



Chester County Law Reporter

(USPS 102-900)

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No. 17

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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

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Cody v. Cody*Divorce – Petition to enforce – Prenuptial agreement – Separation agreement – Duress*

1. Settlement agreements, whether pre-nuptial or post-nuptial, are contracts and thus governed by the same rules of law used in determining the validity of contracts.
2. Absent fraud, misrepresentation, or duress, parties are generally bound by the terms of their agreements.
3. Courts have rejected the assertion that economic disclosure cannot be waived because the party waiving disclosure does not know the extent of what is being waived.
4. Duress is defined as that degree of restraint or danger, either actually inflicted or threatened and impending, which is sufficient in severity or apprehension to overcome the mind of a person of ordinary firmness.
5. In the absence of threats of actual bodily harm, there can be no duress where the contracting party is free to consult with counsel.
6. Where spouses desire to settle and determine their respective property rights finally and for all time, their agreement should be construed as a postnuptial agreement, rather than as a separation agreement that is terminated by a subsequent reconciliation of the parties.
7. A separation agreement generally provides for a separation and for the spouse's support during that separation, and subsequent reconciliation and cohabitation presumably ends the deed of separation.
8. Whether the parties have abandoned their contract is a question of intent as determined from their statements, their conduct and all surrounding circumstances.
9. The parties to an agreement may always rescind or abandon it, and even where a written contract prohibits a non-written modification, it may be modified by subsequent oral agreement.
10. Plaintiff filed a petition to enforce prenuptial agreement and separation agreement, to strike certain counts of the counter-complaint in divorce, and for special relief. Defendant filed a petition to set aside premarital agreement and requesting declaratory judgment. Following a hearing on the matters, the Court *Held* that the prenuptial agreement was enforceable, the separation agreement was unenforceable, and all other relief was denied without prejudice to raise them before the Hearing Officer in equitable distribution.

P.McK.

C.C.P. Chester County, Civil Action – In Divorce, No. 2020-05402-DI; *Craig Cody v. Pamela Cody*

Craig Cody, pro se.

Marta S. Laynas for defendant.

Binder, J., March 17, 2021:-

CRAIGG CODY,	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	CHESTER COUNTY, PENNSYLVANIA
	:	
vs.	:	NO. 2020-05402-DI
	:	
PAMELA CODY,	:	
Defendant	:	IN DIVORCE

ORDER and MEMORANDUM

AND NOW, this 17th day of March, 2021, after a hearing on March 1, 2021 on (1) Plaintiff’s Petition to Enforce Prenuptial Agreement and Separation Agreement, to Strike Counts IV and V of the Counter-Complaint in Divorce and for Special Relief, filed December 7, 2020, and on (2) Defendant’s Petition to Set Aside Premarital Agreement Pursuant to 23 Pa.C.S.A. [sic] § 3106 and Requesting Declaratory Judgment Pursuant to 42 Pa.C.S.A. [sic] § 7533, filed January 28, 2021, it hereby **ORDERED**, as follows:

1. The Prenuptial Agreement between the parties made on November 21, 2018 is enforceable;
2. The Separation Agreement between the parties made on February 17, 2020 is unenforceable; and
3. All other requests for relief are denied without prejudice to each party’s right to raise them before the Hearing Officer in Equitable Distribution as appropriate.

BY THE COURT:

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

MEMORANDUM

I. Regarding the Prenuptial Agreement

The Prenuptial Agreement is enforceable. It is on its face a binding prenuptial agreement between Plaintiff/Husband and Defendant/Wife. It was signed by Defendant/Wife on November 15, 2018 and by Plaintiff/Husband on November 21, 2018. Defendant/Wife attacked the Prenuptial Agreement on two (2) grounds. Defendant/Wife argued first that “she was not provided a fair and reasonable disclosure of Husband’s property or financial obligations. Petition, 1/28/21, ¶ 10. Defendant/Wife argued second that “she did not execute the Agreement voluntarily.” Petition, 1/28/21, ¶18.

“Settlement agreements, whether pre-nuptial or post-nuptial, are contracts and thus governed by the same rules of law used in determining the validity of contracts.” Lewis v. Lewis, 234 A.3d 706, 714 (Pa.Super. 2020) (citing Adams v. Adams, 848 A.2d 991, 993 (Pa. Super. 2004) and Stackhouse v. Zaretsky, 900 A.2d 383, 386 (Pa. Super. 2006)). “Absent fraud, misrepresentation, or duress, parties are generally bound by the terms of their agreements.” Lewis, 234 A.3d at 714 (citing Adams, 848 A.2d at 993 and Simeone v. Simeone, 581 A.2d 162, 165 (Pa. 1990)). Here, Defendant/Wife failed to prove misrepresentation. The Prenuptial Agreement recites: “The parties have disclosed to their satisfaction all assets and liabilities that each may have and voluntarily and expressly waive any rights to further disclosure of property or financial obligations of each other beyond the disclosure that has already been provided.” Prenuptial Agreement, Exhibit P-3, ¶ H. Defendant/Wife argued that the express waiver language is inoperative in this case because there was no disclosure at all and thus there was the nonoccurrence of the condition precedent that there be at least some disclosure. The problem with that argument is it presumes that the provision requires disclosure when it requires only satisfaction. The provision allows that parties could be satisfied with a disclosure of nothing at all and thus it operates as a waiver the same when there is disclosure and when there is not disclosure. Upon that reading this court could presume that there was no disclosure and still this court was bound to find a legally operative waiver. Accord Lugg v. Lugg, 64 A.3d 1109, 1112 (Pa.Super. 2013) (“Similarly, we must reject the assertion that economic disclosure cannot be waived because the party waiving disclosure does not know the extent of what is being waived.”).

