in favor of LSF9. The current Plaintiff replaced LSF9 pursuant to Pa.R.Civ.P. 2352(a) and the Substitution of Successor Plaintiff filed June 23, 2022. On July 15, 2022, Defendant filed a Motion to Strike the Judgment for Lack of Standing which this court denied by Order and Memorandum entered August 11, 2022. The docket for 2014-05272-RC reflects numerous adjournments of scheduled Sheriff's sales and ultimately the sale of the property to Plaintiff for \$1.00 on January 16, 2025. Sheriff Writ Return Docket, 4/9/2025, p. 1.

On May 21, 2025, Plaintiff commenced the ejectment action docketed at 2025-04398-RC by filing a Complaint in Ejectment to which Plaintiff attached the Sheriff's deed for 116 Leadline Lane recorded on April 4, 2025. On September 16, 2025, Plaintiff obtained a default judgment for possession and on September 17, 2025 Plaintiff obtained a writ of possession. Plaintiff served the writ of possession on November 11, 2025 with eviction scheduled for February 11, 2026, the writ executed on that date. See Return of Service, 3/16/2026, pp. 1-3.

On April 20, 2026, Defendant filed to both the mortgage foreclosure action and the ejectment action (1) an Emergency Motion to Reassign Case to the Original Assigned Judge, Vacate Writ of Possession, and Stay Ejectment and (2) a Motion to Strike Filings.¹

1. Defendant's Emergency Motion

Defendant by her Emergency Motion asks this court for two (2) forms of substantive relief: "[a)] immediately stay all ejectment and enforcement actions[and (b)] vacate the writ of possession." Emergency Motion, 4/20/2026, p. 5 (wherefore clause) (capitalization altered). However, this court cannot grant Defendant's requests for relief because it is the law that a motion requesting a stay of execution of a writ of possession or an order setting it aside is moot and must be dismissed once the Sheriff has executed the writ. Johnson v. Martofel, 797 A.2d 943, 947 (Pa.Super. 2002), appeal denied, 13 A.2d 842 (Pa. 2002). Here, as noted above, the Sheriff has executed the writ and removed Defendant from the property. See also Emergency Motion, 4/20/2026, ¶ 1 ("Defendant has already been removed from the subject property by the Sheriff . . .").

Moreover, the great bulk of Defendant's Emergency Motion is given over to

¹ On April 20, 2026, the undersigned was the judge assigned to the mortgage foreclosure action and the Honorable Nicole R. Forzato was the judge assigned to the ejectment action. On April 21, 2026, Judge Forzato entered an Order to the ejectment action transferring that case to the undersigned pursuant to C.C.R.C.P. 200B (Related Cases).

arguments pertaining to the underlying mortgage foreclosure action. E.g., Emergency Motion, 4/20/2026, ¶ 35 (“Plaintiff’s claim to the property is premised upon a mortgage and assignment that are not authentic.”). Those arguments lack merit because the judgment in the mortgage foreclosure action has been affirmed and because “an attack on a sheriff’s sale usually cannot be made in a collateral proceeding.” Dime Savings Bank, FSB v. Greene, 813 A.2d 893, 895 (Pa.Super. 2002) (citing Caplan v. Kent, 76 A.2d 764 (Pa. 1950)).

2. Defendant’s Motion to Strike Filings

Defendant by her Motion to Strike Filings asks this court for four (4) forms of relief: (1) “strike all filings made by Plaintiff where no proper entry of appearance or substitution of counsel exists; [(2)] require Plaintiff to establish a clear and lawful chain of representation[; (3) s]trike, dismiss, or consolidate the improperly filed duplicate action[; and (4) v]acate any orders and or actions arising from the improperly filed docket.” Motion, 4/20/2026, p. 4 (wherefore clause) (capitalization altered) (quotation marks omitted). Defendant argues that Plaintiff’s counsel in the mortgage foreclosure action are not the same as Plaintiff’s counsel in the ejectment action which has led to “lack of proper counsel appearance[, defective chain of representation[, and] questionable filings and authority.” Motion, 4/20/2026, ¶ 27 (capitalization altered). See also Motion, 4/20/2026, ¶¶ 7-10 (III. Factual Basis).

