



# Chester County Law Reporter

(USPS 102-900)

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# Chester County Law Reporter

(USPS 102-900)

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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.

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**In the Interest of: M.B. nee R.**

## Motion to Expunge and Vacate Involuntary Commitment

1. 18 Pa.C.S. § 6105(f)(1) authorizes a court to lift the firearm prohibition imposed by § 6105(c)(4) but it does not provide a basis to challenge the commitment itself and it is silent as to the expunction of the prior commitment.
2. Expungement cannot be obtained upon a free-standing constitutional challenge, based on alleged due process violations, because claims of a constitutional dimension do not confer jurisdiction on a court to adjudicate them and they must be brought in a manner specified by law, and in a timely fashion, or else they are waived.
3. A constitutional claim alone is insufficient to confer jurisdiction to expunge or vacate an involuntary commitment.
4. In 2001, an order of involuntary commitment was entered against Petitioner pursuant to the Mental Health Procedures Act. More than eighteen year after the commitment, she filed a pleading to expunge and vacate her involuntary commitment because that commitment barred Petitioner from lawfully owning a firearm. This court has concluded that it cannot grant Petitioner the relief requested because it lacks subject matter jurisdiction to reach the merits of a petition to vacate and expunge mental health treatment records. Accordingly, this Court *Held* the Motion to Expunge and Vacate Involuntary Commitment was denied.

R.E.M.

C.C.P., Chester County, Pennsylvania, No. 116 PMT 2001; In the Interest of M.B. nee R.

Alexander L. Silow for Petitioner  
Binder, J., March 19, 2021:-

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**In the Interest of: M.B. nee R.**290 (2021)]

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In the Interests of: : IN THE COURT OF COMMON PLEAS

:

M.B.R. : CHESTER COUNTY, PENNSYLVANIA

:

: NO. 116 PMT 2001

**ORDER**

**AND NOW**, this 19th day of March, 2021, upon consideration of Defendant's [sic] Motion to Expunge and Vacate Involuntary Commitment, filed June 10, 2020, for the reasons set forth in the accompanying Memorandum, it is hereby **ORDERED** that the Motion is **DENIED**.

BY THE COURT:

/s/ Bret M. Binder, J.

MEMORANDUM

On October 25, 2001, the Honorable Michael J. Melody, Jr. entered an Order of Commitment against Petitioner “pursuant to the provisions of Section 304 of the Mental Health Procedures Act, Act of July 9, 1976, P.L. 817, No. 143, 50 P.S. 7304, for a period not to exceed thirty (30) days.” Order, 10/29/2001. *See also* Petition, 6/10/2020 (Exhibit “A”). That involuntary commitment is a bar to Petitioner’s owning or possessing a firearm under Pennsylvania law, 18 Pa.C.S. § 6105(c)(4), and federal law, 18 U.S.C. § 922(g)(4). Petition, 6/10/2020, ¶¶ 13, 18.

Petitioner filed her Petition on June 10, 2020.<sup>1</sup> Petitioner’s ultimate goal is to have a firearm and to that end Petitioner expressly asked this court to expunge her involuntary commitment. Petition, 6/10/2020, ¶ 17, 19, 22. *See also* (Proposed Order attached to Petition). Petitioner rested her request for expungement on two (2) grounds. The first was 18 Pa.C.S. § 6105(f)(1). Petition, 6/10/2020, ¶¶ 14-17. The second was “the Second Amendment of the United States Constitution and Article 1, Section 21 of the Pennsylvania State Constitution, since to deny M.B.’s expungement of her 302 [sic] Commitment, thereby denies her the ability to purchase and possess a firearm in her private life.” Petition, 6/10/2020, ¶ 22.

Petitioner implicitly asked this court to vacate her involuntary commitment. *See* Petition, 6/10/2020, ¶ 20 (alleging that 18 Pa.C.S. § 6111.1(g)(1) obliges the Pennsylvania State Police to expunge involuntary treatment records when a court vacates a final order). *See also* Petition, 6/10/2020 (title). It was this court’s surmise that Petitioner rested her implicit request on 18 Pa.C.S. § 6105(f)(1). *See* Petition, 6/10/2020, ¶ 16 (“Section 6105(f)(1) is unique, in that it is the only section in 6105 that gives the court the ability to ‘grant such relief as it deems appropriate.’”).

This court has concluded that it cannot grant Petitioner the relief requested. In *In re J.M.Y.*, 218 A.3d 404 (Pa. 2019) the Pennsylvania Supreme Court held that the trial court lacked subject matter jurisdiction to reach the merits of a petition to vacate and expunge mental health treatment records. The petitioner had been involuntarily committed pursuant to Section 303 of the Mental Health Procedures Act (“MHPA”), 50 P.S. § 7303 (Extended involuntary emergency treatment certified by a judge or mental health review officer--Not to exceed twenty days). The petition was filed two (2) years after the involuntary commitment and it sought relief under the Pennsylvania Uniform Firearms Act, 18 Pa.C.S. §§ 6111.1(g)(2) and 6105(f)(1). The Pennsylvania Supreme Court held that neither of those provisions authorize a court to review a commitment under Section 303.

Regarding § 6111.1(g)(2), the Pennsylvania Supreme Court noted that the subsection’s authorization to file a petition was limited by its terms to “[a] person who

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<sup>1</sup> The Office of the Prothonotary forwarded the Petition to chambers on December 28, 2020. Chambers made inquiry of counsel on February 24, 2021 to learn by return phone call that the Petition had been forwarded upon counsel’s request and that the Petition remained active and that a rule returnable and a hearing date were desired. Petitioner’s Certificate of Service, filed June 10, 2020 reflects that the Petition was served on the Chester County Department of Mental Health and the Pennsylvania State Police. No Response was filed to the Petition.

is involuntarily committed pursuant to section 302 of the Mental Health Procedures Act . . .” 218 A.3d at 416 (quoting 18 Pa.C.S. § 6105(f)(1) (emphasis in opinion omitted). The Pennsylvania Supreme Court would not “rewrite th[at] section to authorize review of Section 303 involuntary commitments when the legislature has chosen not to include such a review process.” 218 A.3d at 416.

Regarding § 6105(f)(1), the Pennsylvania Supreme Court noted that the subsection authorizes a court to lift the firearm prohibition imposed by § 6105(c)(4) but it “does not provide a basis to challenge the commitment itself [and it] is silent as to the expunction of the prior commitment.” 218 A.3d at 416-17.

Finally, the Pennsylvania Supreme Court addressed the argument that expungement could be obtained upon “a free-standing constitutional challenge, based on alleged due process violations.” 218 A.3d at 415, fn. 14. The Pennsylvania Supreme Court rejected that argument because “claims of a constitutional dimension d[o] not confer jurisdiction on a court to adjudicate them. Even constitutional challenges must be brought in a manner specified by law, and in a timely fashion, or else they are waived.” 218 A.3d at 417 (citing Commonwealth v. Knox, 190 A.3d 1146, 1152 (Pa. 2018)).

Here, Defendant’s [sic] Motion to Expunge and Vacate Involuntary Commitment, filed more than eighteen (18) years after her commitment, is foursquare in accord with In re J.M.Y. Neither 18 Pa.C.S. §§ 6111.1(g)(2) nor 6105(f)(1) authorize a court to expunge an involuntary commitment entered pursuant to Section 304 of the Mental Health Procedures Act. Petitioner invoked the Second Amendment of the United States Constitution and Article 1, Section 21 of the Pennsylvania State Constitution but In re J.M.Y. makes clear that a constitutional claim alone is insufficient to confer jurisdiction to expunge or vacate an involuntary commitment.

Accordingly, for the reasons set forth above, this court will enter an order denying Defendant’s [sic] Motion to Expunge and Vacate Involuntary Commitment, filed June 10, 2020.

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

**AUDIT LIST**

ACCOUNTS LISTED FOR AUDIT ON  
WEDNESDAY, OCTOBER 6, 2021  
Courtroom 18 at 9:00 A.M. PREVAILING TIME

**THE HONORABLE KATHERINE B. L. PLATT**

**ESTATE OF RICHARD E. LYONS, DECEASED**

**1520-2074**

FIRST AND FINAL ACCOUNT  
OF: BRIAN F BOLAND, EXECUTOR  
ATTORNEY(S):  
BRIAN FREDERIC BOLAND, ESQUIRE

**IN RE: HERBERT B. SPACKMAN, TRUST**

**1580-0833**

THIRD INTERIM ACCOUNT  
OF: VANGUARD NATIONAL TRUST COMPANY, TRUSTEE  
ATTORNEY(S):  
KAREN M. STOCKMAL, ESQUIRE



**NOTICES**

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**CORPORATION NOTICE**

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

**CORPORATION NOTICE**

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

**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**

**ANGENY, IV**, John D., late of West Caln Township. John D. Angeny, V, 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.

**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 Seelaus, 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.

## 2nd Publication

**ANTINK**, Michael Peter, late of East Marlborough Township. June Kaminski, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Admin-

istrator. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**BOUCHARD**, Steven C., late of Malvern Borough. Kathleen A. Bouchard, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**BROTHERTON**, Howard Gray, late of Kimber-ton. Shirley Brotherton, P.O. Box 302, 623 W. Seven Stars Rd., Kimber-ton, PA 19442, Executrix.

**BUEGLER**, Helen A., late of Kennett Township. David Buegler, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**CAMPANESE, JR.**, Harry A., late of Tredyffrin Township. Harry A. Campanese, III, care of G. ELIAS GANIM, Esquire, P.O. Box 494, Paoli, PA 19301-0494, Administrator C.T.A. . G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., P.O. Box 494, Paoli, PA 19301-0494, atty.

**EWING**, Jane Irene, late of West Chester. Barbara Skreenock, 1400 Masters Court, West Chester, PA 19380, Executrix.

**GRAHAM-WINKS**, Hillary A., late of West Grove. Nelson J. Sack, 221 N. Olive Street, Media, PA 19063, Executor. NELSON J. SACK, Esquire, 221 N. Olive Street, Media, PA 19063, atty.

**HARBAUGH**, Richard, a/k/a Dick Harbaugh, late of Honey Brook. Grace Trill, 133 Holly Drive, Woolwich Township, NJ 08085, Executor.

**HOKÉ**, Barbara W., late of Pennsbury Township. Susan H. Courtney, 3231 Privateer Creek Road, Seabrook Island, SC 29455, Executrix. DAVID B. MYERS, Esquire, The Law Office of David B. Myers, LLC, 148 W State Street, Suite 102, Kennett Square, PA 19348, atty.

**JERBASI**, John Thomas, late of Glenmoore. Deanne Boucher, 84 Brittany Lane, Glenmoore, PA 19343, & Kristen Orlando, 23 Lincoln Drive, Downingtown, PA 19335, Executors. LAWYER, Esquire, Firm, Address, atty.

**KAISER**, Arthur, late of Kennett Square Borough. Margaret Conrad Lotz, care of MICHAEL L. GOLDEN, Esquire, One Commerce Square, 2005 Market Street, 16th Floor, Philadelphia, PA 19103-7042, Executrix. MICHAEL L. GOLDEN, Esquire,

Gould Yaffe and Golden, One Commerce Square, 2005 Market Street, 16th Floor, Philadelphia, PA 19103-7042, atty.

**KENT**, Sara H., a/k/a Sally H. Kent, late of East Coventry Township. Charles J. Piermani, 2240 DeKalb Pike, Norristown, PA 19401, Executor. NEIL M. HILKERT, Esquire, 229 W. Wayne Avenue, Wayne, PA 19087, atty.

**McCARDELL**, Sumie F., late of Oxford Borough. Robert B. Judy and Patricia Ann Judy, 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.

**PASTORIUS**, Phyllis A., late of West Grove Borough. Robert Pastorius, 400 W. Baltimore Pike, West Grove, PA 19390, Executor. THOMAS E. MARTIN, JR., Esquire, 201 S. Broad Street, P.O. Box 392, Kennett Square, PA 19348, atty.

**PLUMMER**, Edna Colleen, a/k/a Edna Colleen Hurley, late of Honey Brook Borough. Donna Marie Plummer, 421 Cahill Circle, Honey Brook, PA 19344, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**SPENCER**, Lois V., late of West Nantmeal Township. Brian A. Spencer, 37 Glennola Dr., Mohnton, PA 19540, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**STROUP**, Wayne J., late of East Coventry Township. Michael J. Moore, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

**THOMAS**, Rose L., a/k/a Rosealine L. Thomas, late of Tredyffrin Township. Mark A. Bird, 255 Hurley Rd., Coatesville, PA 19320, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**THOMAS, JR.**, James A., late of East Goshen Township. Patricia H. Thomas, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

### 3rd Publication

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

**CENTANINO**, Marie, late of Thornbury Town-

ship. Janet Centanino, care of RICK MORTON, Esquire, 220 West Gay Street, West Chester, PA 19380, Executrix. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 220 West Gay Street, West Chester, PA 19380, atty.

**CHRISTMAN**, William Fred, late of East Coventry Township. L. Haywood Donahue and William D. Christman, care of D. O. FITZSIMONS, Esquire, 1375 Hares Hill Road, P.O. Box 665, Kimberton, PA 19442, