



Chester County Law Reporter

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(USPS 102-900)

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In re: The Leah Gains Special Needs Trust

Motion for sanctions

1. At 231 Pa. Code, Section 1023.1, litigants are advised the signature of an attorney or pro se party certifies the signatory has read the pleading or document; it is not being presented for any improper purpose; the claims, defenses, and contentions therein are warranted by existing law or a nonfrivolous argument for the extension, modification or reversal of existing law or the establishment of new law; the factual allegations have or are likely to have evidentiary support; and the denials of factual allegations are warranted or are reasonably based on a lack of information or belief.
2. Wilmington Trust, N.A. filed a Motion for Sanctions. For counsel's repeated violations of Section 1023.1, the Court *Held* counsel was to pay movant thousands of dollars as a sanction for counsel's conduct.

R.E.M.

C.C.P., Chester County, Pennsylvania, Orphans' Court Division No. 1512-1598; In re: The Leah Gains Special Needs Trust

Kristin Behrens for Wilmington Trust, N.A.

Thomas D. Begley for the Gains

Tunnell, J., June 15, 2021:-

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

NO. 1512-1598

IN RE: THE LEAH GAIN SPECIAL NEEDS TRUST

DECREE FOR SANCTIONS

AND NOW, this 15th day of June, 2021, upon review of Wilmington Trust N.A.'s Motion for Sanctions addressed with a Notice to Defend filed on April 30, 2021, to which no opposition has been filed, the Motion is GRANTED as follows:

1. The Pennsylvania Code states that:

The signature of an attorney or pro se party constitutes a certificate that the signatory has read the pleading, motion, or other paper. By signing, filing, submitting, or later advocating such a document, the attorney or pro se party certifies that, to the best of that person's knowledge, information and belief, formed after an inquiry reasonable under the circumstances,

(1) it is not being presented for any improper purpose, such as to harass or to cause unnecessary delay or needless increase in the cost of litigation,

(2) the claims, defenses, and other legal contentions therein are warranted by existing law or by a nonfrivolous argument for the extension, modification or reversal of existing law or the establishment of new law,

(3) the factual allegations have evidentiary support or, if specifically so identified, are likely to have evidentiary support after a reasonable opportunity for further investigation or discovery; and

(4) the denials of factual allegations are warranted on the evidence or, if specifically so identified, are reasonably based on a lack of information or belief.

2. Counsel in this matter, Thomas D. Begley, III, Esquire, has signed and filed pleadings in violation of 231 Pa. Code § 1023.1(c), as they contained claims which had no evidentiary support, and thus were submitted with the intent to mislead, or at a minimum with a disregard concerning misleading the court.

3. On or about March 4, 2021, Matthew Gain and Luann Gain (the “Gains” or “Objectors”) filed Objections (the “Objections”) to the First and Final Account of Wilmington Trust, N.A. (the “Account”).

4. These Objections were signed and submitted by Thomas D. Begley, III, Esquire as counsel.

5. Paragraph 2 of the Objections asserts that Wilmington requested approval of trustee fees in the amount of \$141,676.07 from Trust principal, and cites to pages 117-120 of the Account.

6. As Mr. Begley has been informed on multiple occasions throughout the past 14 months, both in Petitioner’s pleadings and written communications, this amount is simply not correct, nor is it substantiated in any way. *See* Petitioner’s Reply to Objections, Section 4, Reply to New Matter of Respondents Matthew Gain and Luann Gain, ¶30.

7. As is clear from a review of the Account, the actual amount of trustee fees for which Petitioner requested approval from principal is \$30,795.77. Petitioner additionally requested approval of \$28,960.74 of trustee fees from income, for total trustee fees of \$59,756.51. *See* Account, pp. 117-120, 365-367.

8. Further, Paragraph 2(c) of the Objections asserts that Wilmington charged fees for periods of time when New York Private Trust was acting as trustee. No evidentiary support is given for this statement, nor was any shown at the hearing.

9. The Account itself shows that this statement is false.

10. Wilmington charged fees through the period ending November 30, 2016. The last fee charged by Wilmington was paid on December 29, 2016. *See* Account, pp. 117-120, 365-367.

11. While the Objections fail to identify the time period in question, New York Private Trust did not begin acting as trustee until January 1, 2017, when it first received funds. *See, generally*, First and Interim Account of New York Private Trust Company.

12. Thus, the allegation that Wilmington charged trustee fees while New York Private Trust was acting as trustee has no evidentiary support, and none was demonstrated.

13. On or about March 8, 2021, Matthew Gain and Luann Gain filed an Opposition and Response to Petitioner’s Motion for Payment of Legal Fees and Costs.

14. This Opposition and Response was signed and submitted by Thomas D. Begley, III, Esquire as counsel.

15. Paragraph 17 of the Opposition and Response states that “due to the hiring of an inadequate contractor . . . the renovations to the home were faulty; repairs delayed and resulted in additional monies to be petitioned from the trust to correct the damage done to the house while under the control of WTNA.”

16. As all of the parties involved are aware, no house was built, nor was any construction started, while Wilmington was trustee.

17. Thus, there could be no “faulty renovations” because there were no renovations.

18. There could be no “delayed repairs” or “damages done to the house” because there was no house to repair or damage.

19. This misstating of the “facts” is a further violation of 231 Pa. Code § 1023.1(c)(3), as it shows, once again, Mr. Begley’s lack of care for the veracity of the pleadings which he signs and submits to this court.

