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Chester County Law Reporter

(USPS 102-900)

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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

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van der Veen v. Schwartz

False light – Defamation – Actual malice – Preliminary objections – Demurrer –
Impertinent and scandalous matter

1. Preliminary objections in the nature of a demurrer test the legal sufficiency of the complaint.
2. A demurrer admits all well-pleaded facts and all inferences fairly deducible therefrom, but not conclusions of law, unjustified inferences, opinions or argumentative allegations.
3. The standard of review for preliminary objections in the nature of a demurrer is limited to whether, on the facts averred, the law says with certainty that no recovery is possible.
4. Where a doubt exists as to whether a demurrer should be sustained, this doubt should be resolved in favor of overruling it.
5. A cause of action for publicity placing a person in a false light, which is one type of invasion of privacy, is recognized in Pennsylvania and follows the Restatement (Second) of Torts, Section 652E.
6. One who gives publicity to a matter concerning another that places the other before the public in a false light is subject to liability to the other for invasion of his privacy, if the false light in which the other was placed would be highly offensive to a reasonable person, and the actor had knowledge of or acted in reckless disregard as to the falsity of the publicized matter and the false light in which the other would be placed.
7. Unlike the law of defamation, the tort of false light offers redress not merely for the publication of matters that are provably false, but also for those that, although true, are selectively publicized in a manner creating a false impression.
8. To constitute a tortious invasion of privacy, an act (publication) must cause mental suffering, shame or humiliation to a person of ordinary sensibilities.
9. In many cases, the publicity given to the plaintiff is defamatory, so he will have an action for libel or slander in addition to the action for false light.
10. It is not necessary for invasion of privacy that the plaintiff be defamed. It is enough that he is given unreasonable and highly objectionable publicity that attributes to him characteristics, conduct or beliefs that are false so that he is placed before the public in a false position. In other words, even if the matter attributed to the plaintiff is not defamatory the law affords this remedy, not available in an action for defamation.
11. A plaintiff establishes a defamation claim by proving (a) the defamatory character of the communication, (b) publication of the communication by the defendant, (c) application to the plaintiff, (d) the recipient's understanding of its defamatory meaning, (e) the understanding by the recipient of it as intended to be applied to the plaintiff, (f) special harm resulting to the plaintiff from the publication, and (g) the defendant lacked a conditional privilege to make the statement.

12. It is the function of the court to determine in the first instance whether the challenged publication is capable of defamatory meaning.
13. If the court determines that the challenged publication is not capable of defamatory meaning, there is no basis for the matter to proceed to trial. If the court determines that the statement is capable of defamatory meaning, or if there is an innocent interpretation and an alternate defamatory interpretation, the case must proceed to the jury.
14. A communication is defamatory if it tends to harm the reputation of another so as to lower him in the estimation of the community or deter third persons from associating or dealing with him.
15. A communication is defamatory if it ascribes to another conduct, character or a condition that would adversely affect his fitness for the proper conduct of his proper business, trade or profession.
16. A publication is defamatory if it tends to blacken a person's reputation or expose him to public hatred, contempt or ridicule, or injure him in his business or profession.
17. In gauging a publication's capacity to defame, Pennsylvania courts consider the impression it would naturally engender in the minds of the average persons among whom it is intended to circulate.
18. The words must be given by judges and juries the same significance that other people are likely to attribute to them.
19. Defamation cases have a profound First Amendment implication. Therefore, the court must determine whether the defendant has injured the plaintiff's reputation under the applicable state law. If so, then the court must ascertain whether the First Amendment nevertheless prohibits the imposition of liability.
20. The various constitutional inquiries for defamation suits include: (a) is whether the plaintiff is a public official or figure, or is instead a private figure; and (b) whether the speech at issue is of public concern.
21. When the speech is of public concern and the plaintiff is a public official or public figure, the Constitution clearly requires the plaintiff to surmount a much higher barrier before recovering damages from a media defendant than is raised by the common law.
22. When the speech is of public concern, but the plaintiff is a private figure, the Constitution still supplants the standards of the common law, but the constitutional requirements are in at least some of their range less forbidding than when the plaintiff is a public figure and the speech is of public concern.
23. When the speech is of exclusively private concern and the plaintiff is a private figure, the constitutional requirements do not necessarily force any change in at least some of the features of the common law landscape.
24. A private figure alleging defamation against a media defendant has the burden of proving falsity of the media defendant's speech on matters of public concern.
25. In considering a defamation case, the court is required to ascertain in the first instance whether the plaintiff is a public figure.

26. Two characteristics are particularly relevant to the designation of a defamation plaintiff as a public figure, namely the ability to rebut the defamatory statement due to greater access to the channels of communication than private individuals, and voluntary exposure to controversy.
27. Limited purpose public figures encompass individuals who become involved in a public controversy and thereby become transformed into public figures only with regard to that particular controversy.
28. When a defamation action is brought by a public figure, the plaintiff must produce clear and convincing evidence that the defendant published the defamatory material with actual malice.
29. A publisher acts with actual malice if it either knows that what it is about to publish is false, or it publishes the information with reckless disregard of its truth or falsity.
30. A plaintiff must show that the defendant entertained serious doubts as to the truth of its publication or acted with a high degree of awareness of its probable falsity.
31. The actual malice standard is a rigorous, if not impossible, burden to meet in most circumstances.
32. This standard requires evidence so clear, direct, weighty and convincing as to enable the trier of fact to come to a clear conviction, without hesitancy of the truth of the precise facts in issue.
33. Failure to investigate, without more, will not support a finding of actual malice, nor will ill-will or desire to increase profits.
34. Because the actual malice inquiry is subjective – that is, concerned with the defendant’s state of mind when he acted – any inference of actual malice must necessarily be drawn solely upon the basis of the information that was available to and considered by the defendant prior to publication.
35. The relevant inquiry is whether the defendant entertained a serious doubt as to the truth of the publication, i.e., the subject of his criticism and the facts upon which he based his opinion.
36. First Amendment protection should not depend on whether the criticism is in the form of speech by a private individual or publication by the institutional press.
37. Preliminary objections may be filed for the failure of a pleading to conform to law or rule of court or inclusion of scandalous or impertinent matter.
38. To be scandalous and impertinent, the allegations must be immaterial and inappropriate to the proof of the cause of action.
39. Plaintiff filed a two count complaint asserting causes of action for false light and defamation stemming from an article written by defendant and published in *The Legal Intelligencer* related to the plaintiff’s role as speaker for the defense in the impeachment trial of former President Trump. Defendant filed preliminary objections in the nature of a demurrer as to both counts of the complaint, as well as to strike impertinent and scandalous matter. The Court *Held*, that the preliminary objections in the nature of a demurrer were overruled, and the preliminary objections to strike impertinent or scandalous matter were sustained.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2021-01614-TT; Michael T. van der Veen, Esq. v. Theodore A. Schwartz, Esq.

James E. Beasley, Jr. for plaintiff

Jeremy D. Mishkin for defendant

Tunnell, J., July 23, 2021:-

[69 Ches. Co. Rep. **van der Veen v. Schwartz**MICHAEL T. VAN DER VEEN, ESQ.,
Plaintiff,

v.

