



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 69

WEST CHESTER, PENNSYLVANIA, OCTOBER 14, 2021

No. 41

TABLE OF CONTENTS

69 CHESTER COUNTY REPORTS

Commonwealth v. Lopez

Expungement of summary offense 298 (2021)

Classified Ads. 18

Meeting Space - *West Chester*
Associate Attorney
Estates/Trusts Attorney

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*

Commonwealth v. Lopez

Expungement of summary offense

1. The statute dealing with limited access to criminal history records provides criminal history record information may be expunged when an individual who is the subject of the information petitions the court for the expungement of a summary offense and has been free of arrest or prosecution for five years following the conviction for that offense. The statute does not require the five-year period be the five years immediately following the summary conviction in question.
2. The trial court has discretion in determining whether to expunge a qualifying record.
3. The intended remedial impact of the expungement statute with respect to low-level offenses reveals obvious practical humanitarian objectives.
4. Petitioner was convicted of summary harassment/course of conduct with no legitimate purpose in 2009. Thereafter, she had two she had two misdemeanors or convictions, one in 2009 and one in 2010, causing the Commonwealth to oppose the petition to expunge the summary conviction. Petitioner sought expungement because she averred that she has been caused to suffer embarrassment and irreparable harm and loss of job opportunities. Consideration of the Petitioner's age, criminal record, the twelve years between the original arrest and the petition to expunge, that adverse consequences were holding the Petitioner back, particularly in the employment arena, and the remedial impact of the expungement statute, persuaded this Court to grant the petition to expunge.

R.E.M.

C.C.P. Chester County, Pennsylvania, No. MD-1125-2021; Commonwealth of Pennsylvania v. Katherine Lopez

Monica Szyszkiewicz for the Commonwealth
Megan Kim Reinprecht for Petitioner
Tunnell, J., August 31, 2021:-

Commonwealth v. Lopez

298 (2021)]

COMMONWEALTH OF PENNSYLVANIA : IN THE COURT OF COMMON PLEAS
 V. : CHESTER COUNTY, PENNSYLVANIA
 KATHERINE LOPEZ : CRIMINAL ACTION
 : NO. MD-1125-2021

ORDER FOR EXPUNGEMENT

Katherine Lopez comes before the court seeking expungement of a summary of offense. She was convicted of harassment/course of conduct with no legitimate purpose on July 29, 2009, some thirteen (13) years ago. Her sentence has been paid which included fines, costs and restitution and she seeks expungement because she avers that she has been caused to suffer embarrassment and irreparable harm and loss of job opportunities. Legally she argues that expungement is proper under 18 Pa. C.S. §9122 because she had been free of arrests and convictions for a period of five (5) years following this conviction.

The Commonwealth objected to the Petition for Expungement because during this period she had two (2) misdemeanor convictions, one in 2009 and one in 2010.

Defendant Lopez relies on *Commonwealth v. Giulian*, 636 Pa. 207, 141 A.3d 1262 (2016). The rules in the statute dealing with limited access to criminal history records provide:

- (b) Generally. – Criminal history record information may be expunged when:
 - (3)(i) An individual who is the subject of the information petitions the court for the expungement of a summary offense and has been free of arrest or prosecution for five years following the conviction for that offense.
 - (ii) Expungement under this paragraph shall only be permitted for a conviction of a summary offense.

18 Pa. C.S. §9122(b)(3).

Defendant states that she has indeed been “free of arrest or prosecution for five (5) years following the conviction.” The Commonwealth on the other hand asserts that she has not remained free of arrests or prosecution for the five (5) year period

[69 Ches. Co. Rep. **Commonwealth v. Lopez**

immediately following her conviction because of the dates of the arrest and two subsequent misdemeanor convictions.

A similar problem arose in *Giulian*. The defendant argued that the legislature's use of the phrase "has been free of arrest" supports her interpretation that the statute does not refer to any particular five-year period, and a period can occur recently. The contrary argument, *Giulian* maintains, really means "was not free of arrest or prosecution" *Giulian* 111 A.3d at 204 (emphasis added).

The statute appears to be ambiguous.

Additionally, there is permissive language in §9122(b) providing that a criminal record history "may" be expunged. This clearly vests discretion in the court to expunge a qualifying record. *Giulian* 141 A.3d at 1267.

This court follows, as it must, the *Giulian* decision. The Commonwealth asserts that a conviction for a summary offense no matter how old can never be expunged if there is another conviction within five (5) years of that first offense. The defendant must remain arrest-free for "the" five years "immediately following" the original. This defendant argues, as per *Giulian*, that the statute does not refer to any particular five-year period. The period is simply after the conviction for the subject offense.

After consideration of the Wexler factors (Wexler, 431 A.2d 879) in deciding whether to expunge a criminal record, while the Commonwealth had a strong case for conviction, its reasoning for opposing expungement seems to be shaken in light of *Giulian*. The Petitioner's age and criminal record do not appear to be factors militating against this court's exercise of its discretion and the time between the original arrest and the Petition to Expunge is twelve (12) years. Adverse consequences are holding the Defendant back, particularly in the employment arena. Finally, it must be recalled that the intended remedial impact of the expungement statute with respect to low-level offenses reveals obvious practical humanitarian objectives. They lead this court to grant the Petition.

BY THE COURT:

Dated: August 31, 2021

/s/ Mark L. Tunnell J.

TABLE OF CONTENTS
LEGAL NOTICES

Change of Name Notice 2

Corporation Notice 2

Estate Notices **1st Publication** 2

Estate Notices **2nd Publication** 3

Estate Notices **3rd Publication** 5

Fictitious Name 7

Advertisement of Existance of Trust Notice **3rd Publication of 3** 7

Public Notice **3rd Publication of 4** 8

Public Notice **3rd Publication of 4** 9

Sheriff Sale of Real Estate **3rd Publication of 3** 10

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. 2021-07669-NC

NOTICE IS HEREBY GIVEN that the name change petition of Vivian A. Campbell was filed in the above-named court and will be heard on Monday, December 13, 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, September 30, 2021

Name to be changed from: Vivian A. Campbell to: Vivian Anita Mearns Notaro

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Monday, September 20, 2021 for **Go Fox Adventures Inc.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Organize and sell outdoor adventure packages.

CORPORATION NOTICE

NOTICE is hereby given that the Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania

at Hanisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: **Main Line Land and Property Acquisition, LLC** and the Certificate of Organization was filed on: September 3, 2021.

The purpose or purposes for which it was organized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

CORPORATION NOTICE

NOTICE is hereby given that the Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: **Goshen Leisure Condominium Assoc., LLC** and the Certificate of Organization was filed on: July 17, 2021.

The purpose or purposes for which it was organized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

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

BOOHAR, Mildred, late of Valley Township. David A. Boohar, care of ASHLEY A. GLICK, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. ASHLEY A. GLICK, Esquire, Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

BRUNO, Vincintine Jeanne, a/k/a V. Jeanne Bruno, late of West Goshen Township. Victoria J. Alvarez, 1201 Fox Glove Lane, West Chester, PA 19380, Executor. CHRISTINA B. ROBERTS, Esquire, Breslin Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

CONNORS, Cornelius Russell, a/k/a C. Russell Connors, late of Atglen Borough. Carol A. Connors-McCall, 18 Jefferson Avenue, Stratford, NJ 08084, Executor. LUCY F. DOWD, Esquire, Lucy Dowd Law LLC, 342 N. Queen Street Rear, Lancaster, PA 17603, atty.

DODD, James, late of Upper Uwchlan Township. Brian Dodd, 127 Krauser Lane, Downingtown, PA 19335, Executor. MICHAELANGELO DIPPOLITO, Esquire, Peoples Law Firm, LLC, 712 Kimber-ton Road, Chester Springs, PA 19425, atty.

GUINDON SMITH, Doris S., late of Parker Ford. Cheryl Ngo, 1334 Oyster Point Drive, Sugar Land, TX 77478 & Lynda Booth, 4041 Waterford Road, Amissville, VA 20106, Executrices.

HARVEY, Christopher William, late of Berwyn. Sharon Federovich Harvey, 304 Lenape Dr., Berwyn, PA 19312, Administratrix.

JACQUES, Nancy L., late of Franklin Township. Susan Jacques-Pierson, 434 Church Hill Rd., Landenberg, PA 19350, Administratrix D.B.N.C.T.A. JENNIFER M. MERX, Esquire, Skarlatos Zonarich LLC, 320 Market St., Ste. 600W, Harrisburg, PA 17101, atty.

LEHMAN, Norma Reid, a/k/a Norma R. Lehman, late of West Chester. Pamela D. Lehman, care of JULIEANNE E. STEINBACHER, Esquire, 413 Washington Boulevard, Williamsport, PA 17701, Executor. JULIEANNE E. STEINBACHER, Esquire, Steinbacher, Goodall & Yurchak, 413 Washington Boulevard, Williamsport, PA 17701, atty.

MUSCARELLA, James F., late of West Chester. E. Barry Smith & Donna M. Smith, care of DENNIS WOODY, Esquire, 110 West Front Street, Media, PA 19063, Co-Executors. DENNIS WOODY, Esquire, 110 West Front Street, Media, PA 19063, atty.

NEULIN, Dennis L., late of Caln Township. Suzanne Tyrell, care of MICHAEL F. CORRIERE, Esquire, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217, Executor. MICHAEL F. CORRIERE, Esquire, Corriere and Andres, LLC, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217, atty.

RISH, Rita M., late of Phoenixville Borough. Kellee T. Travis, 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.

STOUCH, Warren W., a/k/a Warren William Stouch, late of Tredyffrin Township. Karen M. Sharp, 904 Weatherstone Dr., Paoli, PA 19301, Executrix.

SUTTON, Susan K., late of West Goshen Township. Myrwood B. Sutton, 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.

THOMAS, Ryan, late of Tredyffrin Township. Harry F. Zerman, 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.

THOMPSON, Nancy Diane, a/k/a N. Diane Thompson, late of Kennett Township. Christine D. Diubaldo, 507 Erickson Ave., Hockessin, DE 19707, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

WOODWARD, Theodore R., late of East Marlborough Township. Timothy F. Rayne, care of STEPHEN M. PORTER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. STEPHEN M. PORTER, Esquire, MacElree Harvey, LTD, 17 W. Miner St., West Chester, PA 19382, atty.

2nd Publication

ALBRECHT, Cathryn R., late of East Bradford Township. Kurt W. Albrecht, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

BAKKER, Lynne F., late of East Pikeland Township. Eric Bakker, 551 Coldstream Dr., Berwyn, PA 19312, Executor. GREGORY A. BARONI, Esquire, 13 E. Central Ave., First Floor, Paoli, PA 19301, atty.

DOWNES, Janis M., late of New Garden Township. Deborah Sears, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

DRAGER, Richard, late of West Whiteland Township. Colin Drager, 2181 Davis Drive, Media, PA 19063, Executor.

DRAPER, James M., late of Tredyffrin Township. Sandi A. Draper, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

DYER, Robert, a/k/a Robert Dyer, Sr., late of Schuylkill Township. Daniel R. Dyer, care of STEPHEN I. BAER, Esquire, 1288 Valley Forge Rd., Suite 63, Phoenixville, PA 19460, Executor. STEPHEN I. BAER, Esquire, Baer Romain & Ginty, LLP, 1288 Valley Forge Rd., Suite 63, Phoenixville, PA 19460, atty.

ELDON, Margaret, a/k/a Margaret Duplicki, late of Downingtown. Bradley Duplicki, 102 Stephen Dr., Downingtown, PA 19335, Executor.

GIAMBOY, Rae M., a/k/a Rae Marion Giamboy, late of West Brandywine Township. Lynn Anne Devone, 228 Creeks Bend Dr., Downingtown, PA 19335, Executrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464, atty.

GRAMAS, Lillian, a/k/a Lillian M. Gramas, late of East Pikeland Township. Joseph S. Gramas, 448 Loop Rd., Pottstown, PA 19464, Executor. RICHARD D. LINDERMAN, Esquire, O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464, atty.

GREENE, JR., Joseph E., late of Tredyffrin Township. Anita Greene, care of DOUGLAS E. COOK, Esquire, P.O. Box 397, Drexel Hill, PA 19026, Executrix. DOUGLAS E. COOK, Esquire, P.O. Box 397, Drexel Hill, PA 19026, atty.

GULMANTOVICZ, Nancy J., late of West Chester. Timothy J Bryan, 137 E Marshall St., West Chester, PA 19380, Administrator.

HENRY, Leon R., late of Penn Township. Beverly Henry, 110 Rose View Dr., West Grove, PA 19390, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law P.C., 65 S. Third St., Oxford, PA 19363, atty.

HILTEBEITEL, May Elizabeth, a/k/a May E. Hildebeitel, late of E. Caln Township. Mary Anne Feeley, 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.

KEELEY, Helen Jane, a/k/a Helen J. Keeley, late

of London Britain Township. Lora A. Keeley, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, PC, 300 W. State St., Ste. 300, Media, PA 19063, atty.

LEBER, Anastasia, late of Phoenixville Borough. Douglas L. Kaune, 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.

LEGG, Brenda Gayle, late of Highland Township. Roger E. Legg, 100 Five Points Rd., Coatesville, PA 19320, Administrator. ROGER E. LEGG, Esquire, 100 Five Points Road, Coatesville, PA 19320, atty.

LEVINE, Manfred, late of Tredyffrin Township. Richard Marc Levine, 411 Heartwood Rd., Cherry Hill, NJ 08003, Executor. KENNETH E. MARTIN, Esquire, Gadsden Schneider & Woodward, LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087, atty.

LYNCH, Catherine E., late of Tredyffrin Township. Mark Lynch, care of JOHN J. McANENEY, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Administrator. JOHN J. McANENEY, Esquire, Timoney Knox LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

MIXON, Emily F., late of Downingtown. Donald L. Mixon, 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.

O'BRIEN, Suzanne A., late of Upper Providence Township. Charles Abell, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, Executor. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, atty.

PASSANTE, Doris E., late of Pennsbury Township. Lisa M. Passante, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PENNINGTON, Martha Elizabeth, late of East Fallowfield Township. Kevin I. Pennington & Steven D. Pennington, 520 Buck Run Road, Coatesville, PA 19320, Administrators.

PIPER, Donna Jean, late of Tredyffrin Township. Edward E. Piper, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

PITT, JR., Joseph E., late of Upper Uwchlan Township. Nancy Snyder, care of JAMES B. GRIFFIN-FIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. JAMES B. GRIFFIN, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

SCOTT, Geoffrey C., a/k/a Geoffrey Colon Scott, late of Charlestown Township. Jane Merritt, 1405 Golf Drive, Gilbertsville, PA 19525, Executor. ROBERT B. ROTH, Esquire, The Roth Law Firm, 123 North 5th Street, Allentown, PA 18102, atty.

SERRA, Joseph, late of Coatesville. Brian Lewis, 15 Mary Bell Road, Audubon, PA 19403, Executor.

SULLIVAN, Judith Marie, a/k/a Judith M Coleman, Judith M Nester, late of East Pikeland. Sean Sullivan, 14 Crestview Rd., Phoenixville, PA 19460, Administrator.

THOMPSON, Patricia Eunice Clark, late of West Chester Borough. Vida M. Whitfield, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administratrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

TRAUTMAN, Thomas E., late of East Marlborough Township. Michael E. 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.

VERPLANCK, Eva Low, late of Kennett Township. Anne A. Verplanck, 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.

WOODWARD, SR., Larry Arnold, a/k/a Larry A. Woodward, Sr., Larry Woodward, late of East Bradford Township. Larry Arnold Woodward, III, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, #100, Paoli, PA 19301, Administrator C.T.A. WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, #100, Paoli, PA 19301, atty.

3rd Publication

ANGENY, IV, John D., late of West Caln Township. John D. Angeny, V, care of DENISE M. AN-

TONELLI, 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.

BAGROSKY, Constance J., late of Lower Oxford Township. Michelle H. Mendenhall, care of VINCENT CAROSELLA, Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

BEIDEMAN, David A., late of Upper Uwchlan Township. Vivian L. Beideman, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

BOATWRIGHT-VINCENT, Alice M., a/k/a Alice Boatwright, late of Penn Township. Jacquelyn S. Boatwright and Brooks O. Boatwright, Jr., care of TRISHA W. HALL, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executors. TRISHA W. HALL, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

BUCKWALTER, John Henry, a/k/a John Buckwalter, John H. Buckwalter, late of East Pikeland Township. Willa Fern Buckwalter, 23 Galicia Drive, Phoenixville, PA 19460, Executor. ROBERT C. GERHARD, III, Esquire, Gerhard & Gerhard, P.C., 815 Greenwood Ave, Ste. 8, Jenkintown, PA 19046, atty.

DAVIES, Donald V., late of Pennsbury Township. Donald B. Lynn, Jr., 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.

DUKEMAN, William M., late of West Chester. Rebecca A. Baillie, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executrix. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelau, LLP, 218 West Front Street, Media, PA 19063, atty.

GEARY, Henry J., a/k/a Henry Joseph Geary, late of West Caln Township. John J. Geary, care of ASHLEY A. GLICK, Esquire, 131 W. Main Street, New Holland, PA 17557, West Caln Township. ASHLEY A. GLICK, Esquire, Kling & Deibler, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

GREEN, Nancy F., late of Sadsbury Township. Dennis H. Green, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

HARVELL, Michael D., a/k/a Michael David Harvell, late of Charlestown Township. Lisa J. Tull, 146 Jeffords Ct., Phoenixville, PA 19460, Executrix. JOSEPH K. KOURY, Esquire, O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464, atty.

KEPLER, W. Ronald, a/k/a William Ronald Kepler, late of Lower Oxford Township. Hope H. Kepler, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

LATINI, Joan, a/k/a Joan Margaret Latini, late of East Pikeland Township. Anthony J. Antonini, III, 2413 Stoneybrook Ln., Drexel Hill, PA 19026 and Jeffrey A. Antonini, 3711 Honey Locust Dr., Phoenixville, PA 19460, Executors. EDWARD N. FLAIL, JR., Esquire, 10 Harrow Circle, Wayne, PA 19087, atty.

LYNAM, Helen Murray, late of Penn Township. Gregg Murray Lynam and Marilyn K. Jewett, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MAURER, Stephen B., late of Kennett Township. Frances R. Stier, 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.

MITRANI, Henriette, late of Kennett Township. Richard Thon, 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.

PASCHALL, Edwin H., late of East Marlborough Township. Cheryl Eastburn Wyatt and Denise Bannon, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

PENNINGTON, Martha Elizabeth I, late of East Fallowfield Township. Steven D. Pennington & Kevin J. Pennington, 520 Buck Run Road, Coatesville, PA 19320, Administrators.

PIELA, Ella M., late of Westtown Township. Martin Piela, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

RONEY, James Scott, late of Kennett Square Borough. Barbara C. Roney, 520 W. Linden St., Kennett Square, PA 19348, Executrix.

ROSS, Marvin A., late of Caln Township. Mitchell G. Crane, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

SINEATH, Blanche H., late of West Goshen Township. Cynthia Ray, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

STATHIS, Panagiota N., late of West Goshen Township. Peter N. Stathis, 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.

TARR, III, Paul C., late of Penn Township. Paul C. Tarr, IV, 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.

WADDELL, Kenneth W., late of Spring City Borough. David L. Waddell, 218 S. Pleasantview Road, Pottstown, PA 19464, Executor. MARK RYAN, Esquire, 618 Swede Street, Norristown, PA 19401, atty.

WILLIAMS, Walter E., a/k/a Walter Edward Williams, late of Tredyffrin Township. Devon Williams, care of MAURICE D. LEE, III, Esquire, 1500 Market St., 38th Fl. West, Philadelphia, PA 19102, Executor. MAURICE D. LEE, III, Esquire, Saul Ewing Arnstein & Lehr LLP, 1500 Market St., 38th Fl. West, Philadelphia, PA 19102, atty.

ZULESKI, Sophie E., late of East Goshen Township. Renee Francisco, 305 Box Elder Dr., West Chester, PA 19380, Executrix. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

Premier Suites by Champions, with its principal place of business at 240 Smallwood Ct., West Chester, PA 19380. The application has been (or will be) filed on: Tuesday, September 21, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Champions Premier Suites LLC.

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 August 02, 2021 for Gauri's Stitchery at 17 Accord Drive Malvern, PA 19355. The name and address of each individual interested in the business is Neelabmari Gadgil at 17 Accord Drive Malvern, PA 19355. This was filed in accordance with 54 PaC.S. 311.417

3rd Publication of 3**ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE**

Trust Estate of PAUL C. TARR, III, deceased, late of Penn Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of PAUL C. TARR, III are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Paul C. Tarr, IV and Stephanie L. Snyders, Trustees
c/o Larmore Scarlett LLP
P. O. Box 384
Kennett Square, PA 19348
L. Peter Temple, Esquire
Larmore Scarlett LLP
P. O. Box 384
Kennett Square, PA 19348

**UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

**PUBLIC NOTICE FOR REAPPOINTMENT OF
AN INCUMBENT MAGISTRATE JUDGE**

The current term of office of United States Magistrate Judge Marilyn Heffley at Philadelphia, Pennsylvania is due to expire on April 20, 2022. The United States District Court is required by law to establish a panel of citizens to consider the reappointment of the Magistrate Judge to a new eight-year term.

The duties of a Magistrate Judge in this court include the following: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants.

Comments from members of the bar and the public are invited as to whether the incumbent magistrate judge should be recommended by the panel for reappointment by the court and should be directed to:

Kate Barkman, Clerk of Court
2609 United States Courthouse
601 Market Street
Philadelphia, PA 19106

***ATTN: Human Resources Department
Magistrate Judge Reappointment***

Comments must be received by October 29, 2021.

Juan R. Sánchez
Chief Judge

Dated: September 15, 2021

**UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

**PUBLIC NOTICE FOR REAPPOINTMENT OF
AN INCUMBENT MAGISTRATE JUDGE**

The current term of office of United States Magistrate Judge Richard A. Lloret at Philadelphia, Pennsylvania is due to expire on May 4, 2022. The United States District Court is required by law to establish a panel of citizens to consider the reappointment of the Magistrate Judge to a new eight-year term.

The duties of a Magistrate Judge in this court include the following: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants.

Comments from members of the bar and the public are invited as to whether the incumbent magistrate judge should be recommended by the panel for reappointment by the court and should be directed to:

Kate Barkman, Clerk of Court
2609 United States Courthouse
601 Market Street
Philadelphia, PA 19106

***ATTN: Human Resources Department
Magistrate Judge Reappointment***

Comments must be received by October 29, 2021.

Juan R. Sánchez
Chief Judge

Dated: September 15, 2021

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

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

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

FREDDA L. MADDOX, SHERIFF

3rd Publication

SALE NO. 21-10-107

Writ of Execution No. 2015-07822

DEBT \$45,196.73

ALL THAT CERTAIN lot or piece of ground, SITUATE in Franklin Township, Chester County, Pennsylvania, bounded and described according to a final subdivision plan for Thompson Estates, made by Brandywine Valley Engineers, Inc. dated 4/28/1995, last revised 1/17/1996 and recorded in the Recorder of Deeds Office

Chester County as Plan No. 13534 as follows, to wit:

BEGINNING at an iron pin to be set (Typical) on the southerly side of Thompson Circle, a common corner of Lots 16 and 17 on said Plan, thence extending along Thompson Circle the four following courses and distances (1) North 52 degrees 06 minutes 19 seconds East 50.76 feet to a point of curve (2) in the arc of a circle curving to the right having a radius of 175.000 feet the arc distance of 97.02 feet to a point of tangent (3) North 83 degrees 52 minutes 13 seconds East 6.79 feet to a point of curve and (4) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of tangent on the West-erly side of Forrest Gump Road, thence extending along same, South 06 degrees 07 minutes 47 seconds, East 334.55 feet to a point, thence extending South 82 degrees 51 minutes 02 seconds West 89.50 feet to a point a corner of Lot 16 thence extending along said Lot, North 20 degrees 14 minutes 30 seconds West 317.81 feet to the first mentioned point and place of beginning.

CONTAINING 45,704 square feet of 1.049 acres more or less.

BEING Lot 17 on said Plan.

BEING part of the same premises which Thomas C. Thompson and Edith D. Thompson, his wife by Deed dated 8/22/1996 and recorded in Chester County, in Record Book 4075 page 1615 conveyed unto Thompson Estate Homes, Inc., a Pennsylvania Corporation, its successors and/or assigns.

Tax Parcel 72-2-61.17

PLAINTIFF: Wright Restoration Services, Inc.

VS

DEFENDANT: **Al Cruciano & Mary Jane Cruciano**

SALE ADDRESS: 139 Thompson Circle, Landenberg, PA 19350

**PLAINTIFF ATTORNEY: LAMB
McERLANE PC 610-430-8000**

SALE NO. 21-10-108

Writ of Execution No. 2021-02896

DEBT \$467,293.60

All that certain lot or piece of ground situate in West Goshen Township, County of Chester, Commonwealth of Pennsylvania bounded and described according to a Plan of Manor. No. 2 survey for Howard Shoemaker, by Thomas G. Colesworthy, County Surveyor, in May 1953, as follows, to wit.

Beginning at a point in the southwest side of Howard Avenue (40 feet wide) at the distance of 120, south 01 degree 22 minutes east, from a point of intersection of the southwest corner of Howard Road and Howard Avenue, which said last mentioned point is 893.01 feet south 72 degrees 52 minutes 20 seconds west along southeast side of Howard Road from the southwest side of Greenhill Avenue; thence form the last mentioned point of beginning along the southwest side of Howard Avenue, south 01 22 minutes east 120 feet to a point a corner of Lot 11; thence leaving the said Howard Avenue along Lot 11 south 88 degrees 38 minutes west 100 feet to a point in land now or late of Walter J. Few; thence along the same north 01 degree 22 minutes west 120 feet to a point a corner of Lot 12; thence along Lot 12; the first mentioned point and place of beginning.

BEING KNOWN AS LOT 10 ON PLAN OF GREEN HILL MANOR 2

BEING the same premises which ROBERT ALAN LANE, JR. & MELODY LANE, by Deed dated June 18, 1999, and recorded July 19, 1999, in Book 4601, Page 1154, granted and conveyed unto SCOTT ALLEN & PATRICIA ALLEN, HIS WIFE, in fee.

AND BEING the same premises which SCOTT ALLEN & PATRICIA ALLEN, by Deed dated February 15, 2011, and recorded February 25, 2011, as Document ID: 11082461 in Book 8130, Page 1452, granted and conveyed unto ZACHARY A. PICKARD in fee.

Subject to any restrictions, easements and/or adverbs that pertain to this property.