20. Additionally, Paragraph 18 of the Opposition and Response claims that service of the Account was improper, stating that “a copy of the accounting was never served upon Luann Gain and Matthew Gain by the attorney from WTNA. A copy of the accounting was only received after being forwarded to their attorney.”

21. After Petitioner’s counsel pointed out this false statement to Mr. Begley, he submitted a letter to this court admitting that the quoted section of Paragraph 18 of the Opposition and Response was in error, and that Petitioner’s counsel had “provided proper service on every occasion since the account has been filed in the current proceedings before the court.”

22. Mr. Begley’s stated excuse for the “misstatement” was that his associate prepared the pleadings, and that he thought he had deleted such language before signing and filing them.

23. While this letter states that its purpose is to amend the Opposition and Response filed, and asks to strike the “misstatement”, a letter cannot do this; no amended pleadings were ever filed with the court, and thus the Opposition and Response was never actually amended, nor was the “misstatement” stricken from the record.

24. Thus, the false claim of improper service is still contained in the docketed pleadings.

25. Pursuant to 231 Pa. Code § 1023.2, Petitioner’s counsel sent a letter to Mr. Begley on March 10, 2021, demanding that the items detailed above be corrected by either withdrawing or appropriately correcting the pleadings of record within 28 days of the date of the letter.

26. To date, no amended pleadings have been filed or that any pleadings were withdrawn. The time to cure the pleadings has passed.

27. Petitioner requested that this court impose sanctions on counsel, Thomas D. Begley, III, Esquire, for the above violations of 231 Pa. Code § 1023.1.

28. Petitioner has incurred needless costs as a direct result of Mr. Begley’s actions and inactions.

29. Petitioner was originally served with objections on or about February 4, 2020. Unbeknownst to Petitioner at that time, these objections (the “original objections”) were never filed.

30. On March 4, 2021, Mr. Begley finally filed Objections of record, which

were a revised version of the original objections.

31. The facts set forth in the court's Decision on Objections are incorporated herein by reference.

32. Petitioner requests that this court award sanctions in the amount of **\$7,975.67**, as well as one-sixth of any additional counsel fees and costs incurred after the filing of this Motion, representing one sixth of the total counsel fees and costs incurred to prepare for and attend hearings and trial and prepare Proposed Findings on the filed Objections. An invoice for Petitioner's counsel fees and costs, with the applicable entries noted, is attached to the Motion for Sanctions as Exhibit "5."

33. While it is difficult to separate out the time spent addressing the factual inaccuracies from the time spent addressing the other issues in the Opposition and Response, Petitioner requests and this court will award sanctions in the amount of **\$624.38**, representing one-fourth of the counsel fees and costs incurred to draft, file and serve the Reply to New Matter. An invoice for Petitioner's counsel fees and costs, with the applicable entries noted, is attached to the Motion for Sanctions as Exhibit "6."

34. Mr. Begley was given ample opportunity to correct all of the above inaccurate claims, yet failed to do so.

35. Petitioner has requested that this court award sanctions in the amount of **\$4,597.50**, representing the counsel fees and costs incurred with respect to the March 18, 2021 Letter to Mr. Begley and the present Motion for Sanctions. An invoice for Petitioner's counsel fees and costs, with the entries related to the Demand to Cure Letter and Motion for Sanctions noted, is attached to the Motion for Sanctions as Exhibit "7."

36. The court declines to award \$100,000.00 to Petitioner, as well as \$100,000.00 to counsel Dilworth Paxson LLP, requested for damage to their respective reputations.

The court:

- a. awards monetary sanctions in the amount of \$7,975.67, as well as one-sixth of any additional counsel fees and costs incurred after the filing of the annexed Motion, representing one-sixth of the total counsel fees and costs incurred to prepare for and attend hearings and trial and prepare Proposed Findings on the filed Objections, to be paid by Thomas D. Begley, III, Esquire;
- b. awards monetary sanctions in the amount of **\$624.38**, representing one-fourth of the counsel fees and costs incurred to draft, file and serve the Reply to New Matter, to be paid by Thomas D. Begley, III, Esquire;
- c. awards monetary sanctions to Petitioner in the amount of \$4,597.50, representing the counsel fees and costs incurred with respect to the March 18, 2021 Letter to Mr. Begley and the present Motion for Sanctions, to be

paid by Thomas D. Begley, III, Esquire.

All sanction payments are due and payable within thirty (30) days of the date of this Decree.

BY THE COURT:

/s/ Hon. Mark L. Tunnell, J.

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2021-06866-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Aiden Hayes Yearick was filed in the above-named court and will be heard on Monday, November 29, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, August 26, 2021

Name to be changed from: Aiden Hayes Yearick to: Aiden Scott Hayes

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2021-06844-NC**

NOTICE IS HEREBY GIVEN that the name change petition of John Todd Rhodes on behalf of minor child Charlotte Abigail Rhodes was filed in the above-named court and will be heard on Monday, October 4, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, August 26, 2021

Name to be changed from: Charlotte Abigail Rhodes to: Ellec Anderson Rhodes

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2021-06838-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Eric Thomas Biggs on behalf of minor child Finnegan Herrick Biggs was filed in the above-named court and will be heard on Monday, November 29, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, August 26, 2021

Name to be changed from: Finnegan Herrick Biggs to: Emily Herrick Biggs

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2021-06800-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Erica C Eckman on behalf of minor child Gavin Geovanni Juarez-Reyes was filed in the above-named court and will be heard on Monday, September 27, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, August 25, 2021

Name to be changed from: Gavin Geovanni Juarez-Reyes to: Gavin James Eckman

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 and approved by the Department of State of the Commonwealth of Pennsylvania on the Wednesday, August 11, 2021, effective Sunday, August 15, 2021 for **REAL TIME INSIGHTS Inc.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: ENERGY MONITORING, ENGINEERING AND OTHER RELATED ACTIVITIES

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

BITTMANN, Eric E., late of Uwchlan Township. Helen B. Sysko, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

BOWMAN, Linda D., late of Elverson. Craig A. Hatch, Esq., CELA, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011, Executor.