THEODORE A. SCHWARTZ, ESQ.,
Defendant.IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2021-01614-TT

CIVIL ACTION

DECISION

Plaintiff, Michael T. van der Veen (“van der Veen”), represented former President Donald Trump in his second impeachment trial before the United States Senate. The proceeding started, according to van der Veen’s Complaint, on February 9, 2021 and on February 12, 2021, Plaintiff assumed the role of speaker for the defense. The impeachment hearings ended on February 13, 2021. (Compl., ¶¶28-32).

Defendant, Theodore A. Schwartz, Esquire (“Schwartz”), authored an article which was published by *The Legal Intelligencer*¹ on February 23, 2021 (hereinafter “the article”). It was critical of Plaintiff’s representation.² van der Veen thereafter filed a Complaint asserting two (2) causes of action: Count I: False Light and Count Two: Defamation. Schwartz filed preliminary objections (1) in the nature of a demurrer as to both counts and (2) to strike impertinent and scandalous matter, which are now before the court.

I. Preliminary Objections (Demurrer) Pursuant to Pa. R.C.P. 1028(a)(4)

Demurrer

Preliminary objections in the nature of a demurrer test the legal sufficiency of the complaint. A demurrer admits all well-pleaded facts and all inferences fairly deducible therefrom, but not conclusions of law, unjustified inferences, opinions or argumentative allegations. *Lerner v. Lerner*, 954 A.2d 1229, 1234-35 (Pa. Super. 2008). The standard of review for preliminary objections in the nature of a demurrer is limited; “the question presented by the demurrer is whether, on the facts averred, the law says with certainty that no recovery is possible. Where a doubt exists as to whether a demurrer should be sustained, this doubt should be resolved in favor of overruling it.” *AM/PM Franchise v. Atlantic Richfield*, 526 Pa. 110, 121, 584 A.2d 915, 921 (1990) (citations omitted).

¹ Plaintiff agrees that *The Legal Intelligencer* (which has been published since 1843) is read almost entirely by attorneys that have a full and specific understanding of the Rules of Professional Conduct and the significant penalties for violations. (Pl.’s Mem. of Law in Support of Pl.’s Resp. in Opp’n to Def.’s Prelim. Objections to Pl.’s Compl., at 10).

² See attached article, which ran under the heading “Phila. Trial Lawyer Weighs in on van der Veen’s Defense of Trump”.

False Light

A cause of action for publicity placing a person in a false light, which is one type of invasion of privacy, is recognized in Pennsylvania, which follows the Restatement (Second) of Torts, Section 652E. It provides as follows:

One who gives publicity to a matter concerning another that places the other before the public in a false light is subject to liability to the other for invasion of his privacy, if

(a) the false light in which the other was placed would be highly offensive to a reasonable person, and

(b) the actor had knowledge of or acted in reckless disregard as to the falsity of the publicized matter and the false light in which the other would be placed.

Restatement (Second) of Torts, Section 652E.

Unlike the law of defamation, the tort of false light offers redress not merely for the publication of matters that are provably false, but also for those that, although true, are selectively publicized in a manner creating a false impression. *Milkovich v. Lorain Journal Co.*, 497 U.S. 1, 111 L.Ed. 2d. 1, 110 S.Ct. 2695 (1990). “Furthermore, to constitute a tortious invasion of privacy, an act (publication) must cause mental suffering, shame or humiliation to a person of ordinary sensibilities.” *Larsen v. Philadelphia Newspapers, Inc.*, 375 Pa. Super. 66, 82, 543 A.2d. 1181, 1188-89. (citations omitted).

In many cases, the publicity given to the plaintiff is defamatory, so he will have an action for libel or slander in addition to the action for false light. It is not necessary, however, for invasion of privacy that the plaintiff be defamed. It is enough that he is given unreasonable and highly objectionable publicity that attributes to him characteristics, conduct or beliefs that are false so that he is placed before the public in a false position. In other words, even if the matter attributed to the plaintiff is not defamatory the law affords this remedy, not available in an action for defamation. *Krajewski v. Gusoff*, 53 A.3d 793, 806 (Pa. Super. 2012).

Defamation

Under Pennsylvania law, a plaintiff establishes a defamation claim by proving (1) the defamatory character of the communication, (2) publication of the communication by the defendant, (3) application to the plaintiff, (4) the recipient’s understanding of its defamatory meaning, (5) the understanding by the recipient of it as intended to be applied to the plaintiff, (6) special harm resulting to the plaintiff from the publica-

tion, and (7) the defendant lacked a conditional privilege to make the statement. *See* 42 Pa.C.S.A. §8343(a).

It is the function of the court to determine in the first instance whether the challenged publication is capable of defamatory meaning. If the court determines that the challenged publication is not capable of defamatory meaning, there is no basis for the matter to proceed to trial. If the court determines that the statement is capable of defamatory meaning, or if there is an innocent interpretation and an alternate defamatory interpretation, the case must proceed to the jury. *Maier v. Maretti*, 448 Pa. Super. 276, 282, 671 A.2d 701, 704 (1995); *Weber v. Lancaster Newspapers, Inc.*, 878 A.2d 63, 78 (Pa. Super. 2005).

A communication is “defamatory” if it tends to harm the reputation of another so as to lower him in the estimation of the community or deter third persons from associating or dealing with him. *Krajewski*, 53 A.3d at 803. Likewise, a communication is defamatory if it ascribes to another conduct, character or a condition that would adversely affect his fitness for the proper conduct of his proper business, trade or profession. *Id.* In sum, “a publication is defamatory if it tends to blacken a person’s reputation or expose him to public hatred, contempt or ridicule, or injure him in his business or profession.” *Agriss v. Roadway Express, Inc.*, 334 Pa. Super. 295, 305, 483 A.2d 456, 461 (Pa. Super. 1984).

In gauging a publication’s capacity to defame, Pennsylvania courts consider the impression it would naturally engender in the minds of the average persons among whom it is intended to circulate. *Baker v. Lafayette College*, 516 Pa. 291, 296-97, 532 A.2d 399, 402 (1987). The words must be given by judges and juries the same significance that other people are likely to attribute to them. *Maier*, 448 Pa. Super. at 282, 671 A.2d at 704 (1995); *Rush v. Philadelphia Newspapers, Inc.*, 732 A.2d 648, 651 (Pa. Super. 1999).

Defamation cases have a profound First Amendment implication. Therefore, the court must determine whether the defendant has injured the plaintiff’s reputation under the applicable state law. If so, then the court must ascertain whether the First Amendment nevertheless prohibits the imposition of liability. *Smith v. A Pocono County Place Property Owners Assoc., Inc.*, 686 F. Supp. 1053, 1054 (M.D. Pa. 1987).

In *Philadelphia Newspapers, Inc. v. Hepps*, 475 U.S. 767, 776, 106 S.Ct. 1558, 1564, 89 L.Ed.2d 783 (1986)(citations omitted), Justice O’Connor summarized the various constitutional inquiries for defamation suits:

The first is whether the plaintiff is a public official or figure, or is instead a private figure.

The second is whether the speech at issue is of public concern. When the speech is of public concern and the plaintiff is a public official or public figure, the Constitution clearly requires the plaintiff to surmount a much higher barrier before recovering damages from a media defendant than is raised by the common law. When the speech

of public concern, but the plaintiff is a private figure . . . the Constitution still supplants the standards of the common law, but the constitutional requirements are in at least some of their range less forbidding than when the plaintiff is a public figure and the speech is of public concern.

When the speech is of exclusively private concern and the plaintiff is a private figure . . . the constitutional requirements do not necessarily force any change in at least some of the features of the common law landscape.

A private figure alleging defamation against a media defendant has the burden of proving falsity of the media defendant's speech on matters of public concern. *Id.*

Public Or Private Figure

In considering a defamation case, the court is required to ascertain in the first instance whether the plaintiff is a public figure. *Marcone v. Penthouse Int'l Magazine for Men*, 754 F.2d 1072, 1081 (3rd Cir. 1985). Two characteristics are particularly relevant to the designation of a defamation plaintiff as a public figure, namely the ability to rebut the defamatory statement due to greater access to the channels of communication than private individuals, and voluntary exposure to controversy. *American Future Sys., Inc. v. The Better Bus. Bureau of Eastern Pennsylvania*, 592 Pa. 66, 923 A.2d 389 (2007). Limited purpose public figures encompass individuals who become involved in a public controversy and thereby become transformed into public figures only with regard to that particular controversy. See *McDowell v. Paiewonsky*, 769 F.2d 942 (3rd Cir. 1985).

Actual Malice Standards³

When a defamation action is brought by a public figure, the plaintiff must produce clear and convincing evidence that the defendant published the defamatory material with actual malice. *Anderson v. Liberty Lobby, Inc.*, 477 U.S. 242, 245, 106 S.Ct. 2505, 2508, 91 L.Ed.2d 202 (1986); *Clyburn v. News World Comm., Inc.*, 903 F.2d 29, 33 (D.C. Cir. 1990). A publisher acts with "actual malice" if it either knows that what it is about to publish is false, or it publishes the information with "reckless disregard" of its truth or falsity. *New York Times Co. v. Sullivan*, 376 U.S. 254, 279-80, 84 S.Ct. 710, 725-26, 11 L.Ed.2d 450 (1964). Accordingly, a plaintiff must show that the defendant "entertained serious doubts as to the truth of [its] publication" or acted "with a high degree of awareness of . . . [its] probable falsity." *St. Amant v. Thompson*, 390 U.S. 727, 731, 88 S.Ct. 1323, 1325-26, 20 L.Ed.2d. 262 (1968).

³ The actual malice standard has been extended to the tort of false light of privacy, requiring the plaintiff to prove that the defendant acted with knowledge of the falsity of the statement or in reckless disregard as to its truth or falsity. *Krajewski v. Gusoff*, 53 A.3d 793, 808 (Pa. Super. 2012).

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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, NOVEMBER 3, 2021
Courtroom 1 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 CHRISTOPHER H. JOHNSON, DECEASED	1519-1050
FIRST AND FINAL ACCOUNT	
OF: DAVID S. JOHNSON, ADMINISTRATOR	
ATTORNEY(S):	
JESSICA R. GRATER, ESQUIRE	

ESTATE OF CARL EDWARD THOMAS, DECEASED	1521-2389
FIRST AND FINAL ACCOUNT	
OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE, TRUSTEE	
ATTORNEY(S):	
KAREN M. STOCKMAL, ESQUIRE	

NOTICES

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

LAW NO. 2021-07660-NC

NOTICE IS HEREBY GIVEN that the name change petition of Britt Halley Underwood on behalf of minor child Axel Christopher Underwood was filed in the above-named court and will be heard on Monday, November 15, 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: Axel Christopher Underwood to: Christopher Axel Underwood
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 the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is: MedScope America Holdings, Inc. The date of incorporation is 9/29/21.

CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that the shareholders of R. E. LEISTER INC., a Pennsylvania corporation, with an address of 1072 Miller Road, Pottstown, PA 19465-7755, (Chester County), have unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, 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

AKER, Mary E., a/k/a Mary Ellen Aker, late of Bradford Township. John A. Aker, III, 5365-5 Highway F17 West, Baxter, Iowa 50028, & Barbara E. Kurtz, 1305 Marshallton Thorndale Road, Downingtown, PA 19335-3736, Esquire, Executors. **CHRISTINA B. ROBERTS**, Esquire, Breslin Murphy & Roberts, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

BARLOW, Mary W., late of Kennett Square. Roxanne J. Sheets, care of **MEREDITH L. LAMBERT**, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executrix. **MEREDITH L. LAMBERT**, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

BEIFUSS, Ronald N., late of West Goshen Township. Susan P. Nugent, 336 Joy Lane, West Chester, PA 19380, Executrix.

BERNAUER, Annette Marie, late of West Chester. Joseph W. Bernauer Jr., 1106 Howard Lane, Philadelphia, PA 19123, Executor.

CLEMENS, Lynda Mae, a/k/a Lynda M. Clemens, Lynda Clemens, late of West Pikeland Township. **MAURY B. REITER**, 910 Harvest Dr., P.O. Box 3037, Blue Bell, PA 19422, Executrix. **MAURY B. REITER**, Esquire, Kaplin Stewart, 910 Harvest Dr., P.O. Box 3037, Blue Bell, PA 19422, atty.

COLLINS, Brian Daniel, a/k/a Brian D. Collins, late of Westtown Township. Daniel D. 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.

DEGUS, Denise Claire, a/k/a Denise C. Degus, late of Tredyffrin Township. Kellie Powers Nickerson and Susan Degus, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrices. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

ELLIS, Ruth M., late of West Brandywine Township. Pamela L. Ellis, a/k/a Pamela E. Gustafson, 325 Saint Davids Road, Williamsport, PA 17701, & Stephen M. Ellis, P.O. Box 394, Hanalei, HI 96714, Executors. DANIEL E. BRIGHT, Esquire, McQuaide Blasko, Inc., 811 University Drive, State College, PA 16801, atty.

EVANS, Shawn R., late of Warwick Township. Kristin R. Evans, care of GREGORY W. PHILIPS, Esquire, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, Administrator. GREGORY W. PHILIPS, Esquire, Yergey Daylor Allebach Scheffey Picardi, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, atty.

FRANCO, Anna Marie, late of Easttown Township. Donna F. Oliver, care of MICHAEL A. BRESLOW, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrix. MICHAEL A. BRESLOW, Esquire, Heckscher, Teillon, Terrill & Sager, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

HANSEN, Barbara D., late of East Goshen Township. Anne Lersch Lewis, 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.

HOUSTON, Dorris L., a/k/a Doris Houston, late of Coatesville. Vanessa D. Barron, 23 Windle Court, Coatesville, PA 19320, Executor. DAVID T. VIDÉON, Esquire, 110 West Front Street, Media, PA 19063, atty.

JAMISON, JR., Philip Duane, late of West Chester. Philip Duane Jamison, III, 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.