Second, Defendant/Wife failed to prove that her signing of the Prenuptial Agreement was involuntary. Duress is defined as “that degree of restraint or danger, either actually inflicted or threatened and impending, which is sufficient in severity or apprehension to overcome the mind of a person of ordinary firmness.” Lewis, 234 A.3d at 715 (quoting Carrier v. William Penn Broadcasting Co., 233 A.2d 519, 521 (Pa. 1967)). “Moreover, in the absence of threats of actual bodily harm there can be no duress where the contracting party is free to consult with counsel.” Id. The Supe-

rior Court has concluded that “[d]aily badgering and one and one-half hours of ‘pressure and negotiations’ does not rise to the level of coercion necessary to find duress.” Lugg v. Lugg, 64 A.3d 1109, 1113-1114 (Pa. Super. 2013).

Here, the credible evidence established the absence of threats of bodily harm. Here, Plaintiff/Husband testified that he presented the Prenuptial Agreement thirty (30) days in advance and Defendant/Wife testified that she had a few weeks to review the Prenuptial Agreement. This court could not find that Defendant/Wife signed the Prenuptial Agreement under duress.

II. Regarding the Separation Agreement

Preliminarily it should be noted that the Separation Agreement is not a separation agreement, strictly speaking. Where spouses desire to settle and determine their respective property rights finally and for all time, their agreement should be construed as a postnuptial agreement, rather than as a separation agreement that is terminated by a subsequent reconciliation of the parties. Vaccarello v. Vaccarello, 757 A.2d 909, 911 (Pa. 2000). See also Makowski v. Makowski, 62 A.2d 71, 73 (Pa. Super. 1948) (“A separation agreement generally provides for a separation and for the [spouse’s] support during that separation, and subsequent reconciliation and cohabitation presumably ends the deed of separation.”) (citing In re Henkel's Estate, 59 Pa. Super. 633 (1915)). Here, the Separation Agreement made on February 17, 2020 recites that it may be incorporated into a divorce decree and it addresses spousal maintenance, assets, debts, equitable distribution, rights of inheritance, and pensions, among other things. It is clear from the face of the document that the parties anticipated no further disposition of their rights. Moreover, the parties agreed that reconciliation alone would be insufficient to terminate the Separation Agreement. See Separation Agreement, Exhibit P-4, ¶ 23. Under these circumstances, the Separation Agreement is a postnuptial agreement and not a separation agreement discharged by the parties’ reconciliation.

However, this court has concluded that the Separation Agreement is nevertheless unenforceable. “Whether the parties have abandoned their contract is a question of intent as determined from their statements, their conduct and all surrounding circumstances.” Makowski v. Makowski, 62 A.2d 71, 73 (Pa. Super. 1948) (citing In re Ray's Estate, 156 A. 64 (Pa. 1931); Zlotziver v. Zlotziver, 49 A.2d 779 (Pa. 1946)). The parties to an agreement may always rescind or abandon it, and even where a written contract prohibits a non-written modification, it may be modified by subsequent oral agreement. Kirk v. Brentwood Manor Homes, Inc., 159 A.2d 48 (Pa. Super. 1960). Here, the court credited the testimony from Defendant/Wife that the parties reconciled and thereupon resolved to make their marriage work and that Plaintiff/Husband sent a text to inform Defendant/Wife that he has shredded the Separation Agreement and that it is destroyed. It was that unequivocal and unmistakable manifestation of intent to abandon the Separation Agreement that is the basis of this court’s ruling that the Separation Agreement is unenforceable.

Accordingly, for the reasons set forth above, this court will enter an order

[69 Ches. Co. Rep. **Cody v. Cody**

ruling on the enforceability of the Prenuptial Agreement and the Separation Agreement in anticipation of proceedings before the Hearing Officer in Equitable Distribution consistent with this court's rulings.

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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, MAY 5, 2021
Courtroom 7 at 9:00 A.M. PREVAILING TIME

THE HONORABLE JOHN L. HALL

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 THE ESTHER TEMPLIN TRUST
ESTABLISHED UNDER THE WILL OF: SHARON L. ROSENBERGER,
TRUSTEE

ATTORNEY(S):
JONATHAN MOORE PETERSON, ESQUIRE
JEAN WHITE E. JONES, ESQUIRE

ESTATE OF JOHN T. HALL SR, DECEASED **1518-2459**
A/K/A JACK T. HALL SR
FIRST ACCOUNTING
OF: STANLEY SCOTT, EXECUTOR

ATTORNEY(S):
MICHAEL JOSEPH HAWLEY, ESQUIRE

NOTICES

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CHANGE OF NAME NOTICE**IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION****LAW NO. 2021-01596-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Weihua Dai was filed in the above-named court and will be heard on Monday, June 7, 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: Friday, March 12, 2021
Name to be changed from: Weihua Dai to: Weihua Sonya Walters

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

Timothy Melvin, Esq., Attorney for the Petitioner
620 Lee Road Suite120
Wayne, Pennsylvania 19087

CHANGE OF NAME NOTICE**IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION****LAW NO. 2021-00969-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Carolyn Anne Fernandez was filed in the above-named court and will be heard on Monday, May 17, 2021 at 2:00 PM, in Courtroom 14 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, April 20, 2021
Name to be changed from: Carolyn Anne Fernandez

to: Carolyn Anne Fitch

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION****LAW NO. 2021-02284-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Brooke Elizabeth kadlec on behalf of minor child Erin Noel Collins was filed in the above-named court and will be heard on Monday, May 10, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, April 8, 2021
Name to be changed from: Erin Noel Collins to: Erin Noel kadlec

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania for **Gang Warily Inc.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Board of Directors of The Kolbe Fund, Inc., a PA nonprofit corporation, with a registered address at 321 W. Swedesford Rd., Exton, PA 19341, has approved a plan that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 5975 of the PA Nonprofit Corporation Law of 1988, as amended. Any person wishing to comment on this transaction may file written comments with the Commonwealth of PA Office of Atty. General, Charitable Trusts and Organizations Section, 1600 Arch St., Ste. 300, Phila., PA 19103. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Drive, P.O. Box 673, Exton, PA 19341-0673

DISSOLUTION NOTICE

NOTICE OF DISSOLUTION IS HEREBY GIVEN that Strogen & Associates, Inc. a PA corporation with its registered office at 443 Lantern Lane, Berwyn, 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). All persons having a claim against the corporation are required to present such claims in writing to Edward M. Strogen, 443 Lantern Lane, Berwyn, PA 19312.

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

ACKER, Cheryl A., late of West Brandywine Township. William O. Acker and Kerry S. Acker, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19832, Administrators. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19832, atty.

BEILER, Robin, a/k/a Robin L. Beiler, a/k/a Robin L. Hayden, late of West Nantmeal Township. Cynthia Beiler, 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.

CHEROSKY, Dolores Ann, late of Phoenixville Borough. Eileen T. Paschall, care of BERNARD J. McLAFFERTY, JR., Esquire, 807 Bethlehem Pike, Erdenheim, PA 19038, Executrix. BERNARD J. McLAFFERTY, JR., Esquire, McLafferty & Kroberger, P.C., 807 Bethlehem Pike, Erdenheim, PA 19038, atty.

DAVIS, JR., Edward Russell, a/k/a Edward R. Davis, late of East Pikeland Township. James M. Davis, care of ERIC F. WERT, Esquire, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, Executor.

ERIC F. WERT, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, atty.

DiFRANCESCO, Josephine T., late of New Garden Township. Anthony J. DiFrancesco, Jr., care of ALBERT R. RIVIEZZO, Esquire, P.O. Box 673, Exton, PA 19341, Executor. ALBERT R. RIVIEZZO, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

FAUNTLEROY, William Macfee, late of West Goshen. Joseph Dana Fauntleroy, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executor. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

FICARRO, Stacia A., a/k/a Stacia Ficarro, late of Tredyffrin Township. Joseph P. Ficarro, Jr., care of STEVEN B. GROSS, Esquire, 412 E. Street Rd., Feasterville, PA 19053, Administrator. STEVEN B. GROSS, Esquire, Spigler & Gross, LLP, 412 E. Street Rd., Feasterville, PA 19053, atty.

GLICKMAN, William Joseph, a/k/a William J. Glickman, late of East Vincent Township. Patrick J. Glickman, 145 Meadowland Dr., Collegeville, PA 19426 and Robert J. Glickman, 653 Garden Road, Glenside, PA 19038, Executors. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

GOWING, Nancy Louise, late of Tredyffrin Township. Susan G. Saiter, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

GRIPPI, Adina T., late of West Grove. Thomas J. Lechmanik, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

HALL, C. Nelson, late of Upper Oxford Township. Russell D. Hall, care of JEFFREY P. BRYMAN, Esquire, 213 E. State St., Kennett Square, PA 19348, AminTitle. JEFFREY P. BRYMAN, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E. State St., Kennett Square, PA 19348, atty.

JOHNSON, Faith C., late of Easttown Township. Robert G. Johnson, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews &

Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

KAUFFMAN, JR., Clifford Eugene, a/k/a Clifford E. Kauffman, late of Charlestown Township. Linda K. Appler, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

LAWRENCE, Richard, late of Warwick Township. Sharon Nettles, 199 Mountain Mary Road, Boyertown, PA 19512, Executrix. LEE F. MAUGER, Esquire, Mauger Law, LLC, 1800 E. High St., Suite 375, Pottstown, PA 19464, atty.

MACKIN, Joan E., late of Penn Township. R. Scott Mackin, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, McMichael, Heiney & Sebastian, LLC, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

McDONNELL, Patricia F., late of Uwchlan Township. Pamela Snow and Jeffrey McDonnell, 24 W. Upsal St., Philadelphia, PA 19119, Executors.

METZ, Gail A., late of Penn Township. Sandra T. Campbell, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

MOUNTZ, Jay R., late of Caln Township. Jennifer H Walker, 31 S. High Street, West Chester, PA 19382, Administratrix.

MULLIN, Catherine R., late of Willistown Township. Paul F. Mullin, 221 Atkins Avenue, Coatesville, PA 19320, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., 30 S. Valley Rd., Ste. 123-B, Paoli, PA 19301, atty.

ORNUM, Arleen Van, a/k/a Arleen Donna Van Ornum, late of Tredyffrin Township. Eric Ramras and Dawn Ramras, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Co-Executors. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

PIKE, Sybil H., a/k/a Sybil Hillman Pike, late of Pennsbury Township. Robert Kostecki, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, LLP, P.O. Box 384,

Kennett Square, PA 19348, atty.

PETAK, Victor S., a/k/a Victor Steven Petak, late of West Goshen Township. Steven V. Petak, care of JOHN F. McKENNA, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOHN F. McKENNA, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

RAPP, Grant LeRoy, late of Phoenixville. George W Rapp, 2967 W Philadelphia Ave, Oley, PA 19547, Executor.

REILLY, Patricia A., late of Tredyffrin Township. Kevin R. Markee, care of SUSAN E. PIETTE, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Executor. SUSAN E. PIETTE, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, atty.

REINERT, Ida E., late of Mendenhall. Norbert Reinert, 11 Woodchuck Lane, Mendenhall, PA 19357, Executor. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

SEGNER, Francis I., a/k/a Mike Segner, late of West Vincent Township. Thomas D. Bickel, 386 Baptist Church Road, Spring City, PA 19475, Executor. MICHAEL L. MAUGER, Esquire, Siana Law, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

SOLOWAY, David P., late of Pocopson Township. Howard Soloway, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Administrator. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

TIMONEY, Norita R., a/k/a Norita Rose Timoney, late of West Grove. Gregory P. Timoney, care of ALFRED RAUCH, III, Esquire, 1617 JFK Blvd., Suite 1575, Philadelphia, PA 19103, Executor. ALFRED RAUCH, III, Esquire, Black & Gerngross, P.C., 1617 JFK Blvd., Suite 1575, Philadelphia, PA 19103, atty.

TODD, Genevieve Catherine, late of West Chester. William Todd, 215 Oxford Road, West Chester, PA 19380, Executor.

ZIELINSKI, John H., late of Coatesville. Laura Sarmiento, 72 Emma Ct., Downingtown, PA 19335, Executrix.

2nd Publication

BAUMGARDNER, Michael Timothy, late of East Brandywine Township. Janine Mill, 76 Ann Ter-

race, Stratford, CT 06614, Administratrix. HEATHER L. TURNER, Esquire, 137 N. Narberth Ave., Narberth, PA 19072, atty.

BLAKE, Richard Jerome, late of Easttown Township. Pamela Blake Fischer, 9110 Hamilton Drive, Fairfax, VA 22031, Executrix.

CACCIUTTI, Joan R., late of Malvern Borough. Anthony F. Cacciutti, 101 Jodi Dr., Coatesville, PA 19320, Administrator. ELIZABETH B. PLACE, Esquire, Skarlatos Zonarich, 320 Market St., Ste. 600W, Harrisburg, PA 17101, atty.

COOPER, Paul L., late of Caln Township. Jessie Fisher, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

DIVITO, Jeffrey John, late of Caln Township. David Anthony DiVito, 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.

FINK, Joan D., late of West Pikeland Township. Douglas Fink, care of STEPHEN I. BAER, Esquire, 1288 Valley Forge Rd., Ste. 63, Phoenixville, PA 19460, Executor. STEPHEN I. BAER, Esquire, 1288 Valley Forge Rd., Ste. 63, Phoenixville, PA 19460, atty.

FRIDIRICI, Jean, late of East Goshen Township. Peter C. Fridirici, care of JON A. SWARTZ, Esquire, 7736 Main Street, Fogelsville, PA 18051, Administrator. JON A. SWARTZ, Esquire, 7736 Main Street, Fogelsville, PA 18051, atty.

HAUSER, William Paul, late of Pennsbury Township. Steven Louis Hauser, care of LISA COMBER HALL, Esquire, 27 S Darlington St., West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St., West Chester, PA 19382, atty.

HAUSER, Marilyn Jean, late of Pennsbury Township. Steven Louis Hauser, care of LISA COMBER HALL, Esquire, 27 S Darlington St., West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St., West Chester, PA 19382, atty.

HOLMES, Barbara Clegg, late of Pocopson Township. Lewis Leroy Thompson, 7250 Heather Road, Macungie, PA 18062, Personal Representative.

KIRK, James D., late of Westtown Township. Robert Kirk, James Kirk, Jr. and Kenneth Kirk, care

of WILLIAM MORROW, Esquire, 58 E. Penn St., Norristown, PA 19401, Executors. WILLIAM MORROW, Esquire, Morrow and Lefevre, LLC, 58 E. Penn St., Norristown, PA 19401, atty.

LONG, Jacqueline A., late of North Coventry Township. Stephanie Stamy, 3714 Harmonyville Road, Elverson, PA 19520, Executrix. KENNETH E. PICARDI, Esquire, Yergey.Daylor.Allebach.Schefey.Picardi, 1129 E. High St., Pottstown, PA 19464, atty.

MacLEAN, Dianne Carol, a/k/a Dianne Lashbrook MacLean, a/k/a Dianne Lashbrook, late of Caln Township. Joshua Grant Lashbrook, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

McGOWAN JR., Raymond A., late of Phoenixville. Barbara McGowan, 455 Valley Park Road, Phoenixville, PA 19460, Executrix.

MILLER, Rose C., late of West Grove. John P. Miller, 156 Blackburn Drive, Nottingham, PA 19362, Executor. PETER S. GORDON, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806, atty.

MOSSER, Gerald F., late of Phoenixville Borough. Barbara J. Rhoads, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

NAYLOR, Alison C., late of East Goshen Township. Thomas D. Fant, 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.

SELLERS, JR., Kenneth B., late of East Marlborough Township. Brian Hicks, P.O. Box 127, Unionville, PA 19375, and Michael Hicks, 470 Faggs Manor Road, Cochranville, PA 19330, Executors. GEORGE T. COOK, Esquire, Blakinger Thomas, PC, 28 Penn Square, P.O. Box 1889, Lancaster, PA 17608-1889, atty.

SIMMERS, Dorothy K., a/k/a Dorothy K. Bailey, late of Chester Springs. Robert M. Simmers, 8661 Stevens Road, Lindley, NY 14858, Executor.

CHARLES W. PROCTOR, III, Esquire, PLA Associates, PC, 1450 E. Boot Road, Building 400D, West Chester, PA 19380, atty.

TERRY, Robert Gene, late of Coatesville City. Wesley Terry and Meghan Terry, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

TODD, Victoria M., late of Chester County. Sarah B. Todd, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Executor. RYAN M. BORNSTEIN, Esquire, Harvey Ballard and Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

TRIMBLE, Jane F., late of Oxford. Leslie Carpenter, care of CLARE MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

3rd Publication

ABBS, Dorothy K., late of West Caln Township. John Abbs and James D. Abbs, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executors. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

BUNDY, Ramona Yvonne, a/k/a Ramona Y. Bundy, late of Oxford Township. Jeffrey K. Bundy and Kevin M. Bundy, care of CRAIG S. SHARNETZKA, Esquire, 135 North George Street, York, PA 17401, Co-Administrators. CRAIG S. SHARNETZKA, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401, atty.