BURKHART, Fae A., late of East Whiteland Township. Eric R. Burkhardt and Gary M. Burkhardt, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, #100, Paoli, PA 19301, Co-Executors. WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, #100, Paoli, PA 19301, atty.

CARMAN, Andrew Thomas, late of West Grove. Adrienne Carman, 318 Northfield Ave, Northfield, NJ 08225, Executrix.

COBBS, Terry, late of Coatesville. Robert David Cobbs, Jr., 221 Silver Maple Drive, Chesapeake, VA 23322, Executor. DAVID G. GARNER, Esquire, Law Office of David G. Garner, 635 E. High Street, Suite 2, Pottstown, PA 19464, atty.

DAVIS, Boknam Jin, late of Kennett Township. Susan J. Davis, care of MARIANNA F. SCHENK, Esquire, One Bala Plaza, Ste. 623, 231 St. Asaphs Rd., Bala Cynwyd, PA 19004, Executrix. MARIAN-

NA F. SCHENK, Esquire, Bala Law Group, LLC, One Bala Plaza, Ste. 623, 231 St. Asaphs Rd., Bala Cynwyd, PA 19004, atty.

FIorentino, Gayleen Nell, a/k/a Gayleen LeFevre & Gayleen Locklear, late of Exton. Libby Madarasz, 205 Locust Lane, Exton, PA 19341, Executrix.

FORD, Michael Robert, late of Downingtown Borough. Megan E. Ford, 51 West Main Street Apt. 4, Lebanon, PA 17042 & Benjamin F. Ford, 514 Sunset Drive, Downingtown, PA 19335, Executors. DAVID BANKS, Esquire, Banks & Banks, 3038 Church Road, Lafayette Hill, PA 19444, atty.

FRAIDENBURGH, Dorothy E., late of Tredyffrin Township. Kristin Fraidenburgh & Carl Douglas Fraidenburgh, care of JAMES B. GRIFFIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executors. JAMES B. GRIFFIN, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

FRENCH, Gordon, a/k/a Gordon Lex French, late of Tredyffrin Township. Jennifer Pope, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

GREGOIRE, Irmgard, late of Spring City Borough. Dorothy Cossaboon and James Cossaboon, care of LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, Executors. LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, atty.

HAGERSTROM, Phyllis, late of West Goshen Township. Amy C. Panson, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executrix. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

HARP, Shirley E., late of Sadsbury Township. Jodi L. Kramaric, care of JOHN S. CUSTER, JR., Esquire, 7 Saint Albans Circle, Newtown Square, PA 19073, Administratrix. JOHN S. CUSTER, JR., Esquire, Custer & Custer, 7 Saint Albans Circle, Newtown Square, PA 19073, atty.

HARRINGTON, Matilda M., late of Honey Brook Township. Janet H. Ring, 7746 Alden Dr., Harrisburg, PA 17112, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HOWARTH, Gloria J., a/k/a Gloria June Howarth, late of Upper Oxford Township. Diana M Hendrickson, 224 Village Rd., Cochranville, PA 19330, Executrix.

JACKSON, Evelyn A., late of Uwchlan Township. Douglas W. Jackson, 421 Berkley Road, Exton, PA 19341, Executor. **FRANK W. HAYES**, Esquire, 31 South High Street, West Chester, PA 19382, atty.

JONES, William S., late of West Goshen Township. Stephen Jones, 3406 Edge Ln., Thorndale, PA 19372, & Richard Jones, 209 Towyn Ct., Exton, PA 19341, Executors.

KELLY, Ruth Ann, late of East Bradford Township. Kevin Bernard Kelly, care of **RYAN M. BORNSTEIN**, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Executor. **RYAN M. BORNSTEIN**, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

LEVITAN, William, late of Tredyffrin Township. Lance C. Levitan, care of **SALLY A. FARRELL**, Esquire, 985 Old Eagle School Rd., Ste. 516, Wayne, PA 19087, Executor. **SALLY A. FARRELL**, Esquire, Reardon & Associates, LLC, 985 Old Eagle School Rd., Ste. 516, Wayne, PA 19087, atty.

MARKS, Richard C., late of Penn Township. Marie J. Marks, 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.

MILLER, Joseph F., late of Coatesville. Michael A. Miller, 709 8th Avenue, Parkesburg, PA 19365, Administrator. **PETER S. GORDON**, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806, atty.

MORTON, Robert A., late of Honey Brook Township. Patricia M. Kirk, 202 Ridgeview Dr., Morgantown, PA 19344, Executor. **WILLIAM T. KEEN**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MYERS, Eugene R., a/k/a Eugene Myers, late of Tredyffrin Township. Kimberly I. Blough, 160 Hearthstone Lane, Marlton, NJ 08053, Executor. **CHARLES S. FRAZIER**, Esquire, Frazier & Roberts, 337 W. Lancaster Avenue, Wayne, PA 19087, atty.

