



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 69

WEST CHESTER, PENNSYLVANIA, APRIL 1, 2021

No. 13

TABLE OF CONTENTS

69 CHESTER COUNTY REPORTS

West Caln Township v. Keystone Valley Fire Dept., et al.

Vacated order – Corporate action – Unjust enrichment – Declaratory judgment – Promissory estoppel 119 (2021)

Classified Ads. 26
Meeting Space - *West Chester*

Legal Notices
See Table of Contents. 1

Chester County Law Reporter

(USPS 102-900)

Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania, Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the Publication of Legal Notices

Owned and Published by
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

Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCBA
Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to
Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

The **CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Copyright ©2021 CCBA — All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopy, or any other means without the prior written permission of the copyright holder.

2021 CCBA Officers

John Fiorillo, *President*
Michelle Bernardo-Rudy, *Vice President*
Brian Nagle, *Treasurer*
Don Lynn, *Secretary*
Sam Cortes
Immediate Past President

Executive Director

Matt Holliday

2021 CCBA Directors

Maria Janoski (2021)
Ryan Jennings (2022)
Christin Kubacke (2021)
Wes Legg (2022)
Jon Long (2023)
Helen Mountain (2023)
A.J. Ober (2023)
Hon. Allison B. Royer (2021)

2021 YLD Division

Michelle Barone, *Chair*
Blaine Feinauer, *Chair-Elect*
James Doyle, *Immediate Past Chair*

West Caln Township v. Keystone Valley Fire Dept., et al.

Vacated order – Corporate action – Unjust enrichment – Declaratory judgment – Promissory estoppel

1. After the expiration of thirty days, a trial court loses its broad discretion and an order can be vacated only upon a showing of extrinsic fraud, lack of jurisdiction over the subject matter, a fatal defect apparent on the face of the record or some other evidence of extraordinary cause justifying intervention by the court.
2. Pursuant to 15 Pa.C.S. §5973(a), upon application of any person aggrieved by any corporate action, the court may hear and determine the validity of the corporate action.
3. A party is entitled to the recovery of property improperly distributed on the grounds of unjust enrichment. The doctrine of unjust enrichment, leading to a constructive trust of the subject property, occurs under the following circumstances: benefits conferred on defendant by plaintiff; appreciation of such benefits by defendant; and acceptance and retention of such benefits under such circumstances that it would be inequitable for defendant to retain the benefit without payment of value.
4. In determining if the doctrine applies, the focus is not on the intention of the parties, but rather on whether the defendant has been unjustly enriched.
5. A declaratory judgment action cannot be used to overturn the decision of a tribunal or to modify a judicial decree.
6. The doctrine of promissory estoppel is invoked to avoid injustice by making enforceable a promise made by one party to the other when the promisee relies on the promise and therefore changes his position to his own detriment.
7. In order to maintain an action in promissory estoppel, the aggrieved party must show that (a) the promisor made a promise that he should have reasonably expected to induce action or forbearance on the part of the promisee; (b) the promisee actually took action or refrained from taking action in reliance on the promise; and (c) injustice can be avoided only by enforcing the promise.
8. As promissory estoppel is invoked in order to avoid injustice, it permits an equitable remedy to a contract dispute.
9. In this action, Plaintiff, West Caln Township, sued Keystone Valley Fire Department and Martin's Corner Fire Company and contended that, in violation of the By-Laws of Martin's Corner, Martin's Corner "merged" with Keystone and, without notice to the Township, presented its Plan of Merger to the Orphans' Court of Chester County and ultimately secured Orphans' Court approval for the merger. By that means, Keystone was able to acquire the real and personal property of Martin's Corner to which the Township had a valid claim. In fact, without plaintiff's knowledge, Martin's Corner changed its By-Laws, ceased its operations and transferred all of its assets to a third party for no justifiable reason, and

without known consideration. Plaintiff had standing to complain of Martin's Corner's failure to abide by its own rules for properly amending its By-Laws. Martin's Corner was aware that the purpose of the "merger" was solely to permit the distribution of its assets to a party wholly unrelated to the Township or its residents, the beneficiary of such assets under its effective By-Laws. The Township, having no notice of its right to act, was denied fundamental due process. This is an extraordinary circumstance that mandated action by the court. The court awarded relief to plaintiff on its claim of detrimental reliance. The court found in favor of the Plaintiff, West Caln Township, and against Defendants, Keystone Valley Fire Department and Martin's Corner Fire Company, and awarded the real and personal property and the liabilities of Martin's Corner Fire Company to Plaintiff.

R.E.M.

C.C.P. Chester County, Pennsylvania, Civil Action no. 2018-01920-MJ; West Caln Township v. Keystone Valley Fire Department and Martin's Corner Fire Co.

Michael T. Imms for Plaintiff

Matthew J. Crème, Jr. for Defendants

Tunnell, J., December 1, 2020:-

WEST CALN TOWNSHIP,	:	IN THE COURT OF COMMON PLEAS
Plaintiff,	:	CHESTER COUNTY, PENNSYLVANIA
	:	
v.	:	NO. 2018-01920-MJ
	:	
KEYSTONE VALLEY FIRE	:	CIVIL ACTION
DEPARTMENT and MARTIN’S	:	
CORNER FIRE CO.,	:	
Defendants.	:	

DECISION

Plaintiff, West Caln Township (the “Township”), initiated this action on February 21, 2018 by the filing of a Complaint naming Keystone Valley Fire Department (“Keystone”) and Martin’s Corner Fire Company (“Martin’s Corner”) as defendants. Plaintiff contended that, in violation of the By-Laws of Martin’s Corner, it “merged” with Keystone and, without notice to the Township, presented its Plan of Merger to the Orphans’ Court of Chester County and ultimately secured Orphans’ Court approval for the merger. By that means, Keystone was able to acquire the real and personal property of Martin’s Corner to which the Township lays claim.

The court has made its Findings of Fact and Conclusions of Law which constrain it to agree with the Township. In addition, the court determines that it must (1) transfer this case to the Orphans’ Court matter captioned *In re: Keystone Valley Fire Department*, No. 1513-0518, and (2) vacate the Orphans’ Court Decree entered therein on April 30, 2014.

FINDINGS OF FACT

1. Plaintiff is a township of the Second Class organized and operating in Chester County, Pennsylvania.

2. Defendant Keystone is a Pennsylvania non-profit corporation providing fire and emergency services to residents of Chester County located at 329 West 1st Avenue, Parkesburg Borough, PA.

3. Defendant Martin’s Corner was a Pennsylvania non-profit corporation created in 1947. Its original name was West Caln Volunteer Fire Company. (Exh. P-1).

4. As of January 1, 2014, Martin’s Corner owned the real property consisting of tax parcel 28-3-31, located at 106 Martin’s Corner Road within the Township (the “Property”). It is no longer in existence.

5. From the time of its formation until December, 2013, Martin’s Corner provided fire relief services to the Township.

6. For much of the time, Martin’s Corner also operated Wagontown Fire Company (“Wagontown”).

7. Martin's Corner received annual funding from the Township for its operations.
8. Direct contributions from the Township to Martin's Corner totaled \$521,609.00 from 1991 through 2012, not including additional amounts paid from Township funds for equipment, worker's compensation and vehicle insurance. (Exh. P-7).
9. From 2008 through 2012, Martin's Corner received additional contributions from the community, from residents of the Township, of \$92,706. (Exh. P-8).
10. For several years prior to 2013, Martin's Corner was experiencing difficulties in maintaining its staffing and equipment and responding to fire calls. There were fire calls made to Martin's Corner which it did not answer.
11. In 2012, the Township made it clear that it would not continue to fund two (2) fire companies.
12. Because of the difficulties that Martin's Corner experienced in answering alarm calls and providing timely services, the Township encouraged Martin's Corner and Wagontown to merge their fire relief services.
13. In furtherance of this goal, the Township set up a Fire Consolidations Committee. The Township held merger negotiations between several fire companies in 2012.
14. However, the parties hit an impasse.
15. Following these unsuccessful negotiations, the Township made its final contribution to Martin's Corner in October, 2012.
16. The Township was unsure of Martin's Corner continued operations in January, 2014.
17. To ensure that it received adequate fire relief services, the Township referred all emergency calls to Wagontown from January, 2014, onward.
18. On March 21, 2014, the Township sent a letter to Martin's Corner inquiring about the status of the fire company.
19. There was no response to the letter. (Exh. P-5).
20. However, a representative of Keystone appeared at the monthly Township meeting on May 19, 2014. (Exh. P-6).
21. At the May meeting, the Keystone representative indicated that Martin's Corner had "merged" with Keystone. (*Id.*)
22. Keystone's representative also returned to the Township contribution envelopes with contributions that had been sent by Township residents to support Martin's Corner. (*Id.*)
23. Keystone requested that the contributions be returned to the Township residents because Martin's Corner was no longer in operation. (*Id.*)
24. This was the first time that the Township became aware of the formal dissolution of Martin's Corner or its interest in and "merger" with Keystone.
25. The Martin's Corner fire station is no longer used as an active response station and has not been so used since January 2014.
26. Defendants' response to Plaintiff's Amended Complaint concedes:

24. Admitted in part, denied in part. The fire station was maintained for support of the fire company and to continue to serve its fundamental purpose with regard to general support of the company. However **it is admitted that Martin's Corner dissolved.**

.....

69. Martin's Corner **no longer exists** and is therefore an improper party based upon admissions in the complaint.

(Pl.'s Am. Compl. ¶¶24, 29 (emphasis added)).

The Merger Proceedings

27. A Petition was filed in March, 2014 in the Chester County Orphans' Court seeking permission to merge Martin's Corner with Keystone. (Exh. P-16).

28. It was captioned "In Re: Keystone Valley Fire Department", Chester County Orphans' Court, Docket No. 1513-0518. The undersigned was assigned the matter. (*Id.*)

29. In its Preliminary Decree, the court ordered Keystone to give notice to "all parties in interest."

30. Neither Martin's Corner nor Keystone provided notice to or served the Township with the Petition, Citation or the Plan of Merger filed with the Orphans' Court.

31. The Township was not aware of, and consequently did not participate in, the proceedings before the Orphans' Court.

32. The Plan of Merger provided in part in Paragraph 10 that "...all debts, liabilities and duties of each individual Parties shall attach to the Surviving Corporation, and may be enforced against it to the same extent as if such debts, liabilities and duties had been incurred or contracted by it." (Exh. P-16, Ex. A).

33. On April, 30, 2014, unbeknownst to the Township, the Orphans' Court approved the "merger" of Martin's Corner with Keystone. (Exh. P-17).

34. The Township was not provided with a copy of the Decision and Order of the Orphans' Court.

35. The Orphans' Court was not informed of the interest of the Township in the matter.

36. Keystone admits that the Township was an interested party in the merger proceeding. (Defs' Proposed COL, No. 7, dtd. 11/9/20).

37. Neither Keystone nor Martin's Corner was candid with the Orphans' Court in several respects, including:

a) In asserting that each company would continue providing services, while Martin's Corner had ceased to provide services to the community and never did so after merger (*See Merger Pet.*, ¶¶8, 13, 21-23, 26);

b) By failing to disclose to the Orphans' Court the true purpose of their Petition, which was to obtain judicial permission to strip down the assets from the defunct Martin's Corner and transfer them to Keystone;

c) By representing to the Orphans' Court that "Your Petitioner is not aware of any unresolved claim or distribution that would be submitted for adjudication to this Honorable Court" (Merger Pet., ¶30); and

d) By not disclosing that the requested transfer of assets from Martin's Corner to Keystone would be in violation of Martin's Corner's effective By-Laws, which would have placed the Orphans' Court on notice as to a potential claim by the Township against the assets.

38. Without discussion with the Township, Martin's Corner conveyed all of its physical equipment either to Keystone or to third parties.

39. Similarly, the real property comprising tax parcel 28-3-31 was conveyed by deed from Martin's Corner to Keystone on August 8, 2016, without discussion with the Township. (Exh. P-12).

40. Keystone used a portion of the property it received to store equipment; another portion was rented to a dance school. Otherwise, the property has been subdivided and listed for sale.

41. The former relief station is now leased for recreational purposes.

42. Following the Orphans Court order of April, 2014, Keystone has provided relief services to the Township on thirteen (13) occasions through 2018.

43. Keystone has not at any time been a first responder for the Township.

44. During this same time period, Wagontown performed fire services for the Township on 2,031 occasions.

By-Laws of Martin's Corner

45. Martin's Corner enacted By-Laws in 1980. (Exh. P-4).

46. Article I, Section III of the By-Laws provides:

If the Company shall be disbanded, all assets and liabilities shall be turned over to the residents of West Caln Township.

47. The By-Laws were sent to the Township on at least one occasion, by facsimile of August 1, 2008. (Exh. P-3).

48. In funding Martin's Corner, the Township was aware of the By-Laws and specifically the provisions regarding disposition of the property of Martin's Corner in the event of its termination of operations.

49. Martin's Corner later amended its By-Laws.

50. The By-Laws included the following terms:

a. With regards to the holding of meetings:

Article II, Section I - Stated meetings of the Company shall normally be held in the Fire House on the second Thursday of each month...

- b. With regards to quorums:

Article II, Section VI - Seven members of the Company, in good standing, shall constitute a quorum for the transaction of business. However, as a minimum, the quorum shall include four (4) elected Officers.

- c. With regards to the recording of meetings by the Secretary:

Article VIII, Section I - The Recording Secretary shall maintain regular and correct minutes of the proceedings of the Company and attend, punctually, all stated and special meetings.

- d. With regards to amendments to the By-Laws:

Article XXIII Amendments Section I: These By-Laws may be amended by the affirmative vote of two-thirds (2/3) of the Company membership present at two (2) consecutive regular or special meetings provided that such amendment was presented in writing and read to the members present at the first meeting and the publication of the resolution of intent has been effected in the local news media at least fourteen (14) days prior to the second meeting.

(Exh. P-4).

51. A single page document dated and signed December 5, 2012, purports to record an amendment that would change Martin's Corner's disposition of its property in the event it "disbanded" from "**to the residents of West Caln Township**" to "**for one or more exempt purposes**". (Exh. P-13).

52. The document references meetings occurring on September 13, 2012 and October 11, 2012, and has an effective amendment date of October 11, 2012. (*Id.*).

53. Yet, Martin's Corner filed a Notice of Amendment of its By-Laws with the Pennsylvania Department of State by document executed September 9, 2012, before either of the alleged amendment meetings occurred.

54. Martin's Corner failed to inform Keystone of its purported By-Law change. (Exh. P-14).

55. Over the several years of this litigation and despite repeated requests, Defendants failed to produce without satisfactory explanation the following information pertinent to the amendment of the By-Laws:

- a. Minutes of the two (2) requisite meetings approving such change, as required by Article VIII, Section I and Article XXIII, Section I of the By-Laws;

- b. Proof of local publication (or any publication) of the proposed amendment, as required by Article XXIII, Section I of the By-Laws; and
- c. Notice to the Township of the proposed By-Law change.

56. Furthermore, Article XXI, Section I, specifies that “the Charter of the Company shall not be voluntarily surrendered while seven (7) members are willing to continue it.” (Exh. P-4).

57. Gregory Lewis, the fire chief of Martin’s Corner, testified at trial that Martin’s Corner had ten (10) to twelve (12) active members when these events transpired. He stated that seven (7) members still desired to go on with operations.

58. The court credits this testimony.

DISCUSSION

Vacation of Order of April 30, 2014 Approving the Plan of Merger; Transfer of Case to Orphans’ Court

As noted above, during trial, the court was made aware of a related proceeding commenced in Orphans’ Court in 2014 filed in *In re Keystone Valley Fire Company*, Docket No. 1513-0518. The 2014 proceeding commenced with a “Petition to Determine the Existence of a Fundamental Change Transaction and, if applicable, Approve Said Transaction (the “Change Petition”)” filed by Keystone. The purpose of the action was to seek court approval for defendants’ Plan of Merger in accordance with the Commonwealth’s Non-Profit Law. Though material to the transaction, the Change Petition did not make reference to the By-Laws or Amended By-Laws of Martin’s Corner, which are now at the center of the present litigation. Nor did the Change Petition identify for the court any interested parties, which clearly should have included the Township. Nonetheless, the court issued a Preliminary Decree setting forth a date when the Change Petition would be heard and directing Keystone to provide notice thereof to “all interested parties.” The evidence at trial in this case demonstrated that no such notice was ever given. Thus, the court hereby *sua sponte* vacates the Order entered April 30, 2014, in the matter captioned *In re Keystone Valley Fire Company*, Docket No. 1513-0518.

As explained by the Superior Court in *Stockton v. Stockton*, 698 A.2d 1334, 1337 (Pa. Super. 1997), a court’s authority under 42 Pa.C.S.A. §5505 to rescind an order is almost entirely discretionary. The power may be exercised *sua sponte*. After the expiration of thirty (30) days, a trial court loses its broad discretion and an order can be vacated only upon a showing of extrinsic fraud, lack of jurisdiction over the subject matter, *a fatal defect apparent on the face of the record or*

some other evidence of extraordinary cause justifying intervention by the court. (Id.)(emphasis added).

Based upon the evidence presented to the court during the hearing, there is no doubt in this matter that two (2) of the exceptions to the thirty (30) day limitation set forth in Section 5505 apply here. First, the face of the record reflects a fatal defect, namely the failure of Keystone to provide notice of the Change Petition and the hearing thereon to interested parties, specifically the Township. Nowhere is there an indication that Keystone complied with the court's directive to notify any interested parties.

Second, the situation presented to the court is extraordinary and justifies intervention by it at this late date. Without notice, the Township was denied its opportunity to challenge the merits of the Change Petition, the proposed change or its rights to the assets now at issue. This is not the case of counsel or a party failing to act or properly seek reconsideration. Rather, the Township, having no notice of its right to act, was denied fundamental due process. This is an extraordinary circumstance that mandates action by the court.

CONCLUSIONS OF LAW

Standing

1. Originally, in Article I, Section III of its By-Laws, Martin's Corner provided for disposition of its assets to the residents of the Township in the event that it "disbanded". (Exh. P-4).

2. Plaintiff has a substantial, direct and immediate interest in the matter complained of. *Petty v. Hospital Serv. Assoc. of Northeastern Pennsylvania*, 967 A.2d 439, 448 (Pa. Cmwlth. 2009), citing *Bergdoll v. Kane*, 731 A.2d 1261 (Pa. 1999).

3. Plaintiff had and has a substantial, direct, and immediate interest in an amendment that purported to remove its residents as recipients of the assets following termination of operations by Martin's Corner.

4. Plaintiff's interest in an amendment to the By-Laws removing Plaintiff's residents as recipients of the Martin's Corner property greatly exceeds the common interest of all citizens.

5. The improper and purported amendment to the By-Laws has caused significant harm to Plaintiff.

6. Effective September 9, 2013, 15 Pa.C.S. §5973(a), was amended and subsection (a) was revised as follows:

(a) General rule. Upon application of **any person** aggrieved by any corporate action, the court may hear and determine the validity of the corporate action. [emphasis added].

7. As found by this court, plaintiff has standing to complain of Martin's Corner's failure to abide by its own rules for properly amending its By-Laws.¹

Bylaws

8. Article I, Section III of the By-Laws of Martin's Corner states, "If the Company shall be disbanded, all assets and liabilities shall be turned over to the residents of West Caln Township." (Exh. P-4).

9. "Disband" has been defined as "to break up the organization of; dissolve; to break up as an organization; disperse". *Macher v. County of Allegheny*, 675 A.2d 378, 380 (Pa. Cmwlth. 1996). In the instant matter, Martin's Corner did just that. It ceased operations, transferred its equipment to Keystone and/or other parties, and conveyed its real property to Keystone, all without receipt of value.

10. Whether labeled as a "merger" or not, Martin's Corner fully and completely disbanded their operations and ceased operating as a fire company from its location.

11. The court discerns no difference in the writer's choice of words in Article I of the 1980 By-Laws:

SECTION II The Fire Company shall not be **dissolved** while seven (7) active members are still in good standing and desire to continue the Company.

SECTION III If the Company shall be **disbanded**, all assets and liabilities shall be turned over to the residents of West Caln Township.

12. In other words, the court reads these sections together. These are not words of art. They have their ordinary meanings. The writer seems to simply have wanted to avoid a redundancy in Section III. The words, in this if/then statement, are synonyms.

13. The court concludes that "surrendering of the charter" is tantamount to dissolution.

14. The following also support the conclusion that Martin's Corner has disbanded its operations:

- i) No responses have been served from the Martin's Corner Relief Station since January, 2014;
- ii) Martin's Corner transferred all of its equipment and its real property to Keystone and/or third parties and has neither assets nor active operations;

¹ See Order, June 26, 2018.

- iii) Keystone representatives appeared at the Township Meeting of May, 2014 to return contribution envelopes and donations it had received from residents of the Township. This would not have occurred unless Keystone and Martin's Corner had no intention of continuing relief services from the Martin's Corner fire station;
 - iv) The only use of the Martin's Corner Property since January, 2014 has been the reported storage of Keystone fire equipment on a portion of the property. The remainder of the property has been either vacant or rented for non-emergency purposes. Keystone sought and received land use approval for subdivision of the property and has attempted to sell the property to the public;
 - v) Keystone has never served as a primary responder to the Township nor offered to do so;
 - vi) Defendants have conceded in their responsive pleadings that Martin's Corner "is dissolved" and "no longer exists"; and
 - vii) Martin's Corner was aware that the purpose of the "merger" was solely to permit the distribution of its assets to a party wholly unrelated to the Township or its residents, the beneficiary of such assets under its effective By-Laws. Keystone had knowledge that Martin's Corner ceased operations in January 2014 as reported on its website at <http://www.kvfd8.com/content/history5>.
15. The real property owned by Martin's Corner was transferred to Keystone in 2016.
16. The transferred equipment to Keystone is summarized as follows:
- SCBA Compressor
 - Engines 34-1
 - Engine 34-5
 - Utility 34
 - 10 - SCOTT NG7X SCBA
 - 2 - SCOTT RIT PAK's
 - 1 - Dell Internet Server

(Exh. P-11(a)).

17. Under the validly existing and adopted By-Laws, all assets and all liabilities of Martin's Corner should transfer to the Township.

By-Laws Amendment

18. Martin's Corner failed to satisfy its own requirements for a proper amendment to its By-Laws.

19. The said amendment of Martin's Corners By-Laws is and was invalid.

Statute of Limitations

20. This cause of action accrued at the Township's meeting on May 19, 2014 when a Keystone representative advised its Board that Martin's Corner had "merged" with Keystone. This complaint was filed on March 23, 2018, so within four (4) years. The counts in the complaint having a four (4) year limitations period are timely.

Plaintiff established a claim for unjust enrichment

21. A party is entitled to the recovery of property improperly distributed on the grounds of unjust enrichment. The doctrine of unjust enrichment, leading to a constructive trust of the subject property, occurs under the following circumstances:

- (1) benefits conferred on defendant by plaintiff;
- (2) appreciation of such benefits by defendant; and
- (3) acceptance and retention of such benefits under such circumstances that it would be inequitable for defendant to retain the benefit without payment of value.

In determining if the doctrine applies . . . our focus is not on the intention of the parties, but rather on whether the defendant has been unjustly enriched. *Williams Township v. Williams Township Emergency Co., Inc.*, 986 A.2d 914, 923 (Pa. Commw. 2009). The application of the doctrine depends on the particular factual circumstances of the case at issue.

22. The statute of limitations for unjust enrichment is four (4) years.

23. In the matter at bar, the amendment changing the beneficiary of Martin's Corner's assets was procedurally defective and improperly performed. Based on the facts detailed, *supra*, the court concludes that each of the required elements for a claim of unjust enrichment is met here.

24. Such actions were unjust to plaintiff and legally entitle plaintiff to relief.

Declaratory judgment not available

25. Plaintiff asserts the By-Laws of Martin's Corner are a written document subject to review by the court and issuance of declaratory relief regarding the respective rights and interests of the parties. 42 Pa.C.S.A. §§7532 & 7533.

26. However, the Declaratory Judgments Act provides at Section 7541(c)

(3) that relief will not be available in a “proceeding involving an appeal from an order from a tribunal.” See *J.B. Steven, Inc. v. Bd. of Commissioners of Wilkens Township*, 164 Pa. Cmwlth. 315, 643 A.2d 142 (1994), citing *Kallmann v. Carlisle ZHB*, 117 Pa. Cmwlth. 499, 543 A.2d 1273 (1988) (noting objector’s declaratory judgment complaint was a disguised appeal attempting to challenge the Zoning Hearing Board’s grant of a variance).

27. A declaratory judgment action cannot be used to overturn the decision of a tribunal. Nor may resort be had in an action for declaratory judgment to secure a modification of judicial decree. *Williamsport, City of v. Williamsport Water Co.*, 300 Pa. 439, 150 A. 652 (1930).

28. Declaratory judgment may not be utilized in this case.

Plaintiff established a claim for detrimental reliance

29. Plaintiff asserts at Count III of its Amended Complaint a claim for detrimental reliance. Otherwise known as promissory estoppel, an action thereon arises where there is no enforceable agreement between the parties because the agreement is not supported by consideration. The doctrine of promissory estoppel is “invoked to avoid injustice by making enforceable a promise made by one party to the other when the promisee relies on the promise and therefore changes his position to his own detriment.” *Crouse v. Cyclops Industries*, 560 Pa. 394, 745 A.2d 6060, 610 (2000) (citing RESTATEMENT (SECOND) CONTRACTS §90; see, e.g. *Shoemaker v. Commonwealth Bank*, 700 A.2d 1003, 1006 (Pa. Super. 1997)).

30. In order to maintain an action in promissory estoppel, the aggrieved party must show that (1) the promisor made a promise that he should have reasonably expected to induce action or forbearance on the part of the promisee; (2) the promisee actually took action or refrained from taking action in reliance on the promise; and (3) injustice can be avoided only by enforcing the promise. *Id.*

31. As promissory estoppel is invoked in order to avoid injustice, it permits an equitable remedy to a contract dispute. *Id.* Like other contract actions, the statute of limitations for a cause of action in promissory estoppel is governed by §5525, namely four (4) years.

32. Article I, Section III of the By-Laws adopted by Martin’s Corner in 1980 states as follows:

“SECTION III. If the Company shall be disbanded, all assets and liabilities shall be turned over to the residents of West Caln Township.”

(Exh. P-4).

33. The Township provided substantial contributions to Martin’s Corner with knowledge of, and reliance upon, the aforesaid Section III.

34. Martin’s Corner received hundreds of thousands of dollars with the under-

standing that plaintiff was to receive its assets upon its termination of operations.

35. Thereafter, Martin’s Corner attempted to revise Section III of its By-Laws, removing its promise to the residents of the Township, without notice to plaintiff.

36. Martin’s Corner thereafter ceased operations and transferred its assets to a third-party outside of, and not providing primary service to, the residents of the Township.

37. In fact, without plaintiff’s knowledge, Martin’s Corner changed its By-Laws, ceased its operations and transferred all of its assets to a third party for no justifiable reason, and without known consideration.

38. The court awards relief to plaintiff on its claim of detrimental reliance.

BY THE COURT:

/s/ Mark L. Tunnell, J.

[69 Ches. Co. Rep. **West Caln Township v. Keystone Valley Fire Dept., et al.**

WEST CALN TOWNSHIP,	:	IN THE COURT OF COMMON PLEAS
Plaintiff,	:	CHESTER COUNTY, PENNSYLVANIA
	:	
v.	:	NO. 2018-01920-MJ
	:	
KEYSTONE VALLEY FIRE	:	CIVIL ACTION
DEPARTMENT and MARTIN’S	:	
CORNER FIRE CO.,	:	
Defendants.	:	

ORDER

AND NOW, this 1st day of December, 2020, after a trial by the court, sitting without a jury on November 16, 2020, for the reasons set forth in its Decision, the court finds in favor of the Plaintiff, West Caln Township, and against Defendants, Keystone Valley Fire Department and Martin’s Corner Fire Company, and awards the real and personal property and the liabilities of Martin’s Corner Fire Company to Plaintiff.

IT IS FURTHER ORDERED that this action, with all the Findings of Fact and Conclusions of Law, is transferred to the Orphans’ Court Division, to the case of *In re: Keystone Valley Fire Department*, Docket No. 1513-0518 for further proceedings.

BY THE COURT:

/s/ Mark L. Tunnell, J.

TABLE OF CONTENTS
LEGAL NOTICES

Orphans' Court Filing Accounts 2
Change of Name Notice 4
Dissolution Notice 4
Estate Notices **1st Publication** 4
Estate Notices **2nd Publication** 6
Estate Notices **3rd Publication** 8
Fictitious Name 9
Nonprofit Corporation Notice 10
Trust Notice **3rd Publication** 10
Sheriff Sale of Real Estate **2nd Publication** 11

CLERK OF THE ORPHANS' COURT
 DIVISION OF THE COURT OF COMMON PLEAS
 CHESTER COUNTY, PENNSYLVANIA
NOTICE OF FILING ACCOUNTS
 ACCOUNTS LISTED FOR AUDIT ON
 WEDNESDAY, APRIL 7, 2021
 Courtroom 18 at 9:00 A.M. PREVAILING TIME

THE HONORABLE KATHERINE B. L. PLATT

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

ESTATE OF JAMES R. RIDENOUR, DECEASED **1511-0470**
 FIRST AND FINAL ACCOUNT
 OF: SHARON L. ROSENBERGER, TRUSTEE
 ATTORNEY(S):
 JONATHAN MOORE PETERSON, ESQUIRE
 JEAN WHITE E. JONES, ESQUIRE

IN RE: FLORENCE M. COZZONE, POWER OF ATTORNEY **1520-1417**
 ACCOUNT OF ANTHONY COZZONE
 OF: ANTHONY COZZONE, ATTORNEY -IN- FACT
 ATTORNEY(S):
 JOHN B. WHALEN JR, ESQUIRE

IN RE: FLORENCE M. COZZONE, POWER OF ATTORNEY **1520-1416**
 ACCOUNT OF FLORENCE ELLINGSEN
 OF: FLORENCE ELLINGSEN, ATTORNEY -IN- FACT
 ATTORNEY(S):
 JOHN B. WHALEN JR, ESQUIRE

ESTATE OF PAUL M. LIGHT, DECEASED **1518-2440**
 FIRST AND FINAL ACCOUNT
 OF: RUSSELL J. RESSLER, TRUSTEE
 FREDRIC H. LIGHT, TRUSTEE
 BARBARA L. CASEY, TRUSTEE
 ATTORNEY(S):
 AMANDA M. KITA, ESQUIRE

ESTATE OF RAYMOND J. WILSON, DECEASED

1517-1323

FIRST AND FINAL ACCOUNT

OF: REGINA RECCHI, EXECUTOR

ATTORNEY(S):

THOMAS F. LAWRIE JR, ESQUIRE

NOTICES

Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.

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

LAW NO. AD-20-0056

NOTICE IS HEREBY GIVEN that the name change petition of Madison Thies was filed in the above-named court and will be heard on Thursday, April 22, 2021 at 10:00 AM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, September 22, 2020

Name to be changed from: Madison Thies to: Madison Iglesias

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

Joni J. Berner, Esq., Attorney for the Petitioner
Berner Klaw & Watson LLP
1528 Walnut Street Suite 1100
Philadelphia, Pennsylvania 19102

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

LAW NO. 2021-01822-NC

NOTICE IS HEREBY GIVEN that the name change petition of Edith Martin on behalf of minor child Amirykal Joi Guess was filed in the above-named court and will be heard on Monday, May 3, 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: Monday, March 22, 2021

Name to be changed from: Amirykal Joi Guess to: Amirykal Joi Crawford

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

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that American Air Distributing, Inc. a PA corporation with its registered office at 830 S Bolmar Street, West Chester, PA is now engaged in winding up its affairs. The corporation will be filing Articles of Dissolution with the Commonwealth of PA, so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Business Corporation Law of 1988 (as amended).

McNEES WALLACE & NURICK LLC
Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

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

AITKEN, Walter Brent, late of West Nottingham Township. Sharon Aitken Wakefield, 1420 Firefly Run, Mesquite, NV 89034, Administratrix. JAMES R. CLARK, Esquire, Law Office of James Clark, 277 Millwood Rd., Lancaster, PA 17603, atty.

ARVAY, Mary S., late of Valley Township. Camellia M. Arvay, 39 Lamberts Lane, Coatesville, PA 19320, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

AYERS, Martha E., late of East Goshen Township. Susan C. Ayers, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne PA 19087-3115, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne PA 19087-3115, atty.

BROWN, Donna F., late of West Chester. Ray-

mond E. Brown, 7 Harrison Road West, West Chester, PA 19380, Administrator. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

BROWN, JR., Forrest D., late of Penn Township. Douglas Brown, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

CLUFF, Susan, late of Honey Brook Borough. Cynthia Cluff, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley, Brion, McGuire & Morris, LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

CRABTREE, Mary Eleanor (Supplee), late of Phoenixville. Donald I. Crabtree, P.O. Box 246, 403 Montgomery Ave, Oaks, PA 19456, Executor.