Here, Defendant’s Motion lacks merit. Whatever else might be said about Defendant’s Motion, which might be charitably construed to be a petition to strike the default judgment for possession,² “[a]n ejectment action is a proceeding collateral to that under which the land was sold[.]” Dime Savings Bank, FSB, 813 A.2d at 895 (citation omitted), and Defendant fails to cite any authority for the proposition that counsel must be the same in both actions to maintain a “lawful chain of representation.” See Motion, 4/20/2026, ¶¶ 1-28. This court’s own research has not found any authority to support the proposition that counsel in the two separate actions must be the same and it makes sense that counsel need not be the same since the different forms of action serve different purposes. “An action in mortgage foreclosure is strictly an in rem proceeding, and the purpose of a judgment in mortgage foreclosure is solely to effect a judicial sale of the mortgaged property.” New York Guardian Mortgage Corp. v. Dietzel, 524 A.2d 951, 953 (Pa. Super. 1987) (citing Meco Realty Co. v. Burns, 200 A.2d 869 (Pa. 1964)). “Ejectment is an action filed by a plaintiff who does not possess the land but has the right to possess it, against a defendant who has actual possession.” Wells Fargo Bank, N.A. v. Long, 934 A.2d 76, 78 (Pa.Super. 2007) (citing Soffer v. Beech, 409 A.2d 337, 343 (Pa. 1979)).

Accordingly, this court will enter an order consistent with the foregoing.

² “[A] petition to strike is aimed at defects that affect the validity of the judgment and that entitle the petitioner, as a matter of law, to relief.” Roy by & through Roy v. Rue, 273 A.3d 1174, 1182 (Pa.Super. 2022) (citing Oswald v. WB Public Square Associates, LLC, 80 A.3d 790, 794 (Pa.Super. 2013), appeal denied, 289 A.3d 43 (Pa. 2022)). “The standard for ‘defects’ asks whether the procedures mandated by law for the taking of default judgments have been followed.” Roy by Roy, 273 A.3d at 1182 (citing Continental Bank v. Rapp, 485 A.2d 480, 483 (Pa.Super. 1984)).

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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. 2026-05937-NC

NOTICE IS HEREBY GIVEN that the name change petition of Anna Elizabeth Braun was filed in the above-named court and will be heard on Tuesday, October 6, 2026 at 3:00:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Saturday, June 27, 2026
Name to be changed from: Anna Elizabeth Braun to: Juno Braun

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. 2026-05899-NC

NOTICE IS HEREBY GIVEN that the name change petition of Thomas Johnsen was filed in the above-named court and will be heard on Tuesday, October 6, 2026 at 3:00:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, June 25, 2026
Name to be changed from: Thomas Johnsen to: Thomas Anthony Johnsen

Any person interested may appear and show cause,

if any they have, why the prayer of the said petitioner should not be granted.

KAREN P. REYNOLDS, Attorney for the Petitioner
Reynolds Family Law, LLC
101 Lindenwood Drive
Suite, 225
Malvern, PA 19355

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

CIVIL ACTION

LAW NO. 2026-05715-NC

NOTICE IS HEREBY GIVEN that the name change petition of Amit Kumar on behalf of minor child Prisha Chauhan Kumar was filed in the above-named court and will be heard on Tuesday, September 29, 2026 at 3:00:00 PM, in Courtroom 17 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, June 22, 2026
Name to be changed from: Prisha Chauhan Kumar to: Prisha Chauhan

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

ESTATE NOTICES

Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.

1st Publication

ANGELITIS, Ellen Marie, late of Downingtown, Brian C. Auman, 176 Shinnecock HL, Avondale, PA, 19311, Executor.

CASEY, Catherine T., late of Uwchlan Township, Jacqueline A. Polakoff, 901 West Lehigh Street, Bethlehem, Executrix, care of **DANIEL M. O'DONNELL**, Esquire, 901 West Lehigh Street, Bethlehem, PA, 18018 Executrix, **DANIEL M. O'DONNELL**, Esquire, Maloney Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA, 18018, atty.

DANESE, Mark A., a/k/a Mark Antonio Danese & Mark Danese, late of East Marlborough Township, Judith N. Danese, care of Larmore Scarlett, P.O. Box 384, Kennett Square, PA 19348, Executrix. **EMILY T. ABELS**, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DIETZ, John William, a/k/a John W. Dietz, late of Kennett Township. Rebecca L. Dietz, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA, 19348, Executrix. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA, 19348, atty.

FALCONE, Judith Anne a/k/a Judith A. Falcone and Judith Falcone, late of East Goshen Township. Laura A. Paszek, 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.

GARCIA, Mauricio, late of West Chester. Hailey M. Joya, care of MICHAEL T. IMMS, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executrix. MICHAEL T. IMMS, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

GRAHAM, JR., John Alexander, late of East Whiteland Township. Scott Graham, care of STEVEN D.W. MILLER, Esquire, 718 Poplar St, Suite L, Lebanon, PA 17042, Executor. STEVEN D.W. MILLER, Esquire, Miller Law Firm PC, 718 Poplar St, Suite L, Lebanon, PA 17042, atty.

HAMILTON-BAIR, Marjorie, East Goshen Township. Richard Hamilton, care of JONATHAN E. BECKER, Esquire, 300 W. State Street, Ste. 300, Media, PA 19063, Executor. JONATHAN E. BECKER, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State Street, Ste. 300, Media, PA 19063, atty.

PACITTI, Edward Joseph, late of West Chester. Kathleen Wileczek, 216 Reid Way, West Chester, PA 19382, & Edward J. Pacitti, 1618 Kings Mill Road, Gwynned Valley, PA 19437, Executors.

PATTON, Jean M., late of Paoli. William S. Patton, Jr. & Steven M. Patton, care of WILLIAM PATTON, Esquire, 27 S Darlington Street, West Chester, PA 19382, Co-Executors. WILLIAM PATTON, Esquire, The Law Offices of William S. Patton, P.C., 27 S Darlington Street, West Chester, PA 19382, atty.

RUTECKI, Daniel J., late of Spring City. Lynne M. Stewart, Executrix. JESSICA R. GRATER, Es-

quire, Monastra & Grater, LLC, 740 E. High St., Pottstown, PA 19464, atty.

SANYOUR, Joyce Hackett, late of West Chester. Matthew O. Sanyour, care of GENEVIEVE G. REDD, Esquire, One PPG Place, Suite 3300, Pittsburgh, PA 15222, Administrator. GENEVIEVE G. REDD, Esquire, Steptoe & Johnson, PLLC, One PPG Place, Suite 3300, Pittsburgh, PA 15222, atty.

SANYOUR, Mark David, late of West Chester. Matthew O. Sanyour, care of GENEVIEVE G. REDD, Esquire, One PPG Place, Suite 3300, Pittsburgh, PA 15222, Administrator. GENEVIEVE G. REDD, Esquire, Steptoe & Johnson, PLLC, One PPG Place, Suite 3300, Pittsburgh, PA 15222, atty.

SCHWARTZ, Jamie Michael, late of Easttown Township. Jason Michael Schwartz, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Ave., Ste T-2, Berwyn, PA 19312-1780, Administrator. RYAN M. BORNSTEIN, Esquire, Harvey, Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste T-2, Berwyn, PA 19312-1780, atty.

SHISLER, III, Raymond W., late of Pennsbury Township. Gregory R. Shisler, care of CATHERINE T. DUFFY, Esquire, 300 W. State Street, Ste. 300, Media, PA 19063, Executor. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State Street, Ste. 300, Media, PA 19063, atty.

SHORTLIDGE, John W. a/k/a John Warren Shortlidge, late of Lower Oxford Township. Mark Shortlidge & Scott Shortlidge, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, Oxford, PA 19363, atty.

TUCCI, Barbara J. a/k/a Barbara Jane Tucci, late of London Grove Township. Giacomo J. Tucci, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA, 19348, Executor. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA, 19348, atty.

2nd Publication

BARKER, Sharon L, late of Oxford Borough. Robert P Barker, 216 Scotland Rd, Quarryville, PA 17566, Executor.

BEARE, Roxanne Wendy, a/k/a Roxanne B. Warren, late of West Bradford Township. Schaefer Thomas Warren, 515 N. Englewood Ave., Dothan, AL 36303, care of LINDSEY HOELZLE, Esquire,

P.O. Box 98, Birchrunville, PA 19421, Administrator CTA. LINDSEY HOELZLE, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19421, atty.

BROWN, Patricia G., late of Penn Township. Elizabeth G. Simpson, 2821 Indian Farm Ln., NW, Albuquerque, NM 87107, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay St., Ste. 100, West Chester, PA 19380, Executrix. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay St., Ste. 100, West Chester, PA 19380, atty.

BULLER, Joann, a/k/a Jo Ann N. Buller and Jo Ann Buller, late of West Chester Borough. Valerie R. Buller and Pierce E. Buller, care of M. HOWARD VIGDERMAN, Esquire, 1735 Market St., 19th Fl., Philadelphia, PA 19103-7505, Executors. M. HOWARD VIGDERMAN, Esquire, Montgomery McCracken Walker & Rhoads LLP, 1735 Market St., 19th Fl., Philadelphia, PA 19103-7505, atty.

BURKE, SR., Peter A., late of Upper Uwchlan Township. Kathleen A. Annis and Peter A. Burke, Jr., care of STEPHEN T. ELINSKI, Esquire, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, Executors. STEPHEN T. ELINSKI, Esquire, Salvo Rogers Elinski & Scullin, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, atty.

CROWELL, Geoffrey Bromley, late of Westtown Township. The Philadelphia Trust Company, care of GREGORY W. FERRIS, Esquire, 1760 Market St., 2nd Fl., Philadelphia, PA 19103, Executor. GREGORY W. FERRIS, Esquire, The Philadelphia Trust Company, 1760 Market St., 2nd Fl., Philadelphia, PA 19103, atty.

DETWILER, Mark Owen, late of East Pikeland Township. Susan Brauner, care of ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, Executrix. ELIZABETH R. HOWARD, Esquire, PO Box 507, 301 Gay St., Phoenixville, PA 19460, atty.

FAGAN, Delores A., late of Honey Brook Township. Charles Lutz, 4751 Boyertown Pike, Reading, PA 19606, care of MISTY A. TOOTHMAN, Esquire, P.O. Box 235, Elverson, PA 19520, Executor. MISTY A. TOOTHMAN, Esquire, Twin Valley Law PLLC, P.O. Box 235, Elverson, PA 19520, atty.

FIORILLO, Maurice J., late of East Coventry Township. Marie E. Fiorillo, 246 Lee Ave., Pottstown, PA 19464 and Donna M. Fiorillo-Denardo, 29 Bayberry Ln., Pottstown, PA 19465, care of JOHN A. KOURY, Esquire, 1503 Sunset Dr., Ste. 201, Pottstown, PA 19464, Executrices. JOHN A. KOURY, Esquire, OWM Law PC, 1503 Sunset Dr., Ste. 201,

Pottstown, PA 19464, atty.

KARMERZE, Joseph D., a.k.a. Joseph Daniel Karmerze, late of Penn Township. Sandra K. Grimm, 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.

LAYDEN, SR., Joseph A., a/k/a Joseph Anthony Layden, Sr., late of Tredyffrin Township. Margaret M. Layden, 361 Coldstream Dr., Berwyn, PA 19312, care of DOUGLAS L. KAUNE, Esquire, 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, Executrix. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay St., P.O. Box 289, Phoenixville, PA 19460, atty.

MELORO, Dennis Anthony, a/k/a Dennis A. Meloro and Dennis Meloro, late of Franklin Township. Anthony Meloro, care of NICHOLAS W. STATHES, Esquire, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, Administrator. NICHOLAS W. STATHES, Esquire, Toscani, Stathes & Zoeller, LLC, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

MYERS, William B., a/k/a Bill Myers, late of Willistown Township. Christina Nehring, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, atty.

O'BRYAN, Joseph T., a/k/a Joseph Thomas O'Bryan, late of Phoenixville Borough. Nancy M. Maggipinto, 68 Felshire Ln., Palm Coast, FL 32137, care of JAIME GOLIN FRIEDMAN, Esquire, 1025 Laurel Oak Rd., Voorhees, NJ 08043, Administratrix. JAIME GOLIN FRIEDMAN, Esquire, Archer Greiner, P.C., 1025 Laurel Oak Rd., Voorhees, NJ 08043, atty.

O'NEILL, John Patrick, late of Phoenixville. Mark O'Neill, 2817 Apple Valley Lane Audubon PA 19403, Executor.

PAULUS, Conrad Little, late of Kennett Township. David Hays Buckley and Annabel Fitzgerald Buckley Wildrick, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larimore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

RANSOM, JR., Arthur Roland, late of West Goshen Township. Arthur Robert Ransom, care of ROBERT H. BEMBRY, III, Esquire, P.O. Box 27372,

Philadelphia, PA 19118, Administrator. ROBERT H. BEMBRY, III, Esquire, Law Offices of Robert H. Bembry, III, P.O. Box 27372, Philadelphia, PA 19118, atty.

RISTINE, Dolores M., late of Pocopson Township. Christine Jane Davies, care of LEIGH A. SEGAL, Esquire, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, Executrix. LEIGH A. SEGAL, Esquire, Wisler Pearlstone, LLP, Blue Bell Executive Campus, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, atty.

SCHOLZ, Nicholas Paul, a/k/a Nicholas P. Scholz, late of Malvern Borough. Amara Scholz, care of TRACEY M. CONNOR, Esquire, 1 Roberts Ave., Glenside, PA 19037, Executrix. TRACEY M. CONNOR, Esquire, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19037, atty.

SILIANI, Robert Joseph, late of Westtown Township. Maria Gallagher, care of JENNIFER ABRACHT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. JENNIFER ABRACHT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

SMITH, Leslie Joy, a/k/a Leslie J. Smith, late of East Goshen Township. Michael F. Smith and Wendy I. Rokhsar, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

STIEBRITZ, Richard R., a/k/a Richard R. Stiebritz, Sr., late of East Goshen Township. Richard R. Stiebritz, Jr., 1103 Amalfi Dr., West Chester PA 19380, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executor. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

Van HOOREBEKE, Margaret Jean, a/k/a Margaret J. Van Hoorbeke and Margaret Van Hoorbeke, late of Pennsbury Township. Edward A. Van Hoorbeke, 1002 Rock Creek Rd., West Chester, PA 19380, care of GARTH G. HOYT, Esquire, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, Administrator. GARTH G. HOYT, Esquire, McNees Wallace & Nurick, LLC, 170 N. Radnor Chester Rd., Ste. 350, Radnor, PA 19087, atty.

WAGNER, Catherine Victoria, a/k/a Catherine V. Wagner, late of Honey Brook Township. Helen B. Atwell, care of CAROL R. LIVINGOOD, Esquire, 190 W. Lancaster Ave., P.O. Box 191, Wayne, PA

19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 190 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

WENZEL, Gene C., late of West Whiteland Township. Dale C. Wenzel, 2708 22nd St., Everett, WA 98201, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executor. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

ZIMMERMAN, Gail Audrey, a/k/a Gail Zimmerman, late of Tredyffrin Township. Gregory Pieper, care of LAURA M. TOBEY, Esquire, 724 W. Lancaster Ave., Ste. 215, Wayne, PA 19087, Executor. LAURA M. TOBEY, Esquire, Reidenbach & Associates, LLC, 724 W. Lancaster Ave., Ste. 215, Wayne, PA 19087, atty.

3rd Publication

BEATTY, William G., late of Tredyffrin Twp.. Schawn Eric Beatty, 11 Williams Lane, Berwyn, PA 19312 and Rhonda Dee Tagg, 1493 Kingstream Dr., Herndon, VA 20170, care of EDWARD J. CAMPANELLA, Esquire, 477 West Valley Rd., Wayne, PA 19087, Co-Executors. EDWARD J. CAMPANELLA, Esquire, 477 West Valley Rd., Wayne, PA 19087, atty.

BURNS, Dolores Marius, late of West Chester. Mollyanne Rapposelli, 503 Jefferson St, Birdsboro, PA 19508, Executrix.

CELIJ, Stephanie A., late of Birmingham Township. Patricia C. Celij, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester PA 19382, Administratrix CTA. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester PA 19382, atty.

CUNNINGHAM, Linn, a/k/a Linn P. Cunningham, late of East Goshen Township. Michelle Power, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, care of MICHELLE C. POWER, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. MICHELLE C. POWER, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

DORAN, John P, a/k/a John Doran Jr, late of Downingtown Borough. Lorie C O'Neill, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella Ferry PC, 882 South Matlack Street, Suite 101, West Chester, PA 19382, atty.

HEATH, JR., Donald Lee, late of West Chester Borough. Jeremy Z. Mittman, 593 Bethlehem Pike, Ste. 10, Montgomeryville, PA 18936, care of JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Ste. 10, Montgomeryville, PA 18936, Administrator. JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Ste. 10, Montgomeryville, PA 18936, atty.

HEILAND, Constance R., a/k/a Constance Rae Heiland, late of West Chester Borough. Richard Scott Heiland, 201 E. Gay St., Apt. 114, West Chester, PA 19380, care of DENNIS C. VONDRAN, JR, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. DENNIS C. VONDRAN, JR, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

HERBERT JR., Thomas E, a/k/a Thomas Evan Herbert Jr., late of Spring City. Megan Taborada Gonnora, 1462 Siciliano Point, Winter Park, FL 32792, care of DANIEL I. SAGER, Esquire, P.O. Box 291, Pottstown, PA 19464, Executrix. DANIEL I. SAGER, Esquire, Sager & Sager Associates, P.O. Box 291, Pottstown, PA 19464, atty.

HOUSER, JR., Donald F., late of Warwick Township. Holly Ann Correll, 40 Meredith Dr., Elverson, PA 19520, care of MISTY A. TOOTHAM, Esquire, P.O. Box 235, Elverson, PA 19520, Administratrix. MISTY A. TOOTHAM, Esquire, Twin Valley Law, PLLC, P.O. Box 235, Elverson, PA 19520, atty.

HOYER, Patrick Joseph, a/k/a Patrick J. Hoyer, late of Uwchlan Township. Karen L. Hoyer, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Timoney Knox LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

JOHNSON, Betty Jane, a/k/a Betty J. Johnson and Betty Johnson, late of Warwick Township. Christopher L. Johnson, care of ADAM L. FERNANDEZ, Esquire, Blue Bell Executive Campus, 460 Norris-town Rd., Ste. 110, Blue Bell, PA 19422-2323, Executor. ADAM L. FERNANDEZ, Esquire, Wisler Pearlstine, LLP, Blue Bell Executive Campus, 460 Norris-town Rd., Ste. 110, Blue Bell, PA 19422-2323, atty.

KAMINSKY, Bruce A., late of Uwchlan Township. Patricia A. Kaminsky, care of JACQUELINE A. JOHNSON, Esquire, P.O. Box 26770, Collegeville, PA 19426, Executrix. JACQUELINE A. JOHNSON, Esquire, Johnson Starling & Rotman, P.O. Box 26770, Collegeville, PA 19426, atty.

KENNEDY, Joan Ellen Larsen, a/k/a Joan L.

Kennedy, late of East Goshen Township. Timothy J. Kennedy, care of ANDREW S. RUSNIAK, Esquire, 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, Executor. ANDREW S. RUSNIAK, Esquire, Stevens & Lee, P.C., 620 Freedom Business Center, Ste. 200, King of Prussia, PA 19406, atty.

LAM, Amelia Autin, a/k/a Amelia Anne Autin, late of Caln Township. Christina Marie Autin, 14700 Chesterfield Rd., Rockville, MD 20853, care of MICHAEL L. GALBRAITH, Esquire, 1845 Walnut St., 25th Fl., Philadelphia, PA 19103, Executrix. MICHAEL L. GALBRAITH, Esquire, Galbraith Law, LLC, 1845 Walnut St., 25th Fl., Philadelphia, PA 19103, atty.

LOGAN, Kathleen M., late of East Goshen Township. William H. Logan, IV and Jeanne Logan Monichetti, care of STEPHEN T. ELINSKI, Esquire, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, Executors. STEPHEN T. ELINSKI, Esquire, Salvo Rogers Elinski & Scullin, 301 E. Germantown Pike, Ste. 100, East Norriton, PA 19401, atty.

LYONS, David Edward, late of City of Coatesville. Aaron D. Martin, 3401 N. Front Street, Harrisburg, PA 17110, care of SARAH E. STRAUB, Esquire, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110; Telephone: (717) 540-4332, Administrator / Administration, DBN-CTA. SARAH E. STRAUB, Esquire, Hazen Law Group LLC, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110; Telephone: (717) 540-4332, atty.

MAATY, Mohamed Ali, a/k/a Mohamed Ali Abou El-Maaty Ali, late of West Brandywine Township. Jenna Maaty, 103 Hatchery Drive, Coatesville, Pa 19320, Executor.

MOFFAT, JR., Clyde Allen, a/k/a Clyde Allen Moffat, late of Malvern Borough. Deborah Gail Millett, care of ROSS BERGER, Esquire, 2000 Market St., Ste. 2700, Philadelphia, PA 19103, Executrix. ROSS BERGER, Esquire, Offit Kurman, P.C., 2000 Market St., Ste. 2700, Philadelphia, PA 19103, atty.

MOUNTAIN, Kevin L., late of Sadsbury Township. Rebecca C. Mountain, 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.

O'DELL, Suzanne R., late of North Coventry Township. Wilbert F. O'Dell, III, 1162 Shenkel Rd., Pottstown, PA 19465, care of JOHN A. KOURY, JR.,

Esquire, 1503 Sunset Dr., St. 201, Pottstown, PA 19464, Executor. JOHN A. KOURY, JR., Esquire, OWM Law, P.C., 1503 Sunset Dr., St. 201, Pottstown, PA 19464, atty.

ODENATH, Michael, a/k/a Michael P. Odenath, late of East Goshen Township. Wendy Young, 185 Kendall Boulevard, Oaklyn, NJ 08107, care of JOSEPH M. KEMPTER, Esquire, 76 E. Euclid Avenue, Suite 300, Haddonfield, NJ 08033, Administratrix. JOSEPH M. KEMPTER, Esquire, Kulzer & DiPadova, PA, 76 E. Euclid Avenue, Suite 300, Haddonfield, NJ 08033, atty.

PAGANO, Charles William, late of Caln Township. Mathew N. Pagano, 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.

PERRY, Karen F., a.k.a. Karen F. Morelli, late of West Caln Township. Susan Smith, 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.

SALOMONE, Michael P., a/k/a Michael Peter Salomone, late of East Marlborough Township. Ryan M. Salomone, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larimore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SILVER, James A., late of East Marlborough Township. Cynthia A. Silver, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Seace Elder Law, PLLC, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

SMITH-BROWN, Laurie Elizabeth, late of West Caln Township. Craig Smith, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Administrator. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

WELCH, Dolores M., late of Willistown Township. Dolores P. Welch, care of ANDREW H. DOHAN, Esquire, 45 Liberty Blvd., Ste. 230, Malvern, PA 19355-1419, Executrix. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 45 Liberty Blvd.,

Ste. 230, Malvern, PA 19355-1419, atty.

WOLBACH, Shirley Ann, a/k/a Shirley A. Wolbach, late of West Chester Borough. Debra L. Wolbach, 1 Dawn Way, Malvern, PA 19355, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Act of Assembly of December 16, 1982, Act 295, as amended, that a Registration of Fictitious Name has been filed in the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania, for the conduct of business in Pennsylvania, under the assumed or fictitious name of: **Southern Chester County Volunteer Fire Rescue**

The principal office for the operations to be provided through such fictitious name is: 23 Firehouse Way, Avondale, PA 19311. The name and address of the party to registration of such fictitious name is: Southern Chester County Fire Rescue, 23 Firehouse Way, Neil D. Vaughn, Avondale, PA 19311.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and received by the Department of State of the Commonwealth of Pennsylvania at Harrisburg on June 2, 2026, for the purpose of obtaining a Certificate of Incorporation for a nonprofit corporation organized under the Nonprofit Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is: Southern Chester County Fire Rescue

This notice is given pursuant to Section 5307 of the Nonprofit Corporation Law of 1988.

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CCBF KEY GALA

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Chadds Ford
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June 11

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December 3

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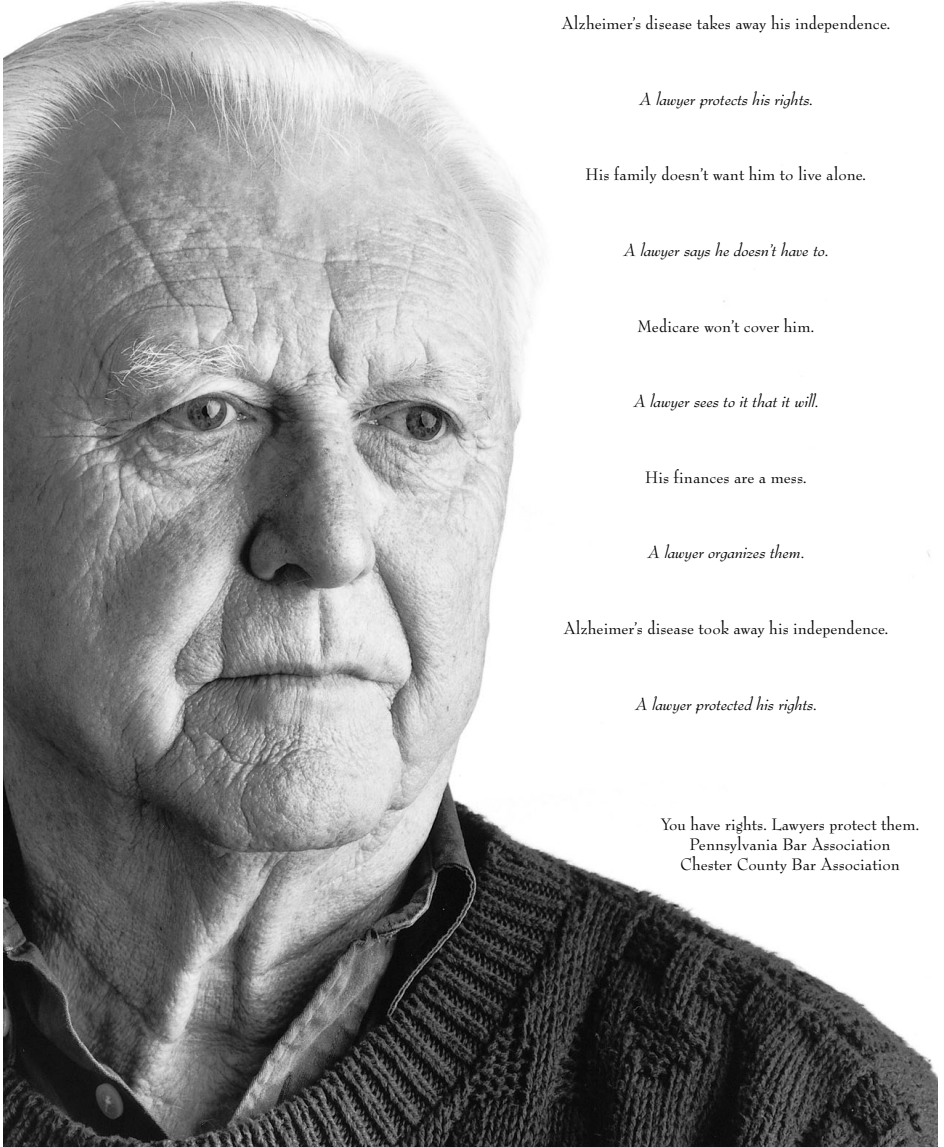
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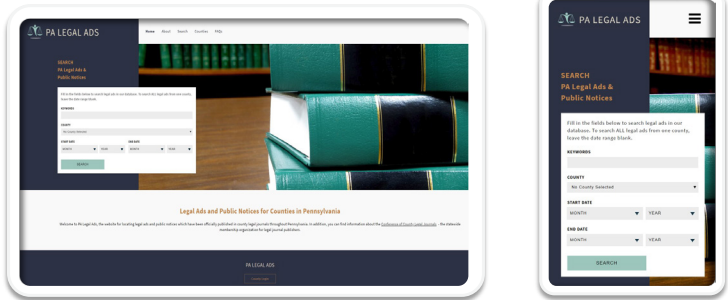
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