NORCINI, Justino G., late of Easttown Township. Susan LeB. Norcini and Diane Kelly, care of **TERRANCE A. KLINE**, Esquire, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, Executrices. **TERRANCE A. KLINE**, Esquire, Law Office Of Ter-

rance A. Kline, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, atty.

O'HARA, JR., John J., a/k/a John J. O'Hara, late of West Goshen Township. Kathleen M. Klimas, 816 Harmony Hill Road, West Chester, PA 19380, Executrix. **FRANK W. HAYES**, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

STEIDLER, Lorraine J., late of Downingtown. Jeffrey D. Steidler, care of **DOUGLAS L. KAUNE**, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. **DOUGLAS L. KAUNE**, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

STERNSON, Janet M., late of Tredyffrin Township. John E. Glasgow, care of **DIRK M. SIMPSON**, Esquire, 101 W. Elm St., Ste. 400, Conshohocken, PA 19428, Executor. **DIRK M. SIMPSON**, Esquire, Royer Cooper Cohen Braunfeld LLC, 101 W. Elm St., Ste. 400, Conshohocken, PA 19428, atty.

STERNSON, Larry Allen, a/k/a Larry A. Sternson, late of Tredyffrin Township. John E. Glasgow, care of **DIRK M. SIMPSON**, Esquire, 101 W. Elm St., Ste. 400, Conshohocken, PA 19428, Executor. **DIRK M. SIMPSON**, Esquire, Royer Cooper Cohen Braunfeld LLC, 101 W. Elm St., Ste. 400, Conshohocken, PA 19428, atty.

TROIANI, Francis R., late of City of Coatesville. William T. Keen, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. **GORDON W. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WAGNER, Gregory Glen, a/k/a Gregory G. Wagner, late of Highland Township. Amy R. Wagner, 2185 Mine Rd., Paradise, PA 17562, Executor. **WILLIAM T. KEEN**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WELCH, Mackenzie Joel, late of East Nottingham. Joel Ernest Welch & Joanne Mary Welch, 228 Highland View Drive, Lincoln University, PA 19352, Executors.

WISNESKI, John M., a/k/a John Wisneski and Jack Wisneski, late of Phoenixville Borough. Jonathan J. Wisneski, care of **MARK A. GIAMPIETRO**, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, Administrator. **MARK A. GIAMPIETRO**, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, atty.

WOLF, Karen J., a/k/a Joan Karen Wolf, late of Westtown Township. Anthony Morris, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. **ANTHONY MORRIS**, Esquire, Buckley Brion McGuire & Morris, LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

2nd Publication

ANDERSON, John Pyle, late of Kennett Square. Ruth Pratt Anderson, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

ARNOLD, Grace E., late of Coatesville. John S. Carnes, Jr., 101 W. Main Street, Parkesburg, PA 19365, Executor. JOHN S. CARNES, JR., Esquire, 101 W. Main St., Parkesburg, PA 19365, atty.

COTSIFAS, Marianne, late of City of Coatesville. Christina Cotsifas, 139 Pennsylvania Avenue, Coatesville, PA 19320, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

DILWORTH, Barbara P., late of Downingtown. Kathy Landis, 21 Gunning Ln., Downingtown, PA 19335, Executor.

FRANZ, Arthur E., late of Pennsbury Township. Antoinette Connelly Franz, 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.

GREENSPACE, Dolphin, late of West Pikeland Township. Kimberly F. Pavia, 1928 Art School Road, P.O. Box 103, Chester Springs, PA 19425, Executrix. LEE F. MAUGER, Esquire, Mauger Law, LLC, 1800 E. High St., Suite 375, Pottstown, PA 19464, atty.

HENCK, Doris E., late of West Chester Borough. Vicky Stinson, care of LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, Administrator. LISA J. CAPPOLELLA, Esquire, 1236 East High Street, Pottstown, PA 19464, atty.

HENRY, Kevin Douglas, late of Phoenixville Borough. Christina Henry, care of ANDREW C. LAIRD, Esquire, 360 West Main Street, Trappe, PA 19426, Administratrix. ANDREW C. LAIRD, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

HILL, Susan C., late of Downingtown Borough. Mary M. Sawyer, 78 North College Ave., Flourtown, PA 19031, Executrix. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

KULINICH, Jerry, a/k/a Gerald Kulinich, late of Caln Township. Dawn Barr, care of RICHARD J. GROMEN, JR., Esquire, 3121C Mount Joy Road, Mount Joy, PA 17552, Administrator. RICHARD J. GROMEN, JR., Esquire, 3121C Mount Joy Road,

Mount Joy, PA 17552, atty.

LAYTON, Gregory T., late of West Caln Township. Deborah S. Kates, 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.

MURRAY, Christine L., a/k/a Christine Louise Murray, late of West Whiteland Township. Jennifer A. Savage-Renshall, 43 Rolling Hills Dr., Holland, PA 18966 and James B. Murray, 15 Topper Ln., Coatesville, PA 19320, Executors. STEPHEN T. ELINSKI, Esquire, Salvo Rogers Elinski & Scullin, 510 E. Township Line Rd., Ste. 150, Blue Bell, PA 19422, atty.