DAMBRO, JR., Anthony B., a/k/a Anthony Brice Dambro, Jr., Anthony Dambro, Jr., & Anthony Dambro, late of Pocopson Township. Valentina Parisi and Angelina Parisi, care of JAMES S. TUPITZA, Esquire, 212 W. Gay St., West Chester, PA 19380, Executrices. JAMES S. TUPITZA, Esquire, Tupitza & Associates, P.C., 212 W. Gay St., West Chester, PA 19380, atty.

DAVIES, Alice L., late of Thornbury Township. Sharone L. Sallade, care of DANIEL R. COLEMAN, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

DELANEY, Lisa Marie, late of Spring City. Charlene M. Wallace and Devon L. Wallace, care of JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Suite 10, Montgomeryville, PA 18936, Administratrixes. JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Suite 10, Montgomeryville, PA 18936, atty.

DENKER, Janice Rae, late of Malvern. Albert R. Denker, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executor. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

DICKENS, Rodney Elwood, late of Willistown Township. Joanne M. Haly, care of JENNIFER

BRETON, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. JENNIFER BRETON, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

HOCHHAUSER, Eleanor Joan, late of Pennsbury Township. Robert Hochhauser, 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.

JONES, Nancy Virginia, a/k/a Nancy Virginia Riggins, late of West Chester. Kimberly Ann McGill, 3 Prince Edward Drive, Coatesville, PA 19320 & Cheryl Jones Boyd, 95 Marlton Road, Pilesgrove, NJ 08098, Executrices.

LARSEN, Katherine A., a/k/a Katherine Ann Larsen, late of West Whiteland Township. Barbara A. Larsen, 1410 Hunters Ln., West Chester, PA 19380, Executrix. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

LINNENBAUGH, Richard D., a/k/a Donald R. Linnenbaugh, late of Tredyffrin Township. Mary E. Scavello, 943 Pond View Ln., Phoenixville, PA 19460, Executrix. JAMES M. PIERCE, Esquire, Pierce, Caniglia & Taylor, 125 Strafford Ave., Ste. 110, Wayne, PA 19087, atty.

LORING, Danielle A., a/k/a Danielle Loring, late of West Goshen Township. Catherine G. Newell, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Administratrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

MAISANO, Daniel J., late of Kennett Township. Patricia Ann Maisano, 60 Balmoral Dr., Chadds Ford, PA 19317, Executrix. SCUDDER G. STEVENS, Esquire, Lyons Dougherty LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

NASON, III, Harry Baxter, late of East Goshen Township. Christopher N. Korkuch, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

NAYLOR, Sarah B., late of Tredyffrin Township. Anne Schwarz, 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.

NORTON, Sharon T., late of West Grove. Rebecca Norton & Christina Joe, 227 West Summit Avenue, West Grove, PA 19390, Administrators.

PIERCE, Linda S., late of Upper Oxford Township. Theresa P. Weaver, 1055 Little Elk Creek Rd., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

ROSS, Joseph W., a/k/a Joseph Ross Sr., Joseph William Ross, & Joseph William Ross Sr., late of West Brandywine Township. Susan Evans, 29 Delaware Ave, Earleville, MD 21919 & Karis Hollenbeck, 1501 Pennsylvania Avenue, Prospect Park, PA 19076, Executors. GEORGE M. NIKOLAOU, Esquire, 166 Allendale Road, King of Prussia, PA 19406, atty.

RUNNION, Dianne F., late of Chester Springs. Alyssa K. Osayande, 5312 Lister Court, Chester Springs, PA 19425, Administratrix. DAVID R. WHITE, JR., Esquire, Fineman Krekstein & Harris, P.C., Ten Penn Center, 1801 Market Street, Suite 1100, Philadelphia, PA 19103, atty.

SAKIADIS, Byron C., late of Kennett Township. Lana J. Glass, 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.

SCHAIBLE, A. Russell, a/k/a Russell A. Schaible, Albert R. Schaible, & Albert Russell Schaible, late of East Fallowfield Township. Eileen M. Handschuh, 93 Blair Lane, Elkton, MD 21921, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SENA, William J., late of Schuylkill Township. Kathryn E. Sena, care of LOUIS N. TETI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

SHANTA, Madeline, late of Pottstown. James D. Shanta, 25 Saddlewood Drive, Pottstown, PA 19465, Executor. PHILLIP A. SIMON, Esquire, Simon Law, LLC, 391 Wilmington Pike SUITE 3, #424, Glen Mills, PA 19342, atty.

SKORUPSKI, M. Barbara, late of Caln Township. Anthony Skourpski, care of WILLIAM P. CULP, JR., Esquire, 614 Darby Rd., Havertown, PA 19083, Executor. WILLIAM P. CULP, JR., Esquire, 614 Darby Rd., Havertown, PA 19083, atty.

TRAUTMAN, Shirley G., late of Franklin Township. Mike Trautman, 237 Deepdale Dr., Kennett

Square, PA 19348, Administrator. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

WALLACE, Mary, late of Upper Oxford Township. Karen S. Dulin, 3056 Newark Road, West Grove, PA 19390, Executrix. MICHAEL G. DEEGAN, Esquire, Michael G. Deegan, P.C., 134 West King Street, Malvern, PA 19355, atty.

2nd Publication

ANTHONY, JR., Joseph E., late of East Brandywine Township. Miriam C. Anthony, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

CAMPANARO, Steven P., late of East Fallowfield Township. Robert A. Campanaro, 1115 S. Caln Road, Coatesville, PA 19320 & Nicholas G. Campanaro, 27 Wynnewood Drive, Collegeville, PA 19426, Co-Administrators. DIANE M. ZABOWSKI, Esquire, Zabowski Law, LLC, 100 Springhouse Drive, Suite 205E, Collegeville, PA 19426, atty.

COLLINS, Linda Fey, a/k/a Linda F. Collins, late of Willistown Township. Gerald M. Collins, care of MARC H. JAFFE, Esquire, 789 E. Lancaster Ave., Ste. 220, Villanova, PA 19085, Executor. MARC H. JAFFE, Esquire, Fromhold Jaffe & Adams, 789 E. Lancaster Ave., Ste. 220, Villanova, PA 19085, atty.

DAVIS, Gail Frances, late of Warwick Township. Denise Alissa Dryburgh, care of ASHLEY GLICK, Esquire, 131 W. Main Street, New Holland, PA 17557, Administrator. ASHLEY GLICK, Esquire, Kling & Deibler, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

DEMCHAK, Lois E., late of Caln Township. Karen Ficca and James Demchak, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representatives. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

DePEDRO, Nicholas M., late of Caln Township. Brant DePedro, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

DOTY, Howard W., a/k/a Howard William Doty, late of Downingtown Borough. Deanna K. Schroder, care of JAY G. FISCHER, Esquire, 342 East Lancaster

er Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

FRANGOPOULOS, Zissimos, late of Kennett Township. Jennifer R. Meadows, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

FREIMUTH, Paul Henry, late of Honey Brook Township. Linda Stevens, 403 Sunset Dr., Downingtown, PA 19335 & Sheila Wetzels, 4 Bittersweet Dr., Cochranville, PA 19330, Executrices. JENNIFER FELD, Esquire, Colliton Elder Law Associates, PC, 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

FUSELLI, Francis J., a/k/a Frank J. Fuselli., late of East Fallowfield Township. Joseph R. Fuselli, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Administrator. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

HALLADAY, SR., David, late of Upper Oxford Township. Suzanne M. Halladay, care of JAMES N. CLYMER, Esquire, 408 West Chestnut Street, Lancaster, PA 17603, Executor. JAMES N. CLYMER, Esquire, 408 West Chestnut Street, Lancaster, PA 17603, atty.

HARPER, Albert B., late of West Caln Township. Jennifer E. Harper, care of KEVIN T. VITELLI, Esquire, 813 S. New Street, West Chester, PA 19382, Executrix. KEVIN T. VITELLI, Esquire, 813 S. New Street, West Chester, PA 19382, atty.

HIX, Alma I., late of Penn Township. First National Bank, 3033 Iris Avenue, Boulder, CO 80301, Executor. HEATHER C. STUMPF, Esquire, Leech Tishman, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219, atty.

JOHNS, Robert Henry, a/k/a Bob Johns, late of Phoenixville. Karalene Conner, 100 Russell Rd., Phoenixville, PA 19460, Executrix. CHARLES A. RICK, Esquire, Rick Stock Law, 933 N. Charlotte St., Suite 3B, Pottstown, PA 19464, atty.

JONES, Caroline E., a/k/a Caroline E. Smith, late of West Goshen Township. John Mattia, 852 Orchard Avenue, West Chester, PA 19382, Executor. JANICE E. FALINI, Esquire, Falini Law Office LLC, 109 E. Evans St., Ste. A, West Chester, PA 19380, atty.

KISTLER, Martha G., late of East Pikeland Township. Kenneth P. Kistler, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Administrator. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

LAMMEY, SR., Donald H., late of West Chester. Jenifer Michelle Lammey, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

LEVENITE, Robert Walter, late of Valley Township. Andrea M. Levenite, 106 Beacon Street, Coatesville, PA 19320, Administrator.

MITCHELL, Sarah R., late of West Grove Borough. Thomas J. Mitchell, 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.

MUHAMMAD, Rodney P., late of Caln Township. William G. Graham, 95 Foundry Street, Coatesville, PA 19320, Executor. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

POWELL, Mary T., late of Caln Township. Donald Powell, 1100 West Chester Pike, Apt. D37, West Chester, PA 19382, Executor.

PRATT, June K., late of New Garden Township. Darlene P. Pratola, 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.

RAMBO, Margaret J., a/k/a Margaret Jane Rambo and Margaret Rambo, late of Honey Brook Township. Robin M. Rambo, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

RIVERA, Luz M., late of West Chester. Alex Rivera, 377 Hartford Square, West Chester, PA 19380, Executor. CHARLES W. PROCTOR, III, Esquire, PLA Associates PC, 1450 E. Boot Road, Building 400D, West Chester, PA 19380, atty.

ROMETSCH, Roberta Stark, late of West Pikeland Township. Karen Sheehan, care of DANA M.

BRESLIN, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015, Executor. DANA M. BRESLIN, Esquire, Pappano and Breslin, 3305 Edgmont Ave., Brookhaven, PA 19015, atty.

SCHELL, John W., late of Honeybrook Township. Michael H. Schell, care of JAMES R. CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, Executor. JAMES R. CLARK, Esquire, 277 Millwood Road, Lancaster, PA 17603, atty.

STOREY, Evalyn M., late of Easttown Township. Susan Tegethoff, 7 Morgan Drive, Carlisle, PA 17015 & James F. Storey, 203 Hedgemere Drive, Devon, PA 19333, Executors. PAUL J. RUBINO, Esquire, Rubino Law, LLC, 123 East Gay Street, West Chester, PA 19380, atty.

TACCHINO, Arthur B., late of East Goshen Township. Katherine L. Tacchino, care of DENNIS C. REARDON, Esquire, 985 Old Eagle School Rd., Ste. 516, Wayne, PA 19087, Executrix. DENNIS C. REARDON, Esquire, Reardon & Associates, LLC, 985 Old Eagle School Rd., Ste. 516, Wayne, PA 19087, atty.

TOTH, Paula Mae, late of Phoenixville. Noranne Kocher, 1221 S. Rapps Dam Road, Phoenixville, PA 19460, Administratrix.

WALP, Amy S., a/k/a Amy Sue Walp, late of West Whiteland Township. Paula June Walp, care of JAMES S. TUPITZA, Esquire, 212 W. Gay St., West Chester, PA 19380, Executrix. JAMES S. TUPITZA, Esquire, Tupitza & Associates P.C., 212 W. Gay St., West Chester, PA 19380, atty.

WILSON, Carolyn Hornor, late of Chester Springs. Wendy Kinnard, 4120 Shallow Brook Lane, Olney, MD 20832 & Traci Wilson, 17 Prospect Hill Blvd., Chester Springs, PA 19425, Executrices. PHILLIP A. SIMON, Esquire, Simon Law LLC, 391 Wilmington Pike, Suite 3, #424, Glen Mills, PA 19342, atty.

YAMAOKA, Joseph Han, a/k/a Joseph Yamaoka, late of East Goshen Township. Michael Brennan, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

ZEVITCHIN, Ethel D., a/k/a Ethel Delores Zevitchin, late of Sadsbury Township. David M. Zevitchin, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

3rd Publication

BUCHANAN, Ann K., late of Franklin Township. Linda A. Ellingsworth, 200 Blair Rd., Lincoln University, PA 19352, Executrix.

CALLAHAN, Martha C., late of Downingtown Borough. Peter F.X. Callahan, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executor. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

CWIETNIEWICZ, Wincenty, late of New London Township. Vincent J. Cwietniewicz, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD, 17 W. Miner St., West Chester, PA 19382, atty.

GRZYWACZ, Mary L., a/k/a Mary Grzywacz, late of East Coventry Township. Frances Jean McGowan, 140 Church Rd., Oreland, PA 19075, Executrix. JOHN A. KOURY, JR., Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19644, atty.

HANLON, Harriet H., late of Tredyffrin Township. Thomas A. Hanlon, care of JAMES M. PIERCE, Esquire, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087, Executor. JAMES M. PIERCE, Esquire, Pierce, Caniglia & Taylor, 125 Strafford Ave., Ste. 110, P.O. Box 312, Wayne, PA 19087, atty.

HUBER, Mary H., late of West Pikeland Township. Mark A. Huber, 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.

JOHNSON, Marian A., late of London Grove Township. Nancy L. Graham, 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.

LISS, Gilbert A., a/k/a Gilbert Liss, late of Schuylkill Township. Lawrence B. Liss, 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.

LONGMAID, Dale E., late of East Bradford Township. Karen McKelvie, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. KRISTEN R. MAT-

THEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

MARTIN, George Edwin, a/k/a Ed, late of Exton. Cindy Gwynn, 224 Bayberry Drive, Chester Springs, PA 19425, Executor. SEAMUS LAVIN, Esquire, Wetzel, Gagliardi, Fetter, Lavin, LLC, 122 S Church Street, West Chester, PA 19382, atty.

McCRUM, Donna Faye, late of Caln Township. George Burrell Smith III, care of GARY E. THOMPSON, Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. GARY E. THOMPSON, Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

McMASTER, Mary E., late of Elverson Borough. Elaine J. McMaster, care of LINDA KLING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. LINDA KLING, Esquire, Kling & Deibler, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

MUSSER, Warren Vandyke, late of Easttown Township. Hilary Musser, care of JOSEPH N. FRABRIZZIO, Esquire, 2200 Renaissance Blvd., Ste. 270, King of Prussia, PA 19406, Executrix. JOSEPH N. FRABRIZZIO, Esquire, Frabizzio Law LLC, 2200 Renaissance Blvd., Ste. 270, King of Prussia, PA 19406, atty.

PEASE, JR., George E., late of West Chester. Gregory D. Pease, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

PRITCHARD, Blanche R., late of Kennett Square Borough. Monty Sjarif Wiradilaga, Jr. and Francis Paul Wiradilaga, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

RAGON, Edith L., a/k/a Lorine Ragon, late of Kennett Square. Cheryl Graney, care of RYAN G. BORCHIK, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. RYAN G. BORCHIK, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

RODERICK, Gertrude Tate, late of West Chester Borough. Luke Tate Roderick, care of MICHAEL LaROSA, Esquire, 959 West Chester Pike, Havertown, PA 19083, Executor. MICHAEL LaROSA, Esquire, LaRosa Law Firm, 959 West Chester Pike, Havertown, PA 19083, atty.

SHELENGIAN, Rose, late of East Goshen Township. Richard Shelengian and Frances Armine Arthin, care of STEPHEN CARROLL, Esquire, PO Box 1440, Media, PA 19063, Co-Executors. STEPHEN CARROLL, Esquire, Carroll & Karagelian LLP, PO Box 1440, Media, PA 19063, atty.

STEEGE, Christine A. Oates, late of West Chester. Thomas A. Oates, Jr., care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

STEIN, Ina Fromm, a/k/a Ina Stein, late of Easttown Township. Eugene L. Fromm, 1039 Millbrook Rd., Berwyn, PA 19312, Executor. MELANIE S. HOFF, Esquire, Rothkoff Law Group, 425 Route 70 West, Cherry Hill, NJ 08002, atty.

WARNER, Shirley Kehrler, late of Uwchlan Township. Jean Warner Gallagher, 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.

WILSON, John J., late of Phoenixville Borough. Donna Meyer, 381 Maiden Lane, King of Prussia, PA 19406, Executor. GREGORY P. DiPIPPPO, Esquire, Bello, Reilley, McGrory & DiPippo, P.C., 144 E. DeKalb Pike, Suite 300, King of Prussia, PA 19406, atty.

WILSON, Penelope P., a/k/a Penelope Perkins Wilson, late of Malvern Borough. Victoria Wilson-Charles D. Bryce O'Brien and William C. Bullitt, care of SUSAN G. COLLINGS, Esquire, One Logan Square, Ste. 2000, Philadelphia, PA 19103-6996, Executors. SUSAN G. COLLINGS, Esquire, Faegre Drinker Biddle & Reath LLP, One Logan Square, Ste. 2000, Philadelphia, PA 19103-6996, 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

BB Consulting, with its principal place of business at 705 Cobalt Ln., Malvern, PA 19355. The application has been (or will be) filed on: Tuesday, March 2, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Giselle Bogs, 705 Cobalt Ln., Malvern, PA 19355.

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA for an Application for the conduct of business in Chester County, PA, under the assumed or fictitious name, style or designation of **JAN-PRO Franchise Development of Philadelphia**, with the principal place of business at 740 Springdale Dr., Ste. 205, Exton, PA 19341. The name and address of the individual interested in said business is Chad H. Janak, 818 Kenmara Dr., West Chester, PA 19380. MacELREE HARVEY, LTD., Solicitors 17 W. Miner St. 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 **Bridge to Home, Inc.**

Articles of Incorporation were filed on Thursday, January 21, 2021

Vincent Carosella, Jr., Esquire, Solicitor
Carosella & Associates, P.C.
882 S. Matlack Street Suite 101
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 **Neurodiversity at Work, Inc.**

Articles of Incorporation were filed on Friday,

February 26, 2021

The purpose or purposes for which it was organized are: A charitable organization to embolden Philadelphia as the pioneer of a national movement for employment readiness and job opportunities for persons with intellectual disabilities.

Gregg M. Feinberg, Esq., Solicitor
Feinberg Law Office
1390 Ridgeview Drive
Suite 301
Allentown, PA 18104

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 **Lumine Academy**. Articles of Incorporation were filed on Saturday, March 20, 2021

The purpose or purposes for which it was organized are: Educational

3rd Publication of 3

TRUST NOTICE

ROBIRDIE L. SHARP LIVING TRUST dated 1/23/2020

ROBIRDIE L. SHARP a/k/a ROBIRDIE LEOTI SHARP, Deceased

Late of Honey Brook 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 JAMES H.W. SHARP, SR. and MARY E. ENGEL, TRUSTEES, 608 Furlong Ave., Havertown, PA 19083,

Or to their Attorney:

LINDA M. ANDERSON
ANDERSON ELDER LAW
206 Sate Rd.
Media, PA 19063

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, April 15th, 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, May 17th, 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

2nd Publication

SALE NO. 21-4-26

Writ of Execution No. 2019-04996

DEBT \$5,281.79

ALL THAT CERTAIN lot of land with the buildings and improvements thereon erected. Situate in the Township of Charlestown, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No.: 35-4-45.1

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **David M. Allen**

SALE ADDRESS: 143 Charlestown Road, Charlestown Township, PA 19355

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

SALE NO. 21-4-27

Writ of Execution No. 2019-04334

DEBT \$7,097.83

ALL THAT CERTAIN unit located in the property known, named and identified as Daylesford Lake, a Condominium, located in Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 43-9-267

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Julie Lim**

SALE ADDRESS: 68 Highpoint Drive, Tredyffrin Township, PA 19312

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

SALE NO. 21-4-29

Writ of Execution No. 2019-00169

DEBT \$3,843.70

ALL THAT CERTAIN message or lot of land, situate in Tredyffrin Township, Chester County, Pennsylvania.

Tax Parcel No. 43-3-23

PLAINTIFF: Tredyffrin/Easttown School

District

VS

DEFENDANT: Cedar Hollow Properties, L.P.

SALE ADDRESS: 2463 Yellow Springs Road, Tredyffrin Township, PA 19355

PLAINTIFF ATTORNEY: PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300

SALE NO. 21-4-31

Writ of Execution No. 2017-11246

DEBT \$330,127.93

1103 Foundry Street

Township of Caln

Coatesville, PA 19320

110 Foundry Street

Township of Caln

Coatesville, PA 19320

Parcel #39-3-104

Parcel #39-3L-110

PLAINTIFF: George Mortelliti

VS

DEFENDANT: Coatesville Solar Initiative, LLC

SALE ADDRESS: 1103 & 110 Foundry Street, Coateville, PA 19320

PLAINTIFF ATTORNEY: KIVITZ & KIVITZ, P.C. 215-549-2525

SALE NO. 21-4-32

Writ of Execution No. 2016-10124

DEBT \$13,829.44

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the

township of West Whiteland, County of Chester, and State of Pennsylvania bounded and described according to a Plan of Bonnie Blink, Planned Residential Development, make by Yerka Associates, Inc., dated 10/23/80 and last revised 4/14/81 and recorded in Chester County in the Recorder of Deeds Office as Plan No. 3814 as follows, to wit:

Beginning at an interior point, a corner of Lot No. 183 Stirling Court; thence extending North 34 degrees 47 minutes East along line of Common Open Space, 20.00 feet to a point, thence extending South 33 degrees 13 minutes East along line of Lot No. 186 Stirling Court crossing a 15 feet wide common access and utility easement and a 20 feet wide sanitary sewer easement, 75.00 feet to a point; thence extending South 94 degrees 47 minutes West along lone of Common Open Space, 20.00 feet to a point thence extending North 58 degrees 13 minute West recrossing the foresaid 15 feet wide common access and utility easement and 20 feet wide sanitary sewer easement and along line of Lot No., 183 Stirling Court, 75.00 feet to a point on the southeast curb line of Stirling Court Common Open space Area, the first mention point and place of beginning.