KRAMER, Evelyn, late of Uwchlan Township. Carol A. Kramer, care of WILLIAM J. LUTTRELL, III, Esquire, 11 S Olive St, Fl. 2, Media, PA 19063,

Executor. WILLIAM J. LUTTRELL, III, Esquire, 11 S Olive St, Fl. 2, Media, PA 19063, atty.

MAXFIELD, Susan P., a/k/a Susan C. Maxfield, late of Caln Township. Wanda M. Davis, 107 Street Rd., Cochranville, PA 19330, Administratrix. SCUDDER G. STEVENS, Esquire, Lyons Dougherty, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

MAXWELL, William John, a/k/a William J. Maxwell, late of Willistown Township. Deborah Maxwell, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

MCCLARNON, Mary Ann K., late of East Pikeland Township. John E. McClarnon, care of JAMES B. GRIFFIN, 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.

McGINLEY, John J., late of East Pikeland Township. Catherine M Jamieson, 544 Saylors Mill Rd., Spring City, PA 19475, Executrix.

MOORE, Douglass A., late of Tredyffrin Township. Derek A. Moore, 810 Woodside Rd., Wilmington, DE 19808, Executor. MICHAEL J. HAWLEY, Esquire, Lyons Dougherty, LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

OATMAN JR., Charles Lester, a/k/a Charlie Oatman, late of Honey Brook Township. Charles L. Oatman III, 2320 Longview Drive, Coatesville, PA 19320, Executor.

RHODEN, Joan B., late of Oxford Borough. Laura H. Rhoden, care of MARY ANN PLANKINTON, Esquire, 800 N. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. MARY ANN PLANKINTON, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

RINEHIMER, F. Grayce, late of Williams. Sharon B. Rinehimer, care of F. CRAIG LA ROCCA, Esquire, 800 N. Broad Street, Lansdale, PA 19446, Administrator. F. CRAIG LA ROCCA, Esquire, 800 N. Broad Street, Lansdale, PA 19446, atty.

ROBERTSON, Evelyn A. Kolb, a/k/a Evelyn K. Robertson, late of West Nottingham Township. Steven A. Robertson, 5110 Pheasant Ridge Rd. Fairfax, VA 22030, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

ROCCHIO, Dominick J., late of Westtown Township. Todd M. Cuff, care of WILLIAM P. CULP, JR., Esquire, 614 Darby Rd., Havertown, PA 19083, Executor. WILLIAM P. CULP, JR., Esquire, 614 Darby Rd., Havertown, PA 19083, atty.

ROSS, Barbara H., late of Lower Oxford Township. Samuel L. Ross, 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.

SARACENI, Elizabeth A., a/k/a Elizabeth Ann Saraceni, Elizabeth Saraceni, late of Willistown Township. Raymond Saraceni, 2967 W School House Ln, Apt 806, Philadelphia, PA 19144, Administrator. DAVID C. JAMES, Esquire, Hill, Turowski, James & Lehman, LLP, 38 West Third Street, Bloomsburg, PA 17815, atty.

SCHELL, William R., a/k/a William Ronald Schell, late of Upper Uwchlan Township. Dianne Marie Schell, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SCHLUCKEBIER, Mary Anna, late of Kennett Square. Francis Schluckebier, 544 School House Lane, Willow Grove, PA 19090, Executor. JOSEPH G. MANIACI, Esquire, Maniaci, Ciccotta & Schweizer, LLP, 6720 Frankford Avenue, Philadelphia, PA 19135, atty.

SMITH, Leedom R., late of London Grove Township. Susan Elaine Smith, 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.

SOBYAK, Francis Joseph, a/k/a Francis J. Sobyak, Frank Sobyak and Francis Sobyak, late of Tredyffrin Township. Ardyth Ann Sobyak, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAOS I. TSOUROS, Esquire, Law Offices of Wendy F. Blecinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

SONTAG, Mary Anne, late of Uwchlan Township. John George Sontag, Jr., care of JAMES B. GRIFFIN, 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.

STABILE, Ann S., a/k/a Ann Stone Stabile, late of Tredyffrin Township. Carol Walsh, 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.

WALSH, Patrick Francis, a/k/a Pat Walsh, late of Westtown. Marian O'Rourke Walsh, 310 Ponds Edge Road, West Chester, PA 19382, Executor.

WICKERSHAM, JR., Samuel H., late of Kennett Township. Marcia W. Malchione, 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.

WRIGHT, George C., late of Pocopson Township. Larry Spaid, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor.

2nd Publication

BOCH, Kathleen A., late of Tredyffrin Township. Lionel D. Boch, care of DAVID P. BROWN, III, Esquire, 1944 Kimberton Rd., P.O. Box 729, Kimberton, PA 19442, Administrator. DAVID P. BROWN, III, Esquire, 1944 Kimberton Rd., P.O. Box 729, Kimberton, PA 19442, atty.

BOTKIN, Stacy Taylor, late of New Garden Township. Ethan John Botkin, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

CAMPBELL, Christine Anne, late of West Chester. Ian Campbell, 33 S Darlington St., West Chester, PA 19382, Executor.

DINENBERG, Michael S., late of Uwchlan Township. Kristin E. Dinenberg, care of MOIRA B. ROSENBERGER, Esquire, One Summit St., Philadelphia, PA 19118, Executrix. MOIRA B. ROSENBERGER, Esquire, Barber, Sharpe & Rosenberger, One Summit St., Philadelphia, PA 19118, atty.

FOCHT, Bruce Elvin, late of Kennett Square. Nancy Focht, 209 Aster Circle, Kennett Square, PA 19348, Executrix.

FOY, Michael D., late of Caln Township. Lynne Foy, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

HAUPTMAN, Denise, late of Birmingham Township. Wendy Stackhouse, care of JOHN M. GALLAGHER, Esquire, P.O. Box 753, Media, PA 19063, Executrix. JOHN M. GALLAGHER, Esquire, Law Offices of John M. Gallagher, P.O. Box 753, Media, PA 19063, atty.

HOOPES, JR., Rowland C., late of Caln Township. Tina M. Goodine, 7 Marshall Dr., Downingtown, PA 19335, Personal Representative.

HOWARD, Neil B., late of West Chester. Jennifer H. Wagner, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executrix. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

JEWITT, Dona Mae Smith, late of West Chester. Bradley Jewitt, 510 Halliard Lane, Oxford Hill, MD 20745, Executor.

LAFFEY, SR., Norman G., late of West Fallowfield Township. Karen L. Kauffman and Andrew I. Laffey, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executors. WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

MADANAT, Rasmi M., late of Caln Township. Maha Madanat, 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.

MARQUETTE, Mary Anne, late of West Goshen Township. Renee Talley, 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.

McCARRON, William J., late of Schuylkill Township. Kenneth T McCarron, 320 N Mt Vernon St, Pottstown, PA 19464 & William P. McCarron, 1124 Township Line Road, Phoenixville, PA 19460, Co-Executors.

McHUGH, John, J., late of North Coventry. Mary Jane McKissic, 913 Summit Avenue, Schwenksville, PA 19473 & Patrick McHugh, 2531 Deep Creek Road, Perkiomenville, PA 18074, Executors. FRANKUI-ANN J. RAFFAELE, Esquire, The Fleischmann Law Firm, P.O. Box 798, Skippack, PA 19474, atty.

RUSTIN, Rafaela F., late of West Goshen Township. Ramon C Rustin, care of LISA COMBER

HALL, Esquire, 27 S Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington Street, West Chester, PA 19382, atty.

STANTON, Louise Harriet, late of Frazer. Sharon R. Webster, 612 Swedesford Road, Frazer, PA 19355, Executor. TODD ELLIOTT, Esquire, Elliott Legal Services, 835 West Chester Pike - 2nd Floor, West Chester, PA 19382, atty.

STITES, Clay V., late of Kennett Township. Clara P. Stites, 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.

VINCIGUERRA, Susanna E., a/k/a Christina Louise Wakeling, late of Oxford. Kyle A. Burch, 22 State Road, Media, PA 19063-1442, Administrator.

WALKER, Louise S., a/k/a Louise Smith Walker, late of New Garden Township. Carol L. Watterson, 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.

WESLEY, Danielle, late of Tredyffrin Township. John R. Wesley, III, care of NEAL G. WILEY, Esquire, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, Administrator. NEAL G. WILEY, Esquire, Alexander & Pelli, LLC, 1880 JFK Blvd., Ste. 1740, Philadelphia, PA 19103, atty.

3rd 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 Road, 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 Town-ship. 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, Ex-ecutor. 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 Ches-ter, 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 Town-ship. 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 Marl-borough Township. Timothy F. Rayne, care of STE-PHEN M. PORTER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. STEPHEN M. POR-TER, Esquire, MacElree Harvey, LTD, 17 W. Miner St., West Chester, PA 19382, atty.

2nd Publication of 3

Trust Notice

THE ANTHONY J. TREZZA REVOCABLE LIV-ING TRUST

ANTHONY J. TREZZA, Deceased
Late of Schuylkill Township, Chester County, PA
This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to JUNE E. EISENHARD, 942 Anders Rd., Lansdale, PA 19446 and SCOTT A. TREZZA, 2490 Belle Christine Circle, Pensacola, FL 32503, TRUSTEES,
Or to their Attorney:
REBECCA A. HOBBS
O'DONNELL, WEISS & MATTEI, P.C.
41 E. High St.
Pottstown, PA 19464

1st Publication of 3

Notice

The Great Valley School District will be accepting sealed bids for the sale of the house and property lo-cated at 357 Swedesford Road, Malvern, PA 19355. The minimum acceptable bid is \$375,000. Sealed bids will be accepted until 2:00 p.m. EST on Friday, November 12, 2021. Please visit www.gvgsd.org/bids for more information.

Legal Notice

IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION – QUIET TITLE
NO. 2021-04767-RC

ERH CAPITAL HOLDINGS, LLC

VS.

THE KNOWN AND UNKNOWN HEIRS
OF EMMA F. RICHARDSON, DECEASED,
AND HARRY RICHARDSON, DECEASED

NOTICE

You are hereby notified that Plaintiff, ERH Capital Holdings, LLC, has filed a Quiet Title Action endorsed with the Notice to Defend, against the known and unknown heirs of Emma F. Richardson, Deceased, and Harry Richard, Deceased, in the Court of Common Pleas of Chester County, PA docketed at No. 2021-04767-RC, seeking to quiet title on property located at 224 S. Matlack Street, West Chester, Chester County, PA.

You have been sued in Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by an attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or any other claim or relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

CHESTER COUNTY BAR ASSOCIATION

15 W Gay St #2,
West Chester, PA 19380
(610) 429-1500

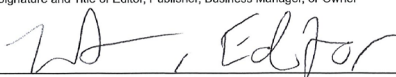
Hughes, Kalkbrenner & Ozorowski, LLP
Attorneys for Plaintiff
George J. Ozorowski, Esquire
1250 Germantown Pike, Suite 205
Plymouth Meeting, PA 19462
(610)279-6800



**UNITED STATES
POSTAL SERVICE®**

**Statement of Ownership, Management, and Circulation
(All Periodicals Publications Except Requester Publications)**

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Editor (Name and complete mailing address) Tyler Szabo 15 West Gay Street / Second Floor / West Chester, PA 19380											
Managing Editor (Name and complete mailing address) Rick Meanix 15 West Gay Street / Second Floor / West Chester, PA 19380											
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Full Name		Complete Mailing Address									
Chester County Bar Association		15 West Gay Street / Second Floor West Chester, PA 19380									
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Full Name		Complete Mailing Address									
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g. Copies not Distributed (See Instructions to Publishers #4 (page #3))		5	5
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i. Percent Paid (15c divided by 15f times 100)		83.15%	83.15%
16. Publication of Statement of Ownership			
<input checked="" type="checkbox"/> If the publication is a general publication, publication of this statement is required. Will be printed in the <u>43, 10/28/2021</u> issue of this publication.			
<input type="checkbox"/> Publication not required.			
17. Signature and Title of Editor, Publisher, Business Manager, or Owner			Date
 Editor			9/30/2021
I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).			

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, November 18th, 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, December 20th, 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 of 3

SALE NO. 21-11-127

Writ of Execution No. 2016-02814

DEBT \$22,888.00

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Lincoln University, Lower Oxford Township, Chester County, Pennsylvania, bounded and described in accordance with survey made September 9, 1959, by S. Pusey

Morrison, Surveyor, as follows:

BEGINNING at an iron pin on the Northerly side of Third Avenue thence along the northerly side of Third Avenue, North 85 degrees West 100 feet to an iron pin in line of land of Williams, thence along land of Williams North 32 degrees 17 minutes West 100 feet to land about to be conveyed to William Dorsey and Daphne A. Dorsey, his wife; thence along land, about to be conveyed to William Dorsey and Daphne A. Dorsey, his wife, North 57 degrees 7 minutes East 80.6 feet to a point in the West side of Broadway, thence along the West side of Broadway South 32 degrees 53 minutes East 174.6 feet to the place of beginning.

CONTAINING 11,362 square feet, more or less.

BEING the same premises which Delores Ralph, Executor of the Estate of Mary Dorsey, a/k/a Mary L. Dorsey, a/k/a Mary Louise Swan Dorsey, by deed dated September 30, 2018 and recorded November 13, 2018 in Chester County Record Book 9842 Page 2206, granted and conveyed unto Delores Ann Ralph, Cassandra R. Peek, Brittany S. Peek and Brett S. Peek, in fee.

Tax Parcel: 56-10A-3

PLAINTIFF: Oxford Area Sewer Authority

VS

DEFENDANT: **Delores Ann Ralph**

SALE ADDRESS: 125 Third Avenue, Lincoln University, PA 19352

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

SALE NO. 21-11-132**Writ of Execution No. 2017-00119****DEBT \$2,245.25**

ALL THAT CERTAIN tract of land situated in Valley Township, Chester County, Pennsylvania,

TAX PARCEL NO. 38-2-78

PLAINTIFF: Township of Valley VS

DEFENDANT: **Rodney Senter & Mereda Senter**

SALE ADDRESS: 25 Country Club Road, Valley Township, PA 19320

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

SALE NO. 21-11-133**Writ of Execution No. 2017-05429****DEBT \$1,685.96**

ALL THAT CERTAIN lot or tract of land on which is located the North house of a block of two brick dwelling houses, designated as #76 South 6th Avenue, Hereditaments and Appurtenances, SITUATE in the City of Coatesville, County of Chester and State of Pennsylvania.