COX, JR., David, a/k/a David G. Cox, Jr., late of West Goshen Township. Johnathan A. Cox, 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.

ELLIOTT, Harry J., late of West Goshen Township. Amy E. Darlington, 301 Laurel Moors Dr., Exton, PA 19341, Executrix. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

FLORIO, Robert A., a/k/a Bob Florio, late of Phoenixville. John L. Florio, 205 Vixen View, Phoenixville, PA 19460, Executor.

GAGEN, Joan M., late of Penn Township. Mark

R. Gagen, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

GRIFFITH, Arlene B., late of West Bradford Township. Ronald E. Savastio, 1406 Carriage Lane, West Chester, PA 19382, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

GUNTHER, Wolfgang Hans, late of Westtown Township. Rita G. McGrath and Bernard M. Gunther, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

KOEHLER, Mary A., late of Malvern Borough. Karen A. Koehler, 1394 Old Phoenixville Pike, West Chester, PA 19380, Executrix. JENNIFER FELD, Esquire, Colliton Elder Law Associates, PC, 190 E. Market St., Ste. 250, West Chester, PA 19382, atty.

LABRESCO, Joseph D., late of East Pikeland Township. Concetta L. Labresco, 1029 Snyder Ave., Phoenixville, PA 19460 Executrix. DAVID A. MEGAY, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

LICHTLEY, Caroline M., a/k/a Caroline Lichtley, late of North Coventry Township. Etta M. Reitnauer, 629 Constitution Ave., Stowe, PA 19464, Executrix. LEE F. MAUGER, Esquire, Mauger Law LLC, 1800 E. High St., Suite 375, Pottstown, PA 19464, atty.

MACHOWSKI, Thaddeus, late of West Chester. Thomas J Machowski, 14 Lamp Post Lane, Cherry Hill, NJ 0803, Executor.

MALAY, Barbara M., a/k/a Barbara Mae Malay, late of Tredyffrin Township. Pamela A. Malay Smith, care of KENNETH C. TAYLOR, Esquire, 125 Stratford Ave., Ste. 110, P.O. Box 812, Wayne, PA 19087, Administratrix. KENNETH C. TAYLOR, Esquire, Pierce, Caniglia & Taylor, 125 Stratford Ave., Ste. 110, P.O. Box 812, Wayne, PA 19087, atty.

QUIGLEY, Elizabeth Della, late of Tredyffrin Township. Florence S. Williams, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Executrix. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

SHOEMAKER, Jean K., late of West Chester. Abigail A. Scott, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382,

Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

SWARTCHICK, Stephen John, a/k/a Stephen J. Swartchick, late of Phoenixville Borough. Marian Preston, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

THOMAS, Marguerite J., a/k/a Marguerite Josephine Thomas, late of East Coventry Township. Terry L. Marsh, 20232 Valley Forge Circle, King of Prussia, PA 19406, Executrix. JOSEPH K. KOURY, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

VOSHELLE, Robert Jeffrey, late of West Whiteland Township. Melinda Aghajanian, care of DENISE D. NORDHEIMER, Esquire, 2001 Baynard Blvd, Wilmington, DE 19802, Executrix. DENISE D. NORDHEIMER, Esquire, Law Office of Denise D. Nordheimer, LLC, 2001 Baynard Blvd, Wilmington, DE 19802, 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

Cosmetic Ink by Christina, with its principal place of business at 3242 Krista Ln., Chester Springs, PA 19425. The application has been (or will be) filed on: Wednesday, March 24, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Christina DeCristo.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 09, 2021 for **123 equipment** at 218 Roneys Corner Road, Oxford, PA 19363. The name and address of each individual interested in the business is Dakota L. Aubry at 218 Roneys

Corner Road, Oxford, PA 19363. This was filed in accordance with 54 Pa.C.S. 311.

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 17, 2021 for **Pandowdee** at 570 Pine Swamp Rd. Elverson, PA 19520. The name and address of each individual interested in the business is Damon Booz at 570 Pine Swamp Rd. Elverson, PA 19520. This was filed in accordance with 54 Pa.C.S. 311.

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 **Heather’s Way**. Articles of Incorporation were filed on Tuesday, April 20, 2021

The purpose or purposes for which it was organized are: To help addicts, alcoholics, and their families to recover and lead productive, sober lives.

James Ruggiero, Esq., Solicitor
Ruggiero Law Offices
16 Industrial Blvd, #211
Paoli, PA 19301

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 **Greystone Elementary PTO**.

Articles of Incorporation were filed on Thursday, March 25, 2021

Duie Latta, Esq., Solicitor
Clarion Law
211 N Walnut St., 1st floor
West Chester, PA 19380

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following Chester County attorneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated March 17, 2021, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective April 16, 2021 for Compliance Groups 1 and 2.

- Hagner, William R. Jr.
- Malinoski, Lynn A.
- McEntee, Lisa Antoinette
- Brien, John Sebastian II
- Leary, Neil Joseph
- Paddick, Ryan Michael
- Reuther, Christine A.
- Segal, Lawrence Alan
- Simmons, Dennis

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the Supreme
Court of Pennsylvania

1st Publication of 3

ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE

Trust Estate of **SYBIL H. PIKE**, deceased, late of Pennsbury Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of **SYBIL H. PIKE** are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

- Robert Kostecki, Trustee
- c/o Larmore Scarlett LLP
- P. O. Box 384
- Kennett Square, PA 19348
- Attorney:
- Donald B. Lynn, Jr., Esquire
- Larmore Scarlett LLP
- P.O. Box 384
- Kennett Square, PA 19348

1st Publication of 3

NOTICE OF TRUSTEE

PEGGY A. PARKINS, Deceased
Late of East Coventry Township,
Chester County, Pennsylvania.
NOTICE is hereby given pursuant to Section 7755(c) of the Pennsylvania Uniform Trust Act that The Peggy A. Parkins Irrevocable Trust is in existence, that Peggy A. Parkins is deceased, and that Thomas N. Ottey, III is the Trustee. ALL persons indebted to the Trust or to the above named Decedent are requested to make payment, and those having claims or demands against the same will make them known without delay to: Mr.
Thomas N. Ottey, III
1120 Albright Avenue
Wyomissing, PA, 19610 or
Scott C. Painter, Esquire
Attorney for the Trustee,
Thomas N. Ottey, III
906 Penn Ave., P.O. Box 6269
Wyomissing, PA 19610

RW-406 (12/18)

Document Number - 11824405

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA

IN RE: CONDEMNATION BY THE	:	NO. 02508-RC	TERM, 2021
COMMONWEALTH OF	:		
PENNSYLVANIA, DEPARTMENT OF	:		
TRANSPORTATION, OF THE	:		
RIGHT-OF-WAY FOR STATE	:		
ROUTE 1005, SECTION PTC	:	EMINENT DOMAIN PROCEEDING	
IN THE TOWNSHIP OF TREDYFFRIN	:	IN REM	

NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on April 15, 2021 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on July 31, 2020 a plan entitled Drawings Authorizing Acquisition and Accepting Dedicaiton of Right-of-Way for State Route 1005 Section PTC R/W, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on October 29, 2020, in Highway Book 102 Page 10

The purpose of the condemnation is to acquire right-of-way for highway purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

RW-406 (12/18)

Page 2 of 2

Claim No.	Parcel No.	Name	Address
1500563000	42	Unknown Owner	Station 15+49.82 to 15+60.28 Right

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

s/Roger Joseph

Roger Joseph

District Right-of-Way Administrator
 Engineering District 6-0
 Pennsylvania Department of Transportation

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, May 20th, 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, June 21st, 2021.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

1st Publication

SALE NO. 21-5-48

Writ of Execution No. 2015-07171

DEBT \$8,517.09

ALL THAT CERTAIN Unit in the property known, names and identified in the Declaration Plan referred to below, as Westtown Mews Condominium, located at West Chester Pike, (PA Route 3) and Manley Road, Westtown Township, Chester County, Commonwealth of Pennsylvania.

Tax Parcel No. 67-2-249

PLAINTIFF: Westtown Township
VS

DEFENDANT: **Mabinty D. Kargbo & Noah Abass**

SALE ADDRESS: 1518 Manley Road Apt. B-2, Westtown Township, PA 19382

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

SALE NO. 21-5-50

Writ of Execution No. 2020-03617

DEBT \$304,692.97

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF “PICKERING KNOLL”, MADE BY HILTNER AND HITCHCOCK, REGISTERED SURVEYORS, DATED MAY 1926, AND RECORDED IN PLAN BOOK 1, PAGE 247.

TAX PARCEL # 15-18-9

IMPROVEMENTS thereon: Residential Dwelling & Lot

PLAINTIFF: U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

VS

DEFENDANT: **Marc F. Novia & Donna D. Novia**

SALE ADDRESS: 24 Anderson Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI 856-384-1515**

SALE NO. 21-5-51

Writ of Execution No. 2019-11650

DEBT \$270,811.21

ALL OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF WEST CALN, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 138 LILLY ROAD, HONEY BROOK, PA 19344. DEED BOOK VOLUME 8954, PAGE 993.

UPI # 28-01-0027.02C

PLAINTIFF: Northwest Bank, f/k/a Northwest Savings Bank

VS

DEFENDANT: **Eugene F. Hardy, Jr. & Mary S. Hardy**

SALE ADDRESS: 138 Lilly Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **KRISTINE M. ANTHOU 412-281-7650**

SALE NO. 21-5-52

Writ of Execution No. 2017-01543

DEBT \$56,691.49

ALL THAT CERTAIN lot or parcel of land situated in the Township of Franklin, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated October 10, 2000 and recorded in the Office of the Chester County Recorder of Deeds on October 11, 2000, in Deed Book Volume 4833 at Page 1715.

Tax Parcel No. 72-5-34.1

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust

VS

DEFENDANT: **Rudy D. Arnold**

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

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

SALE NO. 21-5-53

Writ of Execution No. 2015-01858

DEBT \$169,243.45

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

All that certain lot or piece of ground with the buildings and improvements thereon erected situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania and described according to a plan & survey made by Earl R. Ewing, Inc. of Phoenixville, PA dated 9/25/1972 and last revised 1/8/1973 as follows, to wit:

Beginning at a point on the centerline of Schuylkill Road at a corner of land conveyed to Robert D. Gallow and Patricia J. Gallow, which said point is also 100 feet measured North 13 degrees 40 minutes West along the said centerline of Schuylkill Road from a corner of land now of formerly of Clarence R. Dillinger, Sr.; thence extending from the said point of beginning along the centerline of said Schuylkill Road North 13 degrees 40 minutes West 135.31 feet to a point; thence extending along lands now or formerly of John G. Catron, et al. North 49 degrees 21 minutes East 301.38 feet to an iron pin; thence extending along said lands of Robert D.

Gallow and Patricia J. Gallow the three following courses and distances, viz: (1) South 47 degrees 05 minutes 23 seconds East 97.50 feet (2) South 13 degrees 15 minutes East 193.02 feet and (3) South 76 degrees 45 minutes West 320.99 feet to the first mentioned point and place of beginning.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA J. GALLOW WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM RALPH R. SMITH AND PATRICIA J. GALLOW, DATED OCTOBER 1, 1995, RECORDED DECEMBER 27, 1995, AT BOOK 3977, PAGE 2092, CHESTER COUNTY, PENNSYLVANIA RECORDS.

BEING UPI NUMBER 26-01-0069

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **Patricia J. Gallow, Jr. & Patricia J. Gallow, Sr.**

SALE ADDRESS: 687 Schuylkill Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MANLEY DEAS KOCHALSKI LLC 614-220-5611**

SALE NO. 21-5-54

Writ of Execution No. 2019-07842

DEBT \$265,121.86

Owner(s) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania

UPI # 47-5-504

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank Trust, National Association as Trustee of the Tiki Series III Trust

VS

DEFENDANT: **Thomas A. Madonna, Jr. & Suzanne J. Madonna**

SALE ADDRESS: 101 South Inverness Way, East Fallowfield, PA 19320

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

SALE NO. 21-5-55

Writ of Execution No. 2020-00182

DEBT \$75,977.57

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF WEST CALN, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN OF PROPERTY CONVEYED TO FURMAN GYGER, DATED JUNE OF 1970, AND RECORDED IN THE RECORDER OF DEEDS OFFICE AT WEST CHESTER, PA IN PLAN BOOK 35 PAGE 49, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE TITLE LINE IN THE BED OF TELEGRAPH ROAD (T-435) NOW OPENED 33 FEET WIDE, PROPOSED 50 FEET WIDE, CORNER OF LOT #2 ON SAID PLAN; THENCE LEAVING THE SAID ROAD AND BEING LOT NO. 2 NORTH 20 DEGREES 06 MINUTES 30 SECONDS WEST 4007.69 FEET TO A POINT IN THE LINE OF LANDS NOW OWNED OR LATE OF GRAY BROS., THENCE ALONG SAME NORTH 77 DEGREES 19 MINUTES EAST 124.03 FEET TO A POINT, A CORNER OF LOT #4, ON SAID PLAN; THENCE ALONG SAID LOT SOUTH 21 DEGREES 19 MINUTES EAST 407.62 FEET TO A POINT IN THE TITLE LINE IN THE BED OF TELEGRAPH ROAD; THENCE ALONG THE SAME

SOUTH 76 DEGREES 46 MINUTES WEST 132.56 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 1.190 ACRES OF LAND (BE THE SAME MORE OR LESS)

BEING LOT 3 ON SAID PLAN.

BEING THE SAME PREMISES WHICH HARRY E. KEEN AND MILDRED L. KEEN, HUSBAND AND WIFE, BY DEED DATED SEPTEMBER 28, 1999, AND RECORDED IN CHESTER COUNTY, IN DEED BOOK 3236, PAGE 458, CONVEYED UNTO MATTHEW M. ESTES AND KIMBERLY D. ESTES, HIS WIFE.

BEING UPI # 28-2-58.9

PLAINTIFF: Coatesville Savings Bank VS

DEFENDANT: **Matthew M. Estes & Kimberly D. Estes**

SALE ADDRESS: 1091 Telegraph Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ANTHONY R. DISTASIO 610-374-7320**

SALE NO. 21-5-56

Writ of Execution No. 2016-11742

DEBT \$2,635,430.92

ALL THAT CERTAIN lot or parcel of ground situate in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Calnshire West made by Edward B. Walsh & Associates, Inc., dated June 28, 2000, last revised August 22, 2002 and recorded in the Chester County Recorder of Deeds as Plan No. 16751.

Premises "A": BEING Lot 40 on said Plan, 147 Durham Drive, West Caln

Township

BEING UPI No. 28-5-276

Premises "B": BEING Lot 62 on said Plan, 116 Cornwall Place, West Caln Township

BEING UPI No. 28-5-298

Premises "C": BEING Lot 64 on said Plan, 120 Cornwall Place, West Caln Township

BEING UPI No. 28-5-300

Premises "D": BEING Lot 81 on said Plan, 115 Cornwall Place, West Caln Township BEING UPI No. 28-5-316

Premises "E": BEING Lot 82 on said Plan, 113 Cornwall Place, West Caln Township

BEING UPI No. 28-5-317

Premises "F": BEING Lot 83 on said Plan, 111 Cornwall Place, West Caln Township

BEING UPI No. 28-5-318

Premises "G": BEING Lot 84 on said Plan, 102 Chantry Lane, West Caln Township

BEING UPI No. 28-5-319

Premises "H": BEING Lot 85 on said Plan, 104 Chantry Lane, West Caln Township

BEING UPI No. 28-5-320

Premises "I": BEING Lot 86 on said Plan, 106 Chantry Lane, West Caln Township

BEING UPI No. 28-5-321

Premises "J": BEING Lot 87 on said Plan, 101 Chantry Lane, West Caln Township

BEING UPI No. 28-5-332

Premises "K": BEING Lot 88 on said Plan, 107 Cornwall Place, West Caln Township

BEING UPI No. 28-5-333

Premises "L": BEING Lot 90 on said Plan, 103 Cornwall Place, West Caln Township

BEING UPI No. 28-5-335

Premises "M": BEING Lot 91 on said Plan, 101 Cornwall Place, West Caln Township

BEING UPI No. 28-5-336

Premises "N": BEING Lot 92 on said Plan, 153 Cornwall Place, West Caln Township

BEING UPI No. 28-5-337

Premises "O": BEING Lot 93 on said Plan, 151 Cornwall Place, West Caln Township

BEING UPI No. 28-5-338

Premises "P": BEING Lot 111 on said Plan, 130 Durham Drive, West Caln Township

BEING UPI No. 28-5-253

Premises "Q": BEING Lot 112 on said Plan, 108 Chantry Lane, West Caln Township

BEING UPI No. 28-5-322

Premises "R": BEING Lot 113 on said Plan, 110 Chantry Lane, West Caln Township

BEING UPI No. 28-5-323

Premises "S": BEING Lot 114 on said Plan, 112 Chantry Lane, West Caln Township

BEING UPI No. 28-5-324

Premises "T": BEING Lot 115 on said Plan, 114 Chantry Lane, West Caln Township

BEING UPI No. 28-5-325

Premises "U": BEING Lot 116 on said Plan, 115 Chantry Lane, West Caln Township

BEING UPI No. 28-5-326

Premises "V": BEING Lot 117 on said

Plan, 117 Chantry Lane, West Caln Township

BEING UPI No. 28-5-327

Premises "W": BEING Lot 118 on said Plan, 111 Chantry Lane, West Caln Township

BEING UPI No. 28-5-328

Premises "X": BEING Lot 119 on said Plan, 109 Chantry Lane, West Caln Township

BEING UPI No. 28-5-329

Premises "Y": BEING Lot 120 on said Plan, 107 Chantry Lane, West Caln Township

BEING UPI No. 28-5-330

Premises "Z": BEING Lot 121 on said Plan, 105 Chantry Lane, West Caln Township

BEING UPI No. 28-5-331

BEING part of the same premises which Stephen E. Cushman and Donald L. Marshman, by Deed dated 6/16/2003 and recorded 10/20/2003 in Chester County in Record Book 5944 page 298, conveyed unto Calnshire Estates, LLC, in fee.

PLAINTIFF: Prudential Savings Bank
VS

DEFENDANT: **Calnshire Estates, LLC**

SALE ADDRESS: 147 Durham Drive, West Caln Township, PA 19320 Lot 40; 116 Cornwall Place, West Caln Township, PA 19320 Lot 62; 120 Cornwall Place, West Caln Township, PA 19320 Lot 64; 115 Cornwall Place, West Caln Township, PA 19320 Lot 81; 113 Cornwall Place, West Caln Township, PA 19320 Lot 82; 111 Cornwall Place, West Caln Township, PA 19320 Lot 83; 102 Chantry Lane, West Caln Township, PA 19320 Lot 84; 104 Chantry Lane, West Caln Township, PA 19320 Lot 85; 106

Chantry Lane, West Caln Township, PA 19320 Lot 86; 101 Chantry Lane, West Caln Township, PA 19320 Lot 87; 107 Cornwall Place, West Caln Township, PA 19320 Lot 88; 103 Cornwall Place, West Caln Township, PA 19320 Lot 90; 101 Cornwall Place, West Caln Township, PA 19320 Lot 91; 153 Cornwall Place, West Caln Township, PA 19320 Lot 92; 151 Cornwall Place, West Caln Township, PA 19320 Lot 93; 130 Durham Drive, West Caln Township, PA 19320 Lot 111; 108 Chantry Lane, West Caln Township, PA 19320 Lot 112; 110 Chantry Lane, West Caln Township, PA 19320 Lot 113; 112 Chantry Lane, West Caln Township, PA 19320 Lot 114; 114 Chantry Lane, West Caln Township, PA 19320 Lot 115; 115 Chantry Lane, West Caln Township, PA 19320 Lot 116; 113 Chantry Lane, West Caln Township, PA 19320 Lot 117; 111 Chantry Lane, West Caln Township, PA 19320 Lot 118; 109 Chantry Lane, West Caln Township, PA 19320 Lot 119; 107 Chantry Lane, West Caln Township, PA 19320 Lot 120; 105 Chantry Lane, West Caln Township, PA 19320 Lot 121

**PLAINTIFF ATTORNEY: OBER-
MAYER REBMANN MAXWELL &
HIPPEL LLP 215-665-3000**

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.

REAL ESTATE ASSOCIATE:

Blakinger Thomas, PC is a well-established general practice law firm in Lancaster. We are seeking a full time PA Bar admitted attorney who focuses on real estate law, has 3+ years of experience and an excellent academic record. Applicant should possess strong oral and written communication, analytical and organizational skills, commitment to client service, and have the knowledge and ability to counsel clients on various real estate and land use matters. Interested candidates should send a cover letter and resume to Hiring Partner, Blakinger Thomas, PC, 28 Penn Square, PO Box 1889, Lancaster, PA 17608-1889, or to hiring@blakingerthomas.com. EEO/AA Employer.

SAMPLE AD

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

Established Chester County atty with busy probate & estate planning practice in Downingtown area & extensive client list interested in discussing some type of affiliation with a high-quality law firm. Interested firms must have excellent reputation & robust estate administration/planning depts. Great poss. satellite office location w/ unlimited free parking in booming part of county. Send confidential inquiries to chescopalawyer@gmail.com. All contacts strictly confidential.

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WANTED**

Busy Chester County solo law firm has immediate need for an experienced paralegal/legal assistant. Proficiency with estates and wills a must, notary is helpful. Hours and pay are negotiable, but candidate must be willing to work in office at least 3-4 days a week. Must have excellent references. Send resume to barry@barryrabinlaw.com.

**CONSULTANT**

(Family Business Succession Planning & Transition Solutions)

[North Group Consultants](http://NorthGroupConsultants.com), Lititz, PA, is seeking a full-time lead Consultant to serve in our Family Business Succession Planning and Transition Solutions. Visit northgroupconsultants.com/jobs/#/jobs/180.