Containing 1500 square feet of land more or less.

Parcel No. 41-5R-185

PLAINTIFF: The Crossing at Exton Station Community Association, Inc

VS

DEFENDANT: Jennifer L. Finkey & Fred A. Finkey

SALE ADDRESS: 185 Stirling Court, West Chester, PA 19380

PLAINTIFF ATTORNEY: BARROW HOFFMAN 215-956-9099

SALE NO. 21-4-33

Writ of Execution No. 2019-12507
DEBT \$864,332.63

Property situated in Caln Township

Tax Parcel #39-4J-32

PLAINTIFF: William J. Litvin, John A. Saling and Evan K. Hambleton, t/a Saling, Litvin & Hambleton

VS

DEFENDANT: **Susan R. Pierson & Howard E. Pierson, Sr.**

SALE ADDRESS: 150 Seltzer Avenue, Caln Township, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LACHALL COHEN & SAGNOR LLP 610-436-9300**

SALE NO. 21-4-34

Writ of Execution No. 2019-02610
DEBT \$206,724.63

PROPERTY SITUATE IN EAST BRANDYWINE TOWNSHIP

TAX PARCEL # 30-05C-0003

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Citibank, N.A., as Trustee for CMLTI Asset Trust

VS

DEFENDANT: **Andrew F. Walls**

SALE ADDRESS: 141 Hopewell Road, Downingtown, PA 19335

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

SALE NO. 21-4-35

Writ of Execution No. 2016-02178
DEBT \$394,419.83

71 Soldiers Square, Tredyffrin Township, Chesterbrook, PA 19087

Tax Parcel No. 43-5-3556

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Atlantica, LLC

VS

DEFENDANT: **Richard Waller**

SALE ADDRESS: 71 Soldiers Square, Tredyffrin Township, Chesterbrook, PA 19087

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

SALE NO. 21-4-36

Writ of Execution No. 2019-11417
DEBT \$164,625.06

Owner(s) of property situate in the Township of West Whiteland, Chester County, Pennsylvania

Tax Parcel No. 41-4-231

DBV 7516, P. 1645

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: US Bank Trust, National Association as Trustee of the Chalet Series III Trust

VS

DEFENDANT: **Susan A. Jones**

SALE ADDRESS: 24 Buttonwood Drive, Exton, PA 19341

PLAINTIFF ATTORNEY: **LYNCH LAW GROUP 724-776-8000**

SALE NO. 21-4-37

Writ of Execution No. 2018-12076

DEBT \$211,042.57

ALL THAT CERTAIN lots or pieces of ground SITUATE in Penn Township, Chester County, Pennsylvania bounded and described according to a 5 Lot subdivision for Fred Ham, made by Concord Land Planners & Surveyors, Inc. P.O. Box 378 Oxford, Pennsylvania 19363 (610) 932-5119, dated 10/23/2001 and last revised 05/09/2002 as follows to wit:

BEGINNING at a concrete monument set on the Southerly side of a cul-de-sac at the end of Dutton Farms Lane a corner of Lot 2 on said plan, thence extending along same, South 00 degrees 20 minutes 37 seconds East 240.36 feet to an iron pin set in line of Lot 1, thence extending along same, North 67 degrees 28 minutes 33 seconds West 201.97 feet to an iron set in line of lands now or formerly of Walter G & E Louise Harris, thence extending along same, North 15 degrees 20 minutes 00 seconds West 235.00 feet to an iron pin set a corner of Lot 4, thence extending along same, South 87 degrees 51 minutes 34 seconds East 187.23 feet to an iron pin set on the Westerly side of said cul-de-sac at the end of Dutton Farms Lane, thence extending along same, on the arc of circle curving to the left having a radius of 60.00 feet the arc distance of 89.59 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said plan.

BEING the same premises in which William T. O'Neill, by deed dated 09/24/2003 and recorded 10/30/2003 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 5958, Page 921, and Instrument

No. 10328448, granted and conveyed unto Warren Lapham and Constance L. Lapham, Husband and wife.

Tax Parcel ID No. 58-4-93.2B

PLAINTIFF: Specialized Loan Servicing LLC

VS

DEFENDANT: **Constance L. Lapham & Warren Lapham**

SALE ADDRESS: 25 Dutton Farms Lane, West Grove, PA 19390

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

SALE NO. 21-4-38

Writ of Execution No. 2019-03056

DEBT \$250,645.71

Land referred to in this commitment is described as all that certain property situated in the Township of East Fallowfield, in the County of Chester and State of Pennsylvania and being described in a Deed dated 07/31/2006 and recorded 08/02/2006 in Book 6913, page 2266 among the land records of the County and State set forth above, and referenced as follows:

The following described property:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of East Fallowfield, County of Chester and State of Pennsylvania, bounded and described according to a survey of Doe Run Farms Resubdivision by Berger and Hayes, Inc., Consulting Engineers and Surveyors, dated 11/3/1978 as follows, to wit:

BEGINNING at a point in the Northeastly side of Lehigh Drive, said point being measured the four following courses and distance from a point of tangent on

the Westerly side of Montgomery Drive; (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point on the Northeasterly side of said Lehigh Drive; (2) North 86 degrees 37 minutes 37 seconds West 100 feet to a point of tangent; (3) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 32.72 feet to a point; (4) North 71 degrees 37 minutes 37 seconds West 119.47 feet to the point and place of beginning. Said beginning point being the Southwesterly corner of Lot No. 34; thence from said beginning point and extending along the Northeasterly side of Lehigh Drive, North 71 degrees 37 minute 37 seconds West 57 feet to a point of tangent; thence still along said drive on the arc of a circle curving to the left having a radius of 1449.69 feet the arc distance of 176.05 feet to a point a corner of land of Glen R. McLoughlin; thence along the same North 11 degrees 24 minutes 54 seconds East 215.07 feet to a point a corner of lands now or late of Ida Fredd; thence along the same and along lands of Frederick Jackwood, South 67 degrees 57 minutes 50 seconds East 247.18 feet to a point a corner of Lot No. 45; thence along the same South 14 degrees 42 minutes 5 seconds West 187.39 feet to the point and place of beginning.

CONTAINING 47,321 square feet of land, be the same more or less.

BEING LOT NO. 34 on the above mentioned survey.

BEING THE SAME PREMISES which Ryan K. Tyler and Jenny M. Tyler, husband and wife by Deed dated July 31, 2006 and recorded August 2, 2206 in Book 6913, page 2266, in Document Id# 10673440, in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Sharon L. Cannon, a single woman, in fee.

Tax Parcel No. 47-8-1.21

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

VS

DEFENDANT: **Sharon L. Cannon**

SALE ADDRESS: 102 Lehigh Drive, Coatesville f/k/a East Fallowfield, PA 19320

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

SALE NO. 21-4-39

Writ of Execution No. 2020-02805

DEBT \$483,861.24

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

TAX PARCEL NUMBER: 1706 000721200

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: Wilmington Trust Company, as Successor Trustee to Bank of America, National Association (Successor by Merger to Lasalle Bank National Association) as Trustee for Morgan Stanley Mortgage Loan Trust 2007-15AR, Mortgage Pass-Through Certificates, Series 2007-15AR Pursuant to the Pooling and Servicing Agreement Dated as of October 1, 2007

VS

DEFENDANT: **Patrick L. Olson a/k/a Patrick Olson**

SALE ADDRESS: 101 Blossom Way, Pottstown, PA 19456

PLAINTIFF ATTORNEY: **RAS CITRON, LLC 855-225-6906**

SALE NO. 21-4-40

Writ of Execution No. 2019-03939

DEBT \$365,955.12

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF PARKESBURG, CHESTER COUNTY, PENNSYLVANIA

TAX PARCEL NUMBER: 8-3-34.2

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: US Bank Trust, National Association as Successor in Interest to Bank of America, National Association, Successor by Merger to Lasalle National Association as Trustee for GSAMP Trust 2007-NCI Mortgage Pass-Through Certificates Series 2007-NCI

VS

DEFENDANT: **Lawrence Hand & Dawn Hand**

SALE ADDRESS: 230 Washington Avenue, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **RAS CITRON, LLC 855-225-6906**

SALE NO. 21-4-41

Writ of Execution No. 2017-11489

DEBT \$164,654.14

ALL THAT CERTAIN lot or piece of land with the dwelling house thereon erected. SITUATE in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of a 40 feet wide Avenue, laid out and opened by Chas N. Thorpe and running Northwardly from Philadelphia and Lancaster Turnpike, where the Pennsyl-

vania Railroad crosses the said turnpike, and called Warren Avenue, said point of beginning being 50 feet distant and Southwardly from the Southerly line of land of Joseph Williams, and also a corner of other land of said John Fitzgerald, thence by a line at right angles with Warren Avenue, and along the Northernly line of said John Fitzgerald's other land, North 72 degrees 27 minutes East, 127.9 feet to a line of land of J.B. Gibson, now of Dr. R.B. Okie, thence along said Okie's land, North 25 degrees 35 minutes West, 30.4 feet, thence still along Okie's land North 32 minutes East, 34.5 feet to a corner of said Okie's land, then along the Southerly side of said Joseph Williams land South 66 degrees 33 minutes West, 136 feet, thence along the center line of Warren Avenue South 17 degrees 33 minutes East, 50 feet to the place of beginning.

BEING the same premises which Frances P. Fitzgerald and Anne M. Brophy, her attorney in Fact, specially constituted by Letter of Attorney by Deed dated May 28, 1999 and recorded May 28, 1999 on the County of Chester in Record Books 4571 Page 1434 conveyed until Timothy I. Melvin, in fee.

BEING Tax Parcel No. 55-2H-119

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Timothy I. Melvin & Treva Melvin**

SALE ADDRESS: 229 Warren Avenue, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **M. JACQUELINE LARKIN, ESQ 215-569-2400**

SALE NO. 21-4-42

Writ of Execution No. 2018-02262

DEBT \$112,006.20

PROPERTY SITUATE IN FRANKLIN TOWNSHIP SOLD AS THE PROPERTY OF: RUDY D. ARNOLD A/K/A RUDY ARNOLD

UPI PARCEL NO 72-05-0034.010

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: M&T Bank

VS

DEFENDANT: **Rudy D. Arnold a/k/a Rudy Arnold**

SALE ADDRESS: 1833 New London Road, Landenberg, PA 19350

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

SALE NO. 21-4-43

Writ of Execution No. 2020-02567

DEBT \$146,019.43

ALL THAT CERTAIN lot or parcel of land situated in the Township of Sadsbury, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated May 31, 1994 and recorded in the Office of the Chester County Recorder of Deeds on September 7, 1994, in Deed Book Volume 3805 at Page 1786.