O'REILLY, Maria Teresa, late of Tredyffrin Township. Hubert Barat O'Reilly, 425 Timber Ln., Devon, PA 19333 and Christina Dolores Dunkerley, 586 Gregory Ln., Devon, PA 19333, Executors.

RICE, Glenna E., late of East Goshen Township. Kevin W. Rice, 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.

SARLES, Mary Ann, late of Birmingham Township. Scott M. Sarles, 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.

SAUNDERS, III, Lawrence J., late of Schuylkill Township. Lawrence J. Saunders, IV & Marc E. Saunders, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executors. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

STROGUS, John S., late of Phoenixville Borough. Jack S. Strogus, 192 Pine Dr., Phoenixville, PA 19460, Executor. JAMES R. FREEMAN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

SUPLEE, Mary Anne, a/k/a Mary A. Suplee, Anne C. Suplee and Anne Carpenter Suplee, late of Tredyffrin Township. William Z. Suplee, IV and Michelle S. McWilliams, care of DOUGLAS E. COOK, Esquire, P.O. Box 397, Drexel Hill, PA 19026, Executors. DOUGLAS E. COOK, Esquire, P.O. Box 397, Drexel Hill, PA 19026, atty.

VOLPE, Roberta F., late of West Vincent Township. Helen C. Alleva, 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.

WAGONER, Elizabeth F., late of West Brandywine. Jean M. Shingle, 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.

3rd Publication

ACETO, Maria, late of Kennett Square. Michael Aceto, 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.

AITKEN, Carol W., late of Pennsbury. Deborah E. Clasen, 116 Central Park S, #3E, New York, NY 10019, Executrix. KAREN E. EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

BOLTON, Gwendolyn, late of West Goshen Township. Thomas Bryan Bolton, III, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executor. DANA M. BRESLIN, Esquire, Pappano and Breslin, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

BRIGNOLA, Sandra, a/k/a Sandra Louise Brignola and Sandra L. Brignola, late of Phoenixville Borough. Gregory A. Brignola, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

BURGHART, Gloria Lee, late of West Chester. Michael F.X. Gillin, care of MICHAEL F.X. GILLIN, Esquire, 230 North Monroe Street, Media, PA 19063, West Chester. MICHAEL F.X. GILLIN, Esquire, Michael F.X. Gillin & Assoc., P.C., 230 North Monroe Street, Media, PA 19063, atty.

BURNETT, JR., Howard J., late of Phoenixville. Joyce A. Straight, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Es-

quire, Unruh, Turner, Burke, & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

CAFFIER, Roger Eugene, late of Schuylkill Township. Roger H Caffier, 2632 Briana Drive, Pottstown, PA 19464, Executor.

CATANIA, Frances J., late of Wayne. Lillian A. Catania and Vincent J. Catania, care of HOPE BOSNIAK, Esquire, 600 Easton Rd., Willow Grove, PA 19090, Co-Executors. HOPE BOSNIAK, Esquire, Dessen, Moses & Rossitto, 600 Easton Rd., Willow Grove, PA 19090, atty.

COLLINS, John Charles, a/k/a John C. Collins, late of East Goshen Township. Lisa A. Collins, 921 Saratoga Drive, West Chester, PA 19380, Executor. HARRIS J. RESNICK, Esquire, 22 Old State Road, Media, PA 19063, atty.

CONNOLLY, Thomas L., a/k/a Thomas Lawrence Connolly, late of Uwchlan Township. John P. Connolly, Jr., 264 Park Ridge Dr., Easton, PA 18040, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thornedale, PA 19372, atty.

COOPER, Geneva A., late of Westtown Township. Michael Cooper, care of JON F. ARNOLD, Esquire, 410 Chestnut Street, Lebanon, PA 17042, Executor. JON F. ARNOLD, Esquire, Ehrgood & Arnold, 410 Chestnut Street, Lebanon, PA 17042, atty.

CREED, Larry Grant, late of West Sadsbury Township. Jason Neil Creed, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney at Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

DALEY, Patricia L., late of Oxford. Catherine A. Russo, 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.

DALY, Kenneth, late of Tredyffrin Township. Donna J. Daly, 1359 Shadow Oak Drive, Malvern, PA 19355, Executrix. KEVIN J. CONRAD, Esquire, Lamb McErlane PC, 24 E. Market Street, West Chester, PA 19381, atty.

DEES, Anne M., late of Tredyffrin Township. Katrina Anne Dees, 30 Oak Knoll Drive, Berwyn, PA 19312, Executor. ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Ave., Media, PA 19063, atty.

DILWORTH, Barbara P., late of Downingtown. Kathy Landis, 21 Gunning Lane, Downingtown, PA 19335, Executrix.

FOSTER, Lore Susanne Korwan, late of East Goshen Township. Leo C. Finneran, 126 Pebble Beach Drive, Royersford, PA 19468, Executor.

HOPPER, Sara F., a/k/a Sara Bradly and Sara Germano, late of East Goshen Township. Robert S. Hartung, care of NANCY HOPKINS WENTZ, Esquire, 1250 Germantown Pike, Ste. 207, Plymouth Meeting, PA 19462, Executor. NANCY HOPKINS WENTZ, Esquire, McGrory Wentz, LLP, 1250 Germantown Pike, Ste. 207, Plymouth Meeting, PA 19462, atty.

HULLETT, Joseph W., late of Easttown Township. James K. Hullett, care of BRADLEY D. TEREBELO, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. BRADLEY D. TEREBELO, Esquire, Heckscher, Teillon, Terrill & Sager, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

KAY, Charles Anthony, a/k/a Charlie, late of Phoenixville. Kimberly Kay, 1305 Sugarwood Lane, Norcross, GA 30093, Administrator.

MORATELLI, Florence D., late of Downingtown Borough. Dean A. Haycock, 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.

MOTTOLA, Anthony P., late of East Vincent Township. Lawrence Mottola, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

PANETTA, Vincent, late of Willistown Township. Jennifer Marie Pierce, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

ROBERTS, Marian E., late of Upper Uwchlan. Robert I. Roberts, 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.

SAROSI, Georgette Rae, late of Caln Township. Nanette R. Hare, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Caln Township. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster

Avenue, Suite 13, Downingtown, PA 19335, atty.

SCALZI, Margaret Ann, a/k/a Margaret A. Scalzi, late of East Goshen Township. John H. Scalzi, care of LISA M. NENTWIG, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Executor. LISA M. NENTWIG, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

SCHNEPP, Brian Joseph, late of Caln Township. Heather Reinders, 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.

SILVER, Ronald, late of Penn Township. Joanne Silver, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Office, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

STEVENSON, Nancy A., late of West Brandywine Township. Rana L. Lunstra, 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.

WILE, Dorothy H., late of West Chester Borough. Deborah K. Hicks, 901 Airport Road, West Chester, PA 19380, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

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

Square Roots Community Initiative, with its principal place of business at 455 Birch Street, Kennett Square, PA 19348. The application has been (or will be) filed on: Thursday, August 12, 2021. The

name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Square Roots Community Partnership, Inc.

Friends of Green Burial PA, with its principal place of business at 285 New Garden Road, Toughkenamon, PA 19374. The application has been (or will be) filed on: Tuesday, June 29, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Carin M Bonifacino.

An application for registration of the fictitious name **Style Masters Salon and Spa**, 549 Lancaster Ave., Malvern, PA 19355 was filed in the Department of State at Harrisburg, PA, August 20, 2021, pursuant to the Fictitious Names Act, Act 1982-295.

The name and address of the person who is a party to the registration is Christina L. Vagnozzi, 549 Lancaster Ave., Malvern, PA 19355.

Lamb McErlane PC
24 E. Market St.
P.O. Box 565
West Chester, PA 19382

An application for registration of the fictitious name **Style Masters Salon**, 549 Lancaster Ave., Malvern, PA 19355, was filed in the Department of State at Harrisburg, PA, August 20, 2021, pursuant to the Fictitious Names Act, Act 1982-295.

The name and address of the person who is a party to the registration is Christina L. Vagnozzi, 549 Lancaster Avenue, Malvern, PA 19355.

Lamb McErlane PC
24 E. Market St.
P.O. Box 565
West Chester, PA 19382

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.

The name of the corporation is **Square Roots Community Partnership, Inc.**

Articles of Incorporation were filed on Friday, May

14, 2021

The purpose or purposes for which it was organized are: The corporation is incorporated under the Nonprofit Corporation Law of 1988 for the exclusive purpose of promoting social welfare within the meaning of Section 501(c)(4) of the Internal Revenue Code of 1986, as amended, in particular by engaging in research, undertaking supportive projects, performing studies and pursuing other activities directed at trying to determine what makes a small community work together to thrive.

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.

The name of the corporation is **Saint Nicholas Patriotic Society**.

Articles of Incorporation were filed on Monday, January 25, 2021

The purpose or purposes for which it was organized are: Charitable organization with causes devoted to helping disadvantaged families/children and our military (both active duty and veterans).

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.

The name of the corporation is **Sawmill Court Homeowners Association, Inc.**

Articles of Incorporation were filed on Wednesday, May 26, 2021

The purpose or purposes for which it was organized are: Homeowners association for a residential subdivision.

Arthur L. Sagnor III, Esquire, Solicitor
Lachall Cohen & Sagnor LLP
144 West Market Street
West Chester, PA 19382

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a nonprofit corporation, Enclave at Chester Springs Community Association, Inc., which was incorporated under the Nonprofit Corporation Law of 1988. The Articles of Incorporation were filed on 8/24/21.

NONPROFIT CORPORATION NOTICE**Miss PA Volunteer, Inc.**

has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Raffaele & Puppio, LLP

19 West Third Street Media, PA 19063

1st Publication of 3**CIVIL ACTION NOTICE**

Caln Township Municipal Authority and Township of Caln vs. Shane L. McNear - No. 2017-07771-LN - Court of Common Pleas of Chester County, PA. Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2016-2017 sewer and trash fees for property located at 1818 Olive Street, Caln Township, PA, Tax Parcel No. 39-3M-82. An Amended Writ of Scire Facias for \$1,933.00 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** Lawyer Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404-0391, 866.211.9466

1st Publication of 3**CIVIL ACTION NOTICE**

Caln Township Municipal Authority and Township of Caln vs. Justin A. Nuelle & Dixie E. Nuelle - No. 2018-01851-LN - Court of Common Pleas of Chester County, PA. Notice is given that the above were named as Defendants in a civil action by Plaintiff to recover 2016-2017 sewer and trash fees for property located at 227 Westbury Court, Caln Township, PA, Tax Parcel No. 39-5E-73. A Writ of Scire Facias for \$2,159.60 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** Lawyer Referral & Info. Service, Chester County Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.429.1500. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404-0391, 866.211.9466

3rd Publication of 3**TRUST NOTICE**

THE SARA F. HOPPER REVOCABLE LIVING TRUST UNDER AGREEMENT DATED 4/22/2021 SARA F. HOPPER a/k/a SARA BRADLY and SARA GERMANO, Deceased Late of East 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 SANDRA H. MARCA, TRUSTEE, c/o Nancy Hopkins Wentz, Esq., 1250 Germantown Pike, Ste. 207, Plymouth Meeting, PA 19462, Or to her Attorney: NANCY HOPKINS WENTZ McGRORY WENTZ, LLP 1250 Germantown Pike, Ste. 207 Plymouth Meeting, PA 19462

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 16th, 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, October 18th, 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

3rd Publication

SALE NO. 21-9-100

Writ of Execution No. 2019-08904

DEBT \$15,434.51

ALL THAT CERTAIN Unit in the property known, named and identified as Renaissance Place East Condominium, located in Phoenixville Borough, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act,

68 PA C.S. 3101 et seq by the recording in the County of Chester Department of Records of a Declaration dated October 16, 2006 and recorded October 16, 2006 in Record Book 6981 page 1750, being and designated as Unit No. 205 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

Parcel No. 15-9-966

PLAINTIFF: Renaissance Place East Condominium Association

VS

DEFENDANT: **Jeffrey R. Abbott, Jr.**

SALE ADDRESS: 134 Bridge Street, Unit 205, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **HOFFMAN LAW, LLC 484-229-8850**

SALE NO. 21-9-101

Writ of Execution No. 2018-11182

DEBT \$188,036.15

PROPERTY SITUATE IN THE TOWNSHIP OF TREDYFFRIN

UPI PARCEL NO. 43-10F-161

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: NEW REZ LLC D/B/A SHELLPOINT MORTGAGE SERVICES

VS

DEFENDANT: **Tung S. To & Dai T. To AKA Dai To**

SALE ADDRESS: 395 Cassatt Road, Berwyn, PA 19312

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

SALE NO. 21-9-102**Writ of Execution No. 2020-00350****DEBT \$225,228.34**

ALL THAT CERTAIN lot or piece of ground with the hereditaments and appurtenances, situate in the township of West Caln, County of Chester and Commonwealth of Pennsylvania, being bounded and described according to a plan of property made for Evelyn I. Douglas by Berger and Hayes, Inc., consulting engineers and surveyors, dated March 27, 1974 as follow, to wit:

BEGINNING at a point on the center line of Compassville Martins Corner Road, a corner of land of William Dick, thence extending from said point of beginning along said center line of Compassville Martins Corner Road, North 67 degrees, 07 minutes 12 seconds East 175.00 Feet to a point in the bed of said Compassville Martins Road, said point also being a corner of other land of Evelyn I. Douglas of which this was a part, thence extending along the same the 2 following courses and distances to Wit: (1) crossing over the Southerly side of Compassville Martins Road, South 12 degrees 08 minutes 50 seconds West 231.81 feet to a point and (2) South 76 degrees 51 minutes West, 299.45 feet to a point, a corner of land of William Dick thence extending along the same North 38 degrees 19 minutes east, 288.94 feet to the first mentioned point and place of beginning.

BEING the same premises which Ernestine Rose by Deed dated 7/28/2008 and recorded 8/1/2008 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7491, Page 991, granted and conveyed unto Ernestine Rose, a widow.

UPI NO. 28-2-107

PLAINTIFF: Bank of New York Mellon Trust Company, N.A. as Trustee for

Mortgage Assets Management Series I Trust

VS

DEFENDANT: **Ernestine Rose**

SALE ADDRESS: 156 Oak Lane, Coatesville, PA 19320

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

SALE NO. 21-9-103**Writ of Execution No. 2018-01040****DEBT \$234,989.96**

ALL THAT CERTAIN parcel of land situate in the City of Coatesville, County of Chester, and Commonwealth of Pennsylvania, being known and designated as follows:

BEGINNING at a point on the South curb line of East Lincoln Highway (formerly East Main Street); opposite the center of the middle dividing partition wall of the block of two brick dwelling houses and distant 129 feet and 10 and ¼ inches West of the West curb line of 6th Avenue being the Northwest corner of lot of land now of William G. Gordon; thence, along the land of the said William G. Gordon, South 09 degrees 16 feet East, 200 feet more or less, to the North line of Harmony Street; thence, along the same South 80 degrees 49 minutes West, 27 and ½ feet, more or less, to a point in a corner of land now of William G. Enigh; thence, along the same North 09 degrees 16 minutes West, 200 feet, more or less, to the South lien of East Lincoln Highway; thence, along the same North 80 degrees 49 minutes East, 27 and ½ feet, more or less, to the point and place of BEGINNING.

BEING THE SAME PREMISES which was conveyed to Frederick Sharpe and Renee Sharpe, as tenants by the entirety, by Deed of Gregory N. Amos and Zenaida C. Amos dated 03/31/2003

and recorded 04/18/2003 as Instrument 10222769 BK PG 2055 in the Chester County Recorder of Deeds Office.

Tax Parcel No. 16-6-363

PLAINTIFF: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-15

VS

DEFENDANT: Renee Sharpe & Frederick Sharpe

SALE ADDRESS: 572 East Lincoln Highway, Coatesville, PA 19320

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

SALE NO. 21-9-104

Writ of Execution No. 2016-11614

DEBT \$256,779.69

PREMISES A:

ALL THAT CERTAIN LOT or piece of ground with the buildings and improvements thereon erected, Situate in the Township of London Britain, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Record Final Plan of Properties Owned by Dominick J. Baffone, III, and Jean M. Baffone, H & W, Marc A. Baffone and Kathleen W. Baffone, H & W, and Eugene F. Oates and Frances H. Oates, H & W, made by Crossan-Raimato, Inc., West Grove, Pennsylvania, dated 03/17/1999 and last revised 09/24/1999 and recorded as Plan File No. 15152, as follows, to wit:

BEGINNING at a point on the title line in the bed of Mercer Mill Road (T-317) at a common corner of Lots B and C as shown on said Plan; thence from said beginning point and extending through the bed of said road North 41 degrees, 18 minutes, 42 seconds East, 88.04 feet

to a point, a corner of lands now or late of Mark E. Schroeder, et ux; thence extending along lands of the same South 89 degrees, 08 minutes, 24 seconds East, 931.35 feet to a point, a corner of Lot B, aforesaid; thence extending along the same the two following courses and distances: (1) South 64 degrees, 28 minutes, 00 seconds West, 698.08 feet to a point; (2) North 55 degrees, 19 minutes, 00 seconds West, crossing over a certain proposed 25 feet wide driveway easement 437.14 feet to a point, being the first mentioned point and place of beginning. Subject to the joint use and maintenance of 25 feet wide driveway easement by the owners of Lots 1, 2, and C.

BEING part of the same premises which MARGARET L. OWENS N/K/A MARGARET L. DORNEMAN AND WILLIAM DORNEMAN, HER HUSBAND AND MAXINE J. OWENS N/K/A MAXINE J. CZARNECKI AND WALTER CZARNECKI, III, HER HUSBAND, by Indenture bearing date MAY 15, 1998 and recorded MAY 22, 1998 in the Office of the Recorder of Deeds, in and for the County of CHESTER, in Record Book 4354 page 339 etc., granted and conveyed unto EUGENE F. OATES and FRANCES H. OATES, HUSBAND AND WIFE, in fee.

BEING LOT NO. C on said Plan.

BEING UPI NO. 73-3-11

PLAINTIFF: Malvern Federal Saving Bank

DEFENDANT: Lisa Debarardinis & David Owens

SALE ADDRESS: 250 Mercer Mill Road, Landenberg, PA 19350

PLAINTIFF ATTORNEY: ROGER P. CAMERON, ESQ. 610-426-4400

SALE NO. 21-9-105**Writ of Execution No. 2020-09377****DEBT \$76,614.87**

ALL THAT CERTAIN Unit in the property known, named and identified as Goshen Valley Condominium II, in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, which has been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963, P.L. 196, by the recording of the County of Chester of a Declaration dated October 3, 1977 and recorded in Misc. Deed Book 390 page 479, a First Amendment to the Declaration dated August 14, 1978 and recorded September 12, 1978 in Misc. Deed Book 418, page 114, a Second Amendment to the Declaration dated July 31, 1979 and recorded August 2, 1979 in Misc. Deed Book 450, page 65, a Third Amendment to the Declaration dated March 18, 1980 and recorded March 18, 1980 in Misc. Deed Book 472, page 546, a Fourth Amendment thereto dated October 29, 1980 and recorded October 31, 1980 in Misc. Deed Book 495 page 133 and Amended in Misc. Deed Book 504 page 186, a Fifth Amendment to the Declaration of Condominium recorded in Misc. Deed Book 512 page 46, a Declaration Plan dated October 31, 1977 and recorded as Plan No. 1351 and a Code of Regulations dated October 31, 1977 and recorded in Misc. Deed Book 390 page 508, Amended in Misc. Deed Book 554 page 316, a Second Amendment in Misc. Deed Book 594 page 424, being designated on said Declaration Plan as Unit No. 1806 and more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in Common Elements as the same is set forth in said Amendments. THE GRANTEE for and on behalf of the grantee and the grantee heirs, personal representatives, succes-

sors and assigns, by the acceptance of the deed, covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of, and expenses in connection with the Common Elements as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania and further covenants and agrees that the Unit conveyed by this deed shall be subject to a charge for all amounts so assessed and that expect insofar as Section 705 and 706 of said Unit Property Act may relieve subsequent unit owner of liability for proper unpaid assessments, this covenant shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

BEING THE SAME PREMISES which Thomas J. Timlin, by Deed dated February 21, 2001 and recorded March 5, 2001 in the Office of the Recorder of Deeds, of Chester County, PA, in Record Book 4905, page 1041, granted and conveyed unto Rian Poltrone, in fee.

BEING UPI # 53-6-520

PLAINTIFF: Malvern Bank, N.A.

VS

DEFENDANT: **Rian Poltrone**

SALE ADDRESS: 1806 Valley Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **ROGER P. CAMERON, ESQ. 610-426-4400**

SALE NO. 21-9-106**Writ of Execution No. 2020-01259****DEBT \$74,051.27**

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

Tax Parcel No. 38-2Q-25

PLAINTIFF: Commonwealth Capital,

LLC

VS

**DEFENDANT: Shaun Rutherford
and The United States of America**

SALE ADDRESS: 994 West Chestnut
Street, Coatesville, PA 19320

**PLAINTIFF ATTORNEY: EISEN-
BERG, GOLD & AGRAWAL, P.C.
856-330-6200**

MEETING SPACE?

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