TAX PARCEL NO. 16-6-767

PLAINTIFF: City of Coatesville

VS

DEFENDANT: **Dennis E. Crutchfield**

SALE ADDRESS: 76 S. Sixth Street, Coatesville, PA 19320

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

SALE NO. 21-11-134**Writ of Execution No. 2019-02562****DEBT \$2,781.29**

ALL THAT CERTAIN lot or tract of land, Hereditaments and Appurtenances, SITUATE in the Valley Township, Chester County, Pennsylvania.

TAX PARCEL NO. 38-2M-35

PLAINTIFF: Township of Valley VS

DEFENDANT: **Gilfillan Real Estate Holding, LLC**

SALE ADDRESS: 318-322 Harry Road, Valley Township, PA 19320

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

SALE NO. 21-11-139**Writ of Execution No. 2017-11962****DEBT \$1,572.76**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of Caln, Chester County, PA.

TAX PARCEL NO. 39-5E-131

PLAINTIFF: Caln Township Municipal Authority and Township of Caln

VS

DEFENDANT: **Stephen J. Newman, Jr. & Sara L. Newman**

SALE ADDRESS: 40 Nancy Lane, Caln Township, PA 19335

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

SALE NO. 21-11-141**Writ of Execution No. 2021-03870****DEBT \$870,831.82**

PREMISES 110 STARR ROAD,
AVONDALE, PA 19311

ALL THAT CERTAIN tract of ground with mushroom houses erected thereon, situate in New Garden Township, Chester County, Pennsylvania, according to a survey made by George E. Regester, Jr. & Sons, Inc., dated May 12, 1976, as taken from their Plan C-451 and being Parcel "B" on said plan as follows, to wit:

BEGINNING at a spike set for the original northwesterly corner of lands of Mae Cornette, and a Northeasterly corner of lands of Ar-Ge- Nel, Inc., said spike being set in the title line of Public Road T-333 known as "Star Road" said road leading in an Easterly direction to Route 41 and a Westerly direction to Avondale; thence leaving said point of beginning and by said title line in said road, South 84 degrees 55 minutes 00 seconds East 149.87 feet to a P.K. nailset for a corner of this and a corner of Parcel "A" said plan owned by Mae Corset for a corner of this and an a corner of Parcel "A" said plan owned by Mae Cornette; thence leaving said title line in said road and by Parcel "A" on said plan owned by Cornette, South 03 degrees 10 minutes 00 seconds East 282.84 feet to an iron pin set for a corner of this and a corner of said Parcel "A" thence still by said Parcel "A" owned by Cornette, South 84 degrees 55 minutes 00 seconds East 150.00 to an iron pin set for a corner of this and said Parcel "A" and said point being set in line fo lands of Joseph Cornette; thence by lands of Joseph Cornett the following 3 courses and distances, to wit: (1) South 06 degrees 32 minutes 18 seconds West 237.00 feet to an iron pin; (2) South 84 degrees 55 minutes 00 seconds East 172.57 feet to an iron

pin; (3) North 06 degrees 32 minutes 18 seconds East 59.00 feet to an iron pin marking a corner of this and a corner of David E. Cornette; thence by lands of said David E. Cornett, South 84 degrees 55 mintues 00 seconds East 190.32 feet to an iron pin set for a corner of this and said David Cornette and said pin being set in line of lands of Phillip G. Donohoe; thence by lands of said Phillip G. Donohoe, South 06 degrees 32 minutes 18 seconds West 1025.00 feet to an iron pin set for a corner of this and a corner of lands of John Rosans, and set in line of lands of Philip A. Lafferty being on or near the north bank of White Clay Creek; thence by said line of said Creek and by land of said Lafferty the following 2 courses and distances, to wit: (1) North 79 degrees 34 minutes 50 seconds West 403.66 feet to an iron pin; (2) South 75 degrees 43 minutes 05 seconds West 271.26 feet to a point set for a corner of this and lands of first mentioned Ar-Ge-Nel, Inc.: thence by lands of said Ar-Ge- Nel, Inc., North 04 degrees 55 minutes East 1535.00 feet to the first mentioned point and place of beginning.

Containing 17.995 acres of land be the same more or less.

BEING UPI # 60.5-2.3

BEING the same premises which Davidson & Pizzine, a Pennsylvania Partnership, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994576, Book 7864, Page 1405, granted and conveyed unto James E. Davidson, LLC, in fee.

PREMISES 112 STARR ROAD,
AVONDALE, PA 19311

ALL THAT CERTAIN tract or parcel of ground situate in New Garden Township, Chester County, Pennsylvania, bounded and described in accordance with a Plan of Property owned

by Mae Cornette prepare by George E. Regester, Jr. and Sons, Inc., Registered Land Surveyors, dated 5/12/1976 and recorded as Plan No. 461 in the Office of the Recorder of Deeds of Chester County as follows: BEGINNING at an old spike set on the title line in the bed of Starr Road (T-133), said road leading in an Easterly direction to Route 41 and in a Westerly direction to Avondale said spike marking a Northeast, corner of this about to be described tract and a Northwest corner of land of Joseph Cornette as shown on said Plan; thence from said point of beginning and leaving the bed of Starr Road along lands of Joseph Cornette South 06 degrees 32 minutes 18 seconds West, crossing over and old iron pin found, 280.00 feet to an iron pin, a corner of Parcel "B" as shown on said Plan; thence along Parcel "B" the 2 following courses and distances; (1) North 84 degrees 55 minutes West 150.00 feet to an iron pin; and (2) North 03 degrees 10 minutes 00 seconds West crossing over 2 iron pins, 282.84 feet to a P.K. nail set on the title line of Starr Road; thence along the title line in the bed of Starr Road South 84 degrees 55 minutes 00 seconds East 197.69 feet to an old spike found, the point and place of beginning. BEING Parcel "A" as shown on said Plan.

BEING UPI 60-5-2

BEING the same premises which Davidson & Pizzine, a Pennsylvania Partnership, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994577, Book 7864, Page 1408, granted and conveyed unto James E. Davidson, LLC, in fee.

PREMISES 124 STARR ROAD,
AVONDALE, PA 19311

ALL THAT CERTAIN lot of ground situate in New Garden Township, Chester

County, Pennsylvania, bounded according to a survey made by Arthur Crowell, Registered Surveyor, in May 1946 and described as follows, to wit:

BEGINNING in the middle of a dirt road from Newark Road to New Garden Station, the Northeast corner of tract recently conveyed to Allen Taylor; thence along middle of road North 89 degrees 08 minutes East 311 feet; thence leaving road passing through maple tree South 1 degree 4 minutes West 909.5 feet to a corner of trace about to be conveyed to Isreale Santilli; thence by line of same North 88 degrees 45 minutes West 14 feet to line of Allen Taylor; thence by this line North 1 degree 15 minutes East 898 feet to the point of beginning.