Tax Parcel No. 28-07-0005

PLAINTIFF: CSMC 2018-RPL2 Trust

VS

DEFENDANT: **Thomas E. Deatrck, Sr., a/k/a Thomas E. Deatrck & Carol A. Deatrck**

SALE ADDRESS: 100 Summit Ridge

Road, Parkesburg, PA 16365 f/k/a 104 Summit Ridge, Gap, PA 17527 and 102 Summit Ridge Road, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **HLADIK, ONORATO & FEDERMAN, LLP 215-855-9521**

SALE NO. 21-4-44

Writ of Execution No. 2019-09589

DEBT \$41,532.40

233 South Main Street, Borough of Spring City, PA 19475

UPI No. 14-5-16

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Any and All Known and Unknown Heirs, Executors, Administrators or Devisees of the Estate of Kenneth W. Waddell, Deceased**

SALE ADDRESS: 233 South Main Street, Spring City, PA 19475

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

SALE NO. 21-4-45

Writ of Execution No. 2017-07530

DEBT \$563,377.06

104 Elizabeth Way, Elk Township, Oxford, PA 19363

UPI No. 71-2-21.4

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC
VS

DEFENDANT: **Brian J. Schafer & Randi J. Schafer**

SALE ADDRESS: 104 Elizabeth Way, Elk Township, Oxford, PA 19363

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

SALE NO. 21-4-46

Writ of Execution No. 2016-04496

DEBT \$601,467.84

ALL that lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of East Goshen, County of Chester, Commonwealth of Pennsylvania, being shown on Final Plan of Lots for Allan R. Shassian, Green Hill Road, prepared by Herbert E. MacCombie, Jr., P.E., Consulting Engineers and Surveyors, Broomall, PA, dated 7/20/1988, last revised 10/8/1988 in Plan File #8823-8828, as follows, to wit:

BEGINNING at a point on the northwesterly side of Garrett Road, said point being a corner of Lot #6; thence extending from said beginning and along Garrett Road the three following courses and distances: (1) North 24 degrees 4 minutes 40 seconds West 86.41 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 50 feet to arc distance of 59.63 feet to a point of reverse curve, and (3) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 260.41 feet to a point, a corner of a 50 feet wide right-of-way for future road extension; thence extending along same North 24 degrees 4 minutes 40

seconds West 165.53 feet to a point in line of lands now or late of Paul J. and Regina N. Camplone; thence extending along same North 65 degrees 55 minutes 20 seconds East 237.70 feet to a point in line of lands now or late of David W. and Elizabeth F. Tawney; thence extending along same and also along others South 26 degrees 21 minutes 20 seconds East crossing over a drainage easement as shown on said Plan, 413.89 feet to a point, a corner of Lot #6; thence extending along same South 65 degrees 55 minutes 20 seconds West 254.14 feet to a point on the northwesterly side of Garrett Road, being the first mentioned point and place of Beginning.

BEING Lot 5 as shown on said Plan.

BEING THE SAME PREMISES which Robert E. Burns, by Deed dated 1/11/1995 and recorded in the Office of the Recorder of Deeds of Chester County on 1/13/1995 in Deed Book Volume 3852, Page 810, granted and conveyed unto Joseph A. Spatacco and Gina M. Spatacco, His Wife.

TAX PARCEL #53-1-4.6

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: Wilmington Trust, National Association not in its individual capacity, but solely as Trustee of MFRA Trust 2016-1 c/o MFResidential Assets I, LLC

VS

DEFENDANT: **Joseph A. Spatacco & Gina M. Spatacco**

SALE ADDRESS: 1205 Joshua Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

SALE NO. 21-4-47**Writ of Execution No. 2015-11436****DEBT \$197,214.98**

ALL THAT CERTAIN lot of land, Situate in Kennett Heights in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described according to a Plan of Lots known as Kennett Heights, dated 6/22/1959 by George E. Register & Sons, and recorded in Plan Book 9 page 24, as follows:

BEGINNING at a point on the Northerly side of Hazel Road, said point being the Southeasterly corner of Lot NO. 7, on said Plan, and the Southwesterly corner of the about to be described lot; thence from said point of beginning, and extending along said Lot No. 7 in a Northerly direction, 198.00 feet to a point n line of lands now or late of John Winters; thence extending along said land of Winters, North 75 degrees 38 minutes East, 101.00 feet to a point set on the Westerly side of a 12 feet wide right of way; thence extending along said right of way, South 02 degrees 51 minutes East, 198.00 feet to a point on the aforementioned side of Hazel Road; thence extending along the side of Hazel Road, South 71 degrees 29 minutes West, 78.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

TOGETHER with an easement for the placement of water and sewer lines across a 4 feet wide strip of the adjoining property, being a portion of Lot 7 as shown on said Plan, and specifically described as follows:

BEGINNING at a point, set of the Northerly side of Hazel Road or Avenue (45 feet wide), said point marking the Southeasterly corner of this about to be described tract and the Southwesterly corner of Lot 6 on said Plan, con-

veyed herein; thence leaving said point of beginning along said Hazel Road or Avenue, South 71 degrees 29 minutes 00 seconds West, 75.00 feet to a point marking the Southwesterly corner of this tract and the Southeasterly corner of Lot No.8 on the said Plan; thence leaving said Hazel Road or Avenue and along said Lot 8, North 11 degrees 51 minutes 53 seconds West, 4.0 feet to a point in lines of Lot No. 8 and Lot No. 7; thence leaving said line, North 71 degrees 29 minutes 00 seconds East, 75.58 feet, be it the same, more or less, to a point in the lines of Lot 7 and Lot 6, conveyed herein; thence along said line, South 03 degrees 22mintues 09 seconds East, 4.0 feet, be it the same, more or less, to the first mentioned point and place of beginning.

It being the intention of the Grantor herein to grant an easement across a strip approximately 4 feet wide along the Southerly side of Lot 7 as shown on the said Plan, abutting and adjoining the premises, Lot 6, conveyed herein.

BEING THE SAME PREMISES which Grant W. Carlson and Nancy J. Carlson, be Deed dated December 19, 2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 6015, Page 2256, granted and conveyed unto JASON J. NICHOLS and ALICIA NICHOLS, husband and wife and David O. Barlow and Edna M. Barlow, husband and wife be deed each with an undivided ½ interest as tenants by the entirety, as Joint Tenants with right of survivorship and not as tenants in common.

Tax Parcel No. 3-1-7

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Jason J. Nichols & Alicia Nichols**

SALE ADDRESS: 563 Hazel Avenue, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **POWERS KIRN, LLC 215-942-2090**

SALE NO. 20-8-328

Writ of Execution No. 2020-00464

DEBT \$6,427.10

ALL THAT CERTAIN unit, designated Number 2 Unit Number 7 being a Unit in Old Forge Crossing Condominium, Situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Old Forge Crossing Condominium, bearing the date the 26th day of May A.D. 1981 and recorded in the Office for the Recording of Deeds in and for the County of Chester at West Chester, Pennsylvania on the 27th day of May A.D. 1981 and recorded on the 27th day of May A.D. 1981 in Condominium Plan Book 3516, page _____.

BEING KNOWN AS 7 Old Forge Crossing, Devon, Pennsylvania.

PARCEL NO. 43-5-428

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Old Forge Crossing Condominium Association

VS

DEFENDANT: **Michael Keefer, Executor of Estate of Mary Cameron Keefer**

SALE ADDRESS: 7 Old Forge Crossing, Devon, PA 19333

PLANTIFF ATTORNEY: **Steven L. Sugarman & Associates 610-889-0700**

SALE NO. 19-10-544

Writ of Execution No. 2019-04522

DEBT \$274,281.91

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the West Bradford Township, County of CHESTER, Commonwealth Of Pennsylvania, described according to a Plan of Subdivision of "Bradford Glen" Phase IV and V made by Henry S. Conrey, Inc. Division of Chester Valley Engineers, Paoli, PA dated 5/26/81, and last revised 12/17/81 and recorded in Plan File No. as follows, to wit:

BEGINNING at a point on the Southwesterly side of Barbara Drive (36 feet wide) at a corner of Lot #367 on said Plan; thence extending from said beginning point, along Lot #367, south 23 degrees 20 minutes 46 seconds West 100 feet to a point on the Northeasterly side of a 275 feet wide Philadelphia Electric Co easement; thence extending along the same North 66 degrees 39 minutes 14 seconds West 55 feet to a point a corner of Lot #369 on said Plan; thence extending along the same North 23 degrees 20 minutes 46 seconds East 100 feet to a point on the Southwesterly side of Barbara Drive; thence extending long the same South 66 degrees 39 minutes 14 seconds East 55 feet to the first mentioned point and place of beginning.

BEING the same premises which Phillip A. Marcus and Janet I. Marcus, by Indenture bearing date 10/25/1995 and recorded 10/31/1995 in the Office of the Recorder of Deeds &c., in and for the said County of Chester in Record Book 3955, Page 2340 etc., granted and conveyed unto Aishat A. Sogunro and Olu-siyani D. Sogunro, in fee.

TAX PARCEL # 50-5A-343

PLANTIFF: Wells Fargo Bank, N.A.,

as Trustee for the Pooling and Servicing Agreement dated as of April 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ2

VS

DEFENDANT: **Margaret Lombertino & Michael Lombertino**

SALE ADDRESS: 1603 Barbara Drive, Downingtown, PA 19335

PLANTIFF ATTORNEY: **RAS CITRON, LLC 855-225-6906**

SALE NO. 19-11-563

Writ of Execution No. 2019-04671

DEBT \$140,166.56

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF NEW GARDEN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN OF PALMERS RUN, MADE FOR LEWIS L. AND FRANCES P. PALMER, BY GEORGE E. REGESTER, JR. & SONS, INC., REGISTERED LAND SURVEYORS, KENNETT SQUARE, PA, DATED 10/19/1982 LAST REVISED 2/2/1983 AND RECORDED AS CHESTER COUNTY PLAN #4275, AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ON THE TITLE LINE IN THE BED OF PUBLIC ROAD (T-390) KNOWN AS WALNUT RUN ROAD AT THE NORTHWESTERLY CORNER OF THIS ABOUT TO BE DESCRIBED LOT AT THE SOUTHWESTERLY CORNER OF LAND NOW OR LATE OF FRANK S. RZUCIDCO; THENCE

EXTENDING ALONG THE SAME CROSSING THE EASTERLY SIDE OF SAID ROAD NORTH 84 DEGREES 52 MINUTES 00 SECONDS EAST, 730.50 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF TRACT #3, AS SHOWN ON SAID PLAN; THENCE EXTENDING ALONG THE SAME SOUTH 05 DEGREES 04 MINUTES 30 SECONDS EAST, 200.00 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF LOT #2, AS SHOWN ON SAID PLAN; THENCE EXTENDING ALONG THE SAME SOUTH 84 DEGREES 52 MINUTES 00 SECONDS WEST, CROSSING THE EASTERLY SIDE OF SAID PUBLIC ROAD T-390, KNOWN AS WALNUT RUN ROAD 730.50 FEET TO A POINT ON THE TITLE LINE IN THE BED OF THE SAME; THENCE EXTENDING ALONG THE SAME NORTH 05 DEGREES 04 MINUTES 30 SECONDS WEST, 200.00 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TAX PARCEL NO. 60-5-96.4

PLANTIFF: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

VS

DEFENDANT: **JEFFREY E. HOOPES & TINA M. HOOPES A/K/A TINA HOOPES; UNITED STATES OF AMERICA**

SALE ADDRESS: 150 Walnut Run Road, Landenberg, PA 19350

PLANTIFF ATTORNEY: **RAS CITRON, LLC 855-225-6906**

SALE NO. 20-1-10

Writ of Execution No. 2019-06502

DEBT \$237,737.04

ALL THAT CERTAIN tract of land situate in West Nottingham Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan thereof prepared by Kenneth G. Crossan, Professional Land Surveyor, dated 05/26/1986, revised 07/28/1986 and recorded as Plan no. 6929 on the Office of the Recorder of Deeds of Chester County, as follows:

BEGINNING at a point near the center line of Red Pump Road, known as T-304, a corner of land now or late of Norman Wolgin and Sylvan M. Cohen; thence along said Red Pump Road, South 28 degrees 54 minutes 00 seconds East 186.58 feet to a point; a corner of Lot No. 2 on said plan; thence along the same South 53 degrees 25 minutes 41 seconds West 514.10 feet to a point in line of other lands of Rose Chase Eshleman; thence along the same North 42 degrees 54 minutes 15 seconds West 131.09 feet to a point in line of land of aforesaid Wolgin and Cohen; thence along the same North 32 degrees 44 minutes 22 seconds East 130.00 feet, North 43 degrees 53 minutes 36 seconds East 99.37 feet and North 54 degrees 45 minutes 39 seconds East 333.94 feet to the point and place of beginning.