BEING UPI # 52-3E-16

PLAINTIFF: Truist Bank

VS

DEFENDANT: **Zachery A. Pickard**

SALE ADDRESS: 119 Howard Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **JOSHUA D. BRADLEY 410-727-6600**

SALE NO. 21-10-110

Writ of Execution No. 2017-01639

DEBT \$1,770.20

ALL THAT CERTAIN lot of land on which is located the west house of a block of two frame dwelling houses designated as No. 630 Belmont Street situate in the Fourth Ward of the City of Coatesville, Chester County, Pennsylvania.

Tax Parcel No.: 16-6-484

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Hugh L. Simmons**

SALE ADDRESS: 630 Belmont Street, Coatesville, PA 19320

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

SALE NO. 21-10-111

Writ of Execution No. 2018-09752
DEBT \$1,504.90

ALL THAT CERTAIN tract of land known as 246 Fleetwood Street, situate in the City of Coatesville County of Chester and State of Pennsylvania.

Tax Parcel No.: 16-5-51.4

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Douglas R. Ricketts**

SALE ADDRESS: 246 Fleetwood Street, Coatesville, PA 19320

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

SALE NO. 21-10-112

Writ of Execution No. 2017-01637
DEBT \$1,795.51

ALL THAT CERTAIN LOT OR PIECE OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE IN THE CITY OF COATESVILLE, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA.

TAX PARCEL NO.: 16-6-590

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Hugh Simmins**

SALE ADDRESS: 764 E. Lincoln Highway, Coatesville, PA 19320

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

SALE NO. 21-10-113

Writ of Execution No. 2017-00334
DEBT \$3,695.36

ALL THAT CERTAIN lot or tract of land SITUATE in the First Ward of the City of Coatesville, County of Chester, State of Pennsylvania.

EXPECTING AND RESERVED THEREOUT AND THEREFROM:

ALL THAT CERTAIN tract of land, together with the improvements thereon erected SITUATE in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO.: 16-9-322.2 & 16-9-322.3

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Jerry F. Mullin & Mary K. Mullin**

SALE ADDRESS: 338 & 340 Lemon Street, Coatesville, PA 19320

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

SALE NO. 21-10-115

Writ of Execution No. 2012-06098
DEBT \$30,156.75

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements, thereon erected, hereditaments and appurtenances, Situate in Tredyffrin Township, Chester County, Pennsylvania.

Tax Parcel No.: 43-9L-1

PLAINTIFF: Tredyffrin/Easttown School District

VS

DEFENDANT: **Lita M. Alston, Administratrix of the Estate of Lottie Alston**

SALE ADDRESS: 38 Summit Avenue,
Tredyffrin Township, PA 19301

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

SALE NO. 21-10-116

Writ of Execution No. 2019-05987

DEBT \$3,378.54

ALL THAT CERTAIN lot or piece of
ground, hereditaments and appurte-
nances, Situate in the Township of East
Whiteland, County of Chester and Sate
of Pennsylvania.

Tax Parcel No.: 42-3M-82

PLAINTIFF: Great Valley School Dis-
trict

VS

DEFENDANT: **Mary Pat Wright**

SALE ADDRESS: 80 Rickmar Lane, E.
Whiteland Township, PA 19355

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

SALE NO. 21-10-119

Writ of Execution No. 2021-00359

DEBT \$366,816.46

ALL THAT CERTAIN lot or piece of
ground situate in the Township of Upper
Uwchlan, Chester County, Common-
wealth of Pennsylvania, as shown on a
plan of "the reserve at eagle", made by
Eastern States Engineering, Inc., dated
November 19, 1999, last revised Sep-
tember 21, 2001 and recorded in Plan
15948, bounded and described as fol-
lows, to wit:

BEGINNING at a point on the north-
westerly side of Prescott Drive (50 feet
wide) a corner lot 32 on said plan: thence
extending along the northwesterly side

of Prescott Drive south 24 degrees 40
minutes 00 seconds west 4.98 feet to
a point of curve; thence still along the
same on the arc of a circle curving to
the right having a radius of 175.00 feet
the arc distance of 135.41 feet to a point
of tangent; thence still along the same
south 69 degrees 00 minutes west 7.77
feet to a point; thence extending along
lot 30 on said plan north 21 degrees
(00 minutes west 125.00 feet to a point
thence extending along open space on
said plan north 48 degrees 03 minutes
09 seconds east 49.55 feet to a point;
thence extending along lot 32 aforemen-
tioned south 65 degrees 20 minutes 00
seconds east 125.00 feet to a point and
place of beginning.

UPI NO.: 32-3-456

IMPROVEMENTS thereon: consist of
a single family residence

PLAINTIFF: ESSA Bank & Trust

VS

DEFENDANT: **Timothy P. Schwarz
& Theresa R. Schwarz & the United
States of America**

SALE ADDRESS: 217 Prescott Drive,
Chester Springs, PA 19425

PLAINTIFF ATTORNEY: **JACK M.
SEITZ, ESQ. 610-530-2700**

SALE NO. 21-10-120

Writ of Execution No. 2020-01729

DEBT \$251,375.60

ALL THAT CERTAIN tract of land,
situate in the Township of West Caln,
County of Chester and Commonwealth
of Pennsylvania, bounded and described
according to a survey made October 10,
1959, by C. Timothy Slack, P.E., as fol-
lows:

BEGINNING at a railroad spike in the
centerline of Kings Highway said point
being a corner of remaining land of the

Grantors and a corner of land belonging to Cletus Miller; thence along the center line of said Kings Highway and along remaining land of the Grantors, South 64° 15' East, one hundred ten feet to a railroad spike and a corner of remaining land of the Grantors; thence continuing along said Kings Highway and said remaining land of the Grantors; South 61° 8' 30" East, one hundred twenty-five feet to a railroad spike and a corner of remaining land of the Grantors; thence leaving said Kings Highway and along remaining land of the Grantors the two following courses and distances, to-wit: (1) South 18° 51' 30" West, 200 feet to an iron pipe; thence (2) North 57° 45' 30" West, one hundred eighty-three and one-tenth feet to an iron pipe; and a corner of remaining land of the Grantors and in line of land belonging to Cletus Miller, thence along the Miller land, North 3° 8' 30" East, 200 feet to the place of beginning,

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Geoffrey E. Freeman and Corie Sue Freeman, be Deed dated August 22, 2007, and recorded on August 31, 2007, by the Chester County Recorder of Deeds in Book 7254, at Page 459, granted and conveyed unto Geoffrey E. Freeman, an Individual.

UPI NO. 28-5-140.1

PLAINTIFF: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage

Pass-Through Certificates, Series 2007-BC4

VS

DEFENDANT: **Geoffrey E. Freeman**

SALE ADDRESS: 1046 West Kings Highway, Coatesville, PA 19320

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

SALE NO. 21-10-121

Writ of Execution No. 2020-06936

DEBT \$67,059.88

PROPERTY SITUATE IN TOWNSHIP OF WEST BRADFORD

TAX ID NO.: 50-02P-0046

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, N.A., FKA the Bank of New York Trust Company, N.A., as Trustee for GMACM Home Equity Loan Trust 2006-HE5

VS

DEFENDANT: **Nicole M. Gray & Sean P. Gray**

SALE ADDRESS: 1322 Broadview West, Downingtown, PA 19335

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

SALE NO. 21-10-122

Writ of Execution No. 2018-00284

DEBT \$94,043.43

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF SPRING CITY, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA.

Tax Parcel No.: 14-1-7

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1

VS

DEFENDANT: **Kari Newman**

SALE ADDRESS: 411 Ridge Avenue, Spring City, PA 19475

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE & ASSOCIATES, LLC 215-886-8790**

SALE NO. 21-10-123

Writ of Execution No. 2020-08924

DEBT \$735,092.56

ALL THAT CERTAIN tract of lot or piece of land, with the buildings and improvements thereon erected, situate in the Township of West Vincent, County of Chester and Commonwealth of Pennsylvania, bounded and described in accordance with the Hoffman Estate Subdivision Plan be E.R. Felty, Inc., S.L.P., Wernersville, PA, dated December 29, 1993, and recorded as Plan No. 12471, as follows, to-wit;

BEGINNING at a point on the Northwesterly ultimate right-of-way line of Chester Springs Road (T-463) which point marks a common corner of this premises and Lot No. 2; thence extending from said beginning point along the said Northwesterly ultimate right-of-way line of Chester Springs Road (T-463) South 37 degrees 15 minutes 24 seconds West, crossing over a fifteen inch CMP easement and crossing over the bed of a proposed driveway, 279.00 feet to a point, a corner of this premises and land now or late of Anne Ashton Ewing; thence extending partly along the same the next two following courses and distances, viz: (1) North 30 degrees 40 minutes 13 seconds West 629.93 feet to a point, a corner and (2) North 20 degrees 45 minutes 43 seconds East 20.00 feet to a point, a corner of this premises and Lot No. 3; thence extending partly along the same North 67 degrees 12 minutes 21 seconds East 216.40 feet to a point, a corner of this premises and Lot No. 2 aforesaid; thence extending along the same the next four following courses and distances, viz: (1) South 30 degrees 40 minutes 13 seconds East, crossing and re-crossing over silt (filter) fence barriers, 199.42 feet to a point, an angle, (2) South 14 degrees 41 minutes 40 seconds East 101.87 feet to a point, an angle, (3) South 37 degrees 16 minutes

12 seconds East 100.00 feet to a point, an angle and (4) South 52 degrees 44 minutes 36 seconds East 120.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 3.144 acres of land, be the same, more or less.

BEING LOT NO.1 on the above mentioned Plan.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Daniel K. Stoudt Builders, Inc., by Deed dated April 30, 1999, and recorded on May 14, 1999, by the Chester County Recorder of Deeds in Book 4563, at Page 1264, granted and conveyed unto Ronald A. Brostrom and Ann M. Brostrom, as Tenants by the Entireties.

Tax Parcel No.: 25-10-3.1

PLAINTIFF: CSMC 2018-SP2 Trust

VS

DEFENDANT: **Ann M. Brostrom & Ronald A. Brostrom**

SALE ADDRESS: 2655 South Chester Springs Road, Chester Springs, PA 19425

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

SALE NO. 21-10-125

Writ of Execution No. 2020-07387

DEBT \$164,386.83

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF EAST NOTTINGHAM, CHESTER COUNTY, PENNSYLVANIA.

Being Parcel Number: 690601700400

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Deutsche Bank National

Trust Company, as Trustee, for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R11

VS

DEFENDANT: **James Lafferty Jr.**

SALE ADDRESS: 114 Graves Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 855-225-6906**

SALE NO. 21-10-126

Writ of Execution No. 2021-02056

DEBT \$287,658.04

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

All that certain lot or piece of ground, situate in the Township of New Garden, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Auburn Hills, prepared by Hillcrest Associates, Inc., dated 4-25-2002, last revised 11-26-2002 and recorded in Chester County as Plan No. 16614, as follows, to wit:

Beginning at a point on the Southerly side of Cezanne Court Cul de sac, a corner of Lot No. 28 as shown on plan; thence from said point of beginning along the said side of Cezanne Court on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 47.79 feet to a corner of Lot No. 33; thence along Lot No. 33 and also Lot No. 32 the 2 following courses and distances: (1) South 09 degrees 26 minutes 31 seconds West, through the bed

of Sage Way (50 feet wide private right of way), 221.43 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 47.82 feet to a corner of Lot No. 30; thence along Lot No. 30 the following 3 courses and distances: (1) North 53 degrees 35 minutes 09 seconds West, crossing a drainage easement, 151.56 feet; (2) North 85 degrees 09 minutes 51 seconds West, 126.83 feet; (3) North 32 degrees 07 minutes 53 seconds West, 41.02 feet to a point in line of Lot No. 28; thence along Lot No. 28 the 2 following courses and distances: (1) North 52 degrees 07 minutes 30 seconds East, 264.07 feet; (2) South 82 degrees 58 minutes 05 seconds East, 74.43 feet to the first mentioned point and place of beginning.

Being Lot No. 29 as shown on said plan.

Together with and subject to the use of Sage Way (a common 50 feet wide private right of way) as shown on said plan. The 50 feet wide private right of way to be used and maintained by Lots No. 29, 30, 31 and 32 and to be used for public pedestrian access. New Garden Township shall have to right to access for maintenance vehicles and equipment.

BEING THE SAME PROPERTY CONVEYED TO APRIL D. CUSTER WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM KATHRYN D. PEOPLES, DATED MARCH 5, 2014, RECORDED MARCH 6, 2014, AT DOCUMENT ID 11334490, AND RECORDED IN BOOK 8894, PAGE 58, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 60-5-15.22

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **April Custer, AKA**

April D. Custer

SALE ADDRESS: 101 Sage Way,
Landenberg, PA 19350

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

SALE NO. 21-10-127**Writ of Execution No. 2019-09720****DEBT \$598,277.16**

ALL THAT CERTAIN tract or piece of land with the two story stone dwelling barn, stone dwelling sheds and other improvements erected thereon, situate on the South side of St. Peters Road, LR 15130, and being Lot No. 3 of the Littlebrook Subdivision Phase II, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a Survey by Andrew F. Kent, Professional Land Surveyor, designated 77-07-81, as follows, to-wit;

BEGINNING at a point in St. Peters Road, LR 1513, a corner of Lot No. 4; thence leaving said road and along Lot No. 4 the two following courses and distances: (1) South 12 degrees 30 minutes 02 seconds West 720.98 feet to an iron pin; (2) South 53 degrees 35 minutes 02 seconds West 580.00 feet more or less to a point in the center line of Pigeon Creek; thence in said center line the two following courses and distances: (1) South 70 degrees 40 minutes 50 seconds East, 155.75 feet to a point; (2) South 39 degrees 50 minutes 24 seconds East 71.41 feet to a point in the center line of said creek in line of lands of Daniel F. DeCaro and Shirley J. DeCaro, his wife, (it is the intention of the conveyance to convey to the center line of Pigeon Creek); thence along lands of Daniel F. DeCaro the three following courses and distances: (1) South 53 degrees 35 min-

utes 02 seconds West, 450.67 feet more or less to an iron pin; (2) North 24 degrees 51 minutes West, 251.62 feet to an iron pin; (3) North 68 degrees 32 minutes West 239.25 feet to an iron pin, a corner of lands of Roger H. Davidheiser and Maryanne B. Davidheiser, his wife; thence along lands of the same, North 23 degrees 25 minutes East, crossing Pigeon Creek, 732.26 feet to an iron pin, a corner of Lot No. 1; thence along Lot No. 1, North 77 degrees 14 minutes 04 seconds East, 136.68 feet to an iron pin, a corner of Lot No. 2 the two following courses and distances: (1) South 82 degrees 35 minutes East 200.32 feet to an iron pin; (2) North 4 degrees East, 468.00 feet to a spike in St. Peters Road; thence in St. Peters Road the two following courses and distances: (1) South 82 degrees 35 minutes East 212.12 feet to a spike; (2) North 73 degrees 34 minutes 02 seconds East 145.00 feet to a spike, the place of beginning.

CONTAINING 14.9 acres.

BEING THE SAME PREMISES AS Stephen B. Wilchek and Diane G. Wilchek, by Deed dated March 26, 1993, and recorded on April 6, 1993, by the Chester County Recorder of Deeds in Book 3535, at Page 268, as Instrument No. 023891, granted and conveyed unto Allan S. Rink and Susan V. Rink, as Tenants by the Entireties.

Tax Parcel No.: 17-06-0057

PLAINTIFF: CIM REO 2021-NR1
LLC VS

DEFENDANT: **Allan S. Rink & Susan
V. Rink**

SALE ADDRESS: 1320 Saint Peters
Road, Pottstown, PA 19465

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

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

ESTATES/TRUSTS ATTORNEY

Estates/Trusts Attorney sought for growing, collegial Main Line firm. Send resume with cover letter and salary requirements, in confidence to responses10@gmail.com

ASSOCIATE ATTORNEY

LaMonaca Law is seeking associate attorneys to join our expanding main line law firm. Required: minimum of 2 years family law experience, transportation, career oriented, ability to multi-task in a fast paced environment. Send resume and salary requirements to Kristy@LaMonacaLaw.com.