CONTAINING six and four-eighth hundredths (6.48) acres more or less. BEING UPI # 60-5-3.1

BEING the same premises which James E. Davidson and Ronald L. Pizzini, by Indenture dated September 29, 2009, and recorded December 12, 2010, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10994578, Book 7864, Page 1410, granted and conveyed unto James E. Davidson, LLC, in fee.

PLAINTIFF: First Citizens Community Bank, Successor by Merger to Mid-Coast Community Bank

VS

DEFENDANT: **James Davidson, LLC**

SALE ADDRESS: 110 Starr Road, 112 Starr Road, 124 Starr Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-299-5201**

SALE NO. 21-11-142**Writ of Execution No. 2021-03869****DEBT \$469,904.14**

ALL OF THE FOLLOWING three tracts of land SITUATE partly in Upper Oxford Township and partly in Penn Township in Chester County, Pennsylvania, bounded and described as follows:

TRACT NO. 1

BEGINNING at a point in the middle line of the public road leading from Jennersville to Edenton and in the Southeasterly line of a 415 feet wide strip or piece of ground of Philadelphia Electric Company; extending thence along the middle line of said public road and by ground now or late of Geo.T. Allen South 50 degrees 37 minutes East, 344.70 feet to a flint stone in line of ground now or late of L.P. Miller; thence leaving said road any by ground now or late of L.P. Miller South 19 degrees 29 minutes 30 seconds West, 2,511.37 feet to a limestone, in line of ground now or late of Dr. C.F. Quimby a corner common to ground herein described and ground now or late of L.P. Miller; thence by ground now or late of Dr. C.F. Quimby the 3 following courses and distance: (1) North 62 degrees 27 minutes 40 seconds West, 527.26 feet to an iron pin (2) North 58 degrees 29 minutes 20 seconds West, 610.53 feet to an iron pin and (3) South 50 degrees 14 minutes West, 84.15 feet to an iron pin a corner of ground now or late of M.T. Clark; thence by ground now or late of M.T. Clark the 3 following courses and distance: (1) North 83 degrees 46 minutes West, 165 feet crossing Elk Creek to an iron pipe; (2) South 23 degrees 55 minutes West, 242.10 feet to a point and (3) South 43 degrees 32 minutes 40 seconds West, 425.70 feet to an iron pipe in line of ground now or late of C.P. Lindsey; thence by ground now or late

of C.P. Lindsey the 2 following courses and distances:

(1) North 04 degrees 57 minutes West; 570.50 feet to a flint stone and (2) North 20 degrees 21 minutes 20 seconds East, 1,051.17 feet to an iron pin a corner of ground of Leonard N. Holston; thence by ground now or late of Leonard N. Holston, North 20 degrees 02 minutes East, 328.91 feet to a point in the said Southeasterly line of a 415 feet wide strip of ground of Philadelphia Electric Company and thence through ground of Philadelphia Electric Power Company parallel with Philadelphia Electric Company's tower lines the 2 following courses and distances: (1) North 61 degrees 18 minutes East, 627.22 feet to a point and (2) North 41 degrees 42 minutes East, 1,476.57 feet to the first mentioned point and place of beginning.

TRACT NO. 2

BEGINNING at a point in the Northwesterly line of a 415 feet wide strip or piece of ground of Philadelphia Electric Power Company and in line of ground now or late of Leonard H. Holston, said point being 629.20 feet measured on a course North 20 degrees 02 minutes East from a point in the Northwesterly corner of Parcel No. 1 above described also in the Southeasterly line of aforesaid 415 feet wide strip or piece of ground; extending thence by ground now or late of said Leonard H. Holston North 20 degrees 02 minutes East. 374.70 feet crossing Elk Creek to an iron pin a corner to ground now or late of Leonard H. Holston and R. Leroy Scott; thence by ground now or late of R. Leroy Scott, North 55 degrees 03 minutes East, 558.54 feet to a point in said Northwesterly line of a one hundred fifteen feet wide strip of piece of ground of Philadelphia Electric Power Company, and thence through ground of Philadelphia Electric Power Company parallel with and 207.5 feet distance measured North-

westerly from and at right angles to the established center line of Philadelphia Electric Power Company's power lines the two (2) following courses and distances (1) South 61 degrees 42 minutes West, 624.69 feet to a point and (2) South 61 degrees 18 minute West, 155.72 feet re-crossing said Elk Creek to the first mentioned point and place of beginning.

TRACT NO. 3

BEGINNING at a point in the middle line of the aforesaid public road leading from Jennersville to Edenton and in the Northwestern line of a 415 feet wide strip of piece of ground of Philadelphia Electric Company extending thence through ground of Philadelphia Electric Company parallel with and 207.5 feet distance measured Northwestwardly from and at right angles to the established center line of Philadelphia Electric Company's tower lines South 81 degrees 42 minutes West, 469.65 feet to a point in line of ground now or late of R. Leroy Scott; thence by said ground now or late of R. Leroy Scott North 10 degrees 18 minutes East, 497.40 feet to an iron pin in the middle line of said public road leading from Jennersville to Edenton and thence along the middle line of last mentioned road South 50 degrees 37 minutes East, 420.20 feet to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING therefrom and thereout a tract of land containing 1.794 acres more or less which Clarence W. Gray and Wilheimina E. Gray, his wife, convey to the Philadelphia Electric Company by Deed dated February 4, 1964, recorded in Chester County Deed Book P-35, page 918.

ALSO EXCEPTING THEREOUT AND THEREFROM premises described in the following conveyances in Record Book 263 page 159, 287 page

230, 1684 page 105, 2180 page 396, 2510 page 406 and 5232 page 1256.

BEING UPI No. 58-1-12

BEING the same premises which Brothers Mushroom Farm, a Pennsylvania General Partnership, by Indenture dated August 1, 2008, and recorded August 13, 2008, in the Office of the Recorder of Deeds, in and for the County of Chester, aforesaid, as Document No. 10867861, Book 7497, Page 11961, granted and conveyed unto James E. Davidson & Sons, LLC, in fee.

PLAINTIFF: First Citizens Community Bank, Successor by Merger to Mid-Coast Community Bank

VS

DEFENDANT: **James E. Davidson & Sons, LLC**

SALE ADDRESS: 731 Ewing Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-299-5201**

SALE NO. 21-11-144

Writ of Execution No. 2020-00425

DEBT \$143,178.96

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

BEING PARCEL NUMBER:
3805C00860500

IMPROVEMENTS: RESIDENTIAL PROPERTY

PLAINTIFF: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR LEHMAN MORTGAGE TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1

VS

DEFENDANT: Michael Galli & Vincent Pasquarella

SALE ADDRESS: 1011 Charles St., Coatesville, PA 19320

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

SALE NO. 21-11-145

Writ of Execution No. 2021-01129

DEBT \$220,123.39

PROPERTY SITUATE IN TOWNSHIP OF CALN

TAX ID/UPI PARCEL NO. 3905-00710000/39-5-71

IMPROVEMENTS: A RESIDENTIAL DWELLING

PLAINTIFF: US Bank Trust National Association, Not in Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

VS

DEFENDANT: Timothy F. Budd & Angela E. Montgomery-Budd

SALE ADDRESS: 21 Paul Nelms Drive, Downingtown, PA 19335

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

SALE NO. 21-11-146

Writ of Execution No. 2020-02647

DEBT \$130,304.00

LEGAL DESCRIPTION ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE BOROUGH OF MODENA, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT:

All that certain frame messuage and lot of land situate in the Borough of Modena, County of Chester, and State of Pennsylvania, bounded and described as follows:

Beginning at a stake in line of land formerly the estate of Michael Lamb, deceased, and a corner of land now or late of Annie G. Mode; thence by said Lamb's land and along the Southern side of public road due East seventy-seven feet to a stake; thence by land now or late of Samuel Gerson, North three degrees fifty minutes East, one-hundred eighty seven and forty five one-hundredths feet to a stake near the Southern bank of the Brandywine Creek; thence along said bank North eighty nine degrees forty nine minutes West, seventy seven feet to a stake; thence by land now or late of Annie G. Mode, South three degrees fifty five minutes West one hundred eighty seven and seven tenths feet to the place of beginning.

Containing fourteen thousand four hundred and thirty three square feet of land, be the same more or less.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM J. JOHNSTON, SR., AND BARBARA A.DIEHL WHO ACQUIRED TITLE WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM MILES H. ARNOLD, III, EXECUTOR OF THE ESTATE OF SARAH R. ARNOLD, DATED FEBRUARY 7, 2013, RECORDED FEBRUARY 12, 2013, AT DOCUMENT ID11249648, AND RECORDED IN BOOK 8642, PAGE 1237, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

INFORMATIONAL NOTE: BARBARA A.DIEHL DIED MAY 25, 2016, AND PURSUANT TO THE SURVIVORSHIP LANGUAGE IN THE ABOVE-MENTIONED DEED, ALL HER INTEREST PASSED TO WIL-

LIAM J. JOHNSTON, SR.

BEING UPI NUMBER 10-04-0058

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **Unknown Heirs and/
or Administrators to the Estate of
William J. Johnston, Sr.**

SALE ADDRESS: 17&19 South Brandywine Avenue, AKA 17&19 East Brandywine Avenue, Coatesville, PA 19320

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

SALE NO. 21-11-147

Writ of Execution No. 2017-11901

DEBT \$272,337.95

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

BEING PARCEL NUMBER: 51-07-
0065.0000 IMPROVEMENTS: RESIDENTIAL PROPERTY

IMPROVEMENTS thereon: a residential property
PLAINTIFF: James B. Nutter & Company

VS

DEFENDANT: **Elizabeth Jordan
A/K/A Elizabeth Ann Jordan & the
United States of America**

SALE ADDRESS: 929 Springwood Drive, West Chester, PA 19382

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

SALE NO. 21-11-148

Writ of Execution No. 2020-09123

DEBT \$1,003,815.41

ALL THAT CERTAIN lot or parcel of land situated in the London Britain Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated June 19, 2007 and recorded in the Office of the Chester County Recorder of Deeds on June 26, 2007, in Deed Book Volume 7195 at Page 1922.

Tax Parcel No. 73-4-29.6

PLAINTIFF: CSMC 2018-SP3 Trust
VS

DEFENDANT: **Charles J. Slanina,
Cynthia B. Slanina & the United
States of America**

SALE ADDRESS: 125 Ayrshire Drive, Landenberg, PA 19350

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

SALE NO. 21-11-149

Writ of Execution No. 2018-12666

DEBT \$142,373.82

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

All those certain tracts of improved ground with buildings erected thereon situate easterly of Sylmar Road in West Nottingham Township, County of Chester, Commonwealth of Pennsylvania, according to a survey by Concord Land Planners & Surveyors, Inc., Oxford, Pa., and being remaining lands of Robert G. Patrick combined with Parcel B as shown on Plan Number 0457 dated

April 26, 2005, last revised October 31, 2005, and described as follows:

Beginning at a point in the centerline of Sylmar Road marking the southwesterly corner of this and a northwesterly corner of Parcel C as shown on said plan, of which this was a part; thence leaving said point of beginning and by said centerline the following two courses and distances:

(1) North 05 degrees, 37 minutes, 34 seconds West, 44.09 feet to a P.K. nail found; thence

(2) North 05 degrees, 30 minutes, 40 seconds West, 17.31 feet to a point marking the northwesterly corner of this and a southwesterly corner of remaining lands of Gary D. and Freida Moore; thence by said remaining lands of Moore the following two courses and distances:

(3) North 84 degrees, 22 minutes, 29 seconds East, 100.45 feet to an iron pin found marking a corner of this and a southeasterly corner of said remaining land of Moore; thence

(4) North 05 degrees, 39 minutes, 43 seconds West, 59.00 feet to a point marking a corner of this and a southeasterly corner of Parcel A as shown on said plan; thence by said Parcel A

(5) North 84 degrees, 36 minutes, 57 seconds East, 29.18 feet to a point marking the northeasterly corner of this, a southeasterly corner of said Parcel A, and in line of lands of Tammi Jo Lepold and John C. DeRosa; thence by said lands of Tammi Jo Lepold and John C. DeRosa

(6) South 05 degrees, 52 minutes, 15 seconds East, 129.19 feet to an iron pin found marking the southeasterly corner of this, a southwesterly corner of said lands of Tammi Jo Lepold and John C. DeRosa, a northwesterly corner of lands of Terry A. and Susan L. Lepold, and a

northeasterly corner of lands of Larry M. and Garry M. Brady; thence partly by said lands of Brady and partly by the aforementioned Parcel C

(7) South 86 degrees, 58 minutes, 25 seconds West, 130.30 feet to the point and place of beginning. Containing 10,094 Square Feet.

BEING UPI NUMBER 68-06-0135

BEING THE SAME PROPERTY CONVEYED TO ROBERT G. PATRICK AND BETH ANN PATRICK, HUSBAND AND WIFE WHO ACQUIRED TITLE AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ROBERT G. PATRICK, A MARRIED INDIVIDUAL, DATED MAY 10, 2007, RECORDED MAY 29, 2007, AT DOCUMENT ID 10757741, AND RECORDED IN BOOK 7171, PAGE 522, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Robert G. Patrick & Beth Ann Patrick**

SALE ADDRESS: 22 Sylmar Road, Nottingham, PA 19362

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

SALE NO. 21-11-150

Writ of Execution No. 2021-02368

DEBT \$235,567.34

PROPERTY SITUATE IN WEST GOSHEN TOWNSHIP

TAX ID/UPI PARCEL NO. 52-05-0116.060/52-5-116.6

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: LAURA TAGGART AKA LAURA A. TAGGART and WILLIAM TAGGART AKA WILLIAM H. TAGGART

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-3 c/o CARRINGTON MORTGAGE SERVICES, LLC

VS

DEFENDANT: **Laura Taggart AKA Laura A. Taggart & William Taggart AKA William H. Taggart**

SALE ADDRESS: 761 Old Westtown Road, West Chester, PA 19382

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

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