BEING Lot No. 1 as shown on said Plan.

CONTAINING 2.215 acres of land more or less.

UNDER AND SUBJECT TO THE FOLLOWING DEED RESTRICTIONS

1. Any dwelling place on the premises shall be of a design that would provide not less than 1,500 square feet

of living area exclusive of basements, garages, root cellars and the like.

2. No mobile home or mobile home type dwelling whether brought in on wheels or on a trailer in separate parts, shall be placed on the premises for dwelling purposes.

Tax Parcel # 68-5-3.3

PLANTIFF: DITECH FINANCIAL LLC VS

DEFENDANT: **E. WILHELMINA CLAY A/K/A ETHEL WILHELMINA CLAY, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF WALLACE H. CLAY A/K/A WALLACE HENRY CLAY**

SALE ADDRESS: 164 Red Pump Road, Nottingham, a/k/a Nottingham Township, PA 19362

PLANTIFF ATTORNEY: **RAS CITRON, LLC 855-225-6906**

SALE NO. 20-4-224

Writ of Execution No. 2019-09761

DEBT \$195,535.99

Property situate in the EAST BRADFORD TOWNSHIP, CHESTER County, Pennsylvania

BLR # 51-5-936

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Joseph Oakes**

SALE ADDRESS: 131 Whispering Oaks Drive, West Chester, PA 19382-1825

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

SALE NO. 20-5-255

Writ of Execution No. 2019-10534

DEBT \$134,174.05

PREMISES "A"

ALL THAT CERTAIN message and tract of land with the buildings, improvements, hereditaments and appurtenances thereon erected, Situate in the Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

BEGINNING 91 feet from an iron pin in the middle of the State Road leading from Lionville to Downingtown (Route 113), this iron pin being a corner of property belonging to Claude A. Mabry; thence extending by land of the said W. Elroy Butterman, North 29 degrees 51 minutes West 172.9 feet to an iron pin; thence extending by land of the said W. Elroy Butterman, North 82 degrees 24 minutes East 92 feet to an iron pin; thence extending by land of the said W. Elroy Butterman, South 29 degrees 10 minutes East 147.1 feet to a point in the middle of the said state road aforesaid; thence extending along the middle of same the next two courses and distances, to wit: (1) South 47 degrees 27 minutes West

71.9 feet to an iron pin; (2) South 60 degrees 34 minutes West 19.1 feet to the place of beginning.

BEING Tax Parcel No.: 33-4-85.1 PREMISES "B"

ALSO ALL THAT CERTAIN parcel of ground situate in the Township, County and Commonwealth aforesaid, bounded and described as follows:

COMMENCING at a point on the title line in the bed of Pennsylvania Highway Route 113 (L.R. 270), a common corner of land of W. Elroy Butterman, et ux

and Claude A. Mabry; thence from said point of beginning along said common property line North 29 degrees 51 minutes West 151.89 feet to a point; thence by remaining land of W. Elroy Butterman, North 66 degrees 30 minutes 37 seconds East 91.56 feet to a point a corner of land of Harold E. Krauser, Jr., et ux; thence by said Krauser's land South 29 degrees 51 minutes East 172.90 feet to a point on the title line in the bed of Pennsylvania Highway Route 113 aforesaid; thence by said title line South 60 degrees 34 minutes West 91.00 feet to the first mentioned point and place of beginning.

BEING Tax Parcel No.: 33-4-85.4

BEING the same premises which Harold E. Krauser, Jr. and Carol M. Krauser, his wife, by Indenture bearing date 11/25/1977 and recorded 12/1/1977 in the Office of the Recorder of Deeds, in and for the County of CHESTER in Record Book C-52 page 488 etc., granted and conveyed unto HAROLD E. KRAUSER, JR. and CAROL M. KRAUSER, in fee.

TITLE TO SAID PREMISES IS VESTED IN MICHELLE GORDON AND ANDREW MARTIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM HAROLD E. KRAUSER, JR. AND CAROL M. KRAUSER, HUSBAND AND WIFE, DATED JULY 28, 2006 RECORDED AUGUST 16, 2006 IN BOOK NO.6927 PAGE 821

TO BE SOLD AS PROPERTY OF: MICHELLE GORDON AND ANDREW MARTIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

PLAINTIFF: Deutsche Bank National Trust Company

VS

DEFENDANT: **Andrew Martin & Michelle Gordon a/k/a Michelle E. Gordon**

SALE ADDRESS: 525 West Uwchlan Avenue, Downingtown, PA 19335

PLANTIFF ATTORNEY: **RAS CITRON, LLC 855-225-6906**

SALE NO. 20-6-299

Writ of Execution No. 2020-00463

DEBT \$91,366.79

ALL THAT CERTAIN lot or tract of land, composed of seven lots known and designated as Lot, 30, 31, 32, 33, 34, 35, and 36. Section "C" on a plan of lots known as "Pleasant View", West Coatesville Pennsylvania in Plan Book I Page 45 Situate in the Township of Valley. County of Chester, and Commonwealth of Pennsylvania, more particularly described and bounded as follows:

BEGINNING at a point at the Northeast comer of Lot #30 which point is 135 feet South from the Southwest comer of Kirby Street and Prospect Avenue; thence Westwardly along the Southside of a 15 foot wide alley 141 feet to the East side of a 15 foot wide alley known as Boundary Street; thence Southwardly along the East side of said 15 feet wide alley known as West Boundary Street a/k/a Birch Street 210 feet to a point at the N01thwest comer of Lot #37; thence Eastwardly along the line of said Lot #37 153.5 feet to a point at the West side of Prospect Avenue; thence Northwardly along the West side of Prospect Avenue 210 feet to the place of beginning.

BOUNDED on the North by a 15 foot wide alley; on the East by the West side of Prospect Avenue; on the South by Lot #37 and on the West by a 15 foot wide alley known as West Boundary Street.

CONTAINING 30, 922 square feet of

land, more or less.

BEING KNOWN AS: 11 PINE STREET COATESVILLE, PA 19320

PROPERTY ID: 3805F02110000

Tax Parcel No. 38-5F-211

TITLE TO SAID PREMISES IS VESTED IN STEVEN A. SHORT JR., AND LUCY SHORT, HIS WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM HORACE N. DIDAVIDE AND GLORIA JUNE DIDAVIDE, HIS WIFE, DATED 07/29/1988 RECORDED 08/04/1988 IN BOOK NO. 1237 PAGE 468

TO BE SOLD AS PROPERTY OF: STEVEN A. SHORT JR., AND LUCY SHORT, HIS WIFE, AS TENANTS BY THE ENTIRETIES

PLAINTIFF: Wilmington Trust National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-CL1, Asset Backed Certificates, Series 2005-CL1

VS

DEFENDANT: **Steven A. Short, Jr A/K/A Steven A. Short & Lucy Short A/K/A L. Short**

SALE ADDRESS: 11 Pine Street, Coatesville, PA 19320

PLANTIFF ATTORNEY: **RAS Citron LLC 855-225-6906**

SALE NO. 20-6-307

Writ of Execution No. 2019-01236

DEBT \$339,420.93

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a

Subdivision Plan of Marchwood West, Section II, made by Henry S. Conrey, Inc., dated 11/04/1969 and last revised 05/09/1970, as follows, to wit:

BEGINNING at a point on the Northerly side of Devon Drive (50 feet wide) said point being measured the three following courses and distances from a point of curve on the Easterly side of Noel Circle (50 feet wide): (1) leaving Noel circle on the arc of a circle curving to the left, with a radius 25 feet, the arc distance of 39.27 feet to a point of tangent on the Northerly side of Devon Drive (the remaining two courses and distances being measure along same); (2) South 79 degrees 43 minutes 9 seconds East, 78.02 feet to a point of curve; and (3) on the arc of a circle curving to the left with a radius of 475.94 feet, the arc distance of 17.03 feet to the place of beginning; thence extending from said beginning point along Lot No. 99, North 8 degrees 13 minutes 49 seconds East, 193.76 feet to a point in line of Lot No. 98; thence along Lot No. 98 North 71 degrees 59 minutes 35 seconds East, 47.08 feet to a point in line of Lot No. 143 in Section VI of "Marchwood"; thence along Lots Numbered 143, 142 and 141 in Section VI of "Marchwood", South 25 degrees 37 minutes 30 seconds East 222.35 feet to a point of curve on the Northerly side of Devon Drive; thence along same on the arc of a circle curving to the right with a radius of 475.94 feet, the arc distance of 169.66 feet to the first mentioned point and place of beginning.

BEING Lot No. 100 on said Plan.
UPI No. 33-5J-324

BEING the same premises which Michael Petlakh and Anna Vaynblat, husband and wife, by Deed dated 05/24/2002 and recorded 06/18/2002 in the Office of the Recorder of Deeds in and for the county of Chester in Record Book 5308, Page 110, granted and con-

veyed unto Anna Vaynblat.
BEING KNOWN AS: 383 DEVON DRIVE EXTON, PA 19341

PROPERTY ID: 33-05J-0324
TITLE TO SAID PREMISES IS VESTED IN JEFFREY R. LARISON BY DEED FROM ANNA VAYNBLAT, DATED 4/28/2017 RECORDED 5/4/2017 IN BOOK NO. 9535 PAGE 428

TO BE SOLD AS PROPERTY OF: JEFFREY R. LARISON

PLAINTIFF: Newrez LLC
VS

DEFENDANT: **Jeffrey R. Larison**
SALE ADDRESS: 383 Devon Drive, Exton, PA 19341

PLANTIFF ATTORNEY: **RAS Citron LLC 855-225-6906**

MEETING SPACE?

Looking for just the right meeting space? The Chester County Bar Association facilities are utilized on a regular basis for depositions, client meetings and seminars. We have rooms available for rental by the half-day or full day – a conference room, a board room and seminar rooms. We are located just one block from the Courthouse and convenient parking is available. For more information, visit us at www.chescobar.org. To reserve your room, please call 610-692-1889.

SAMPLE AD

Classified Ads for the Chester County Law Reporter ONLY \$.20 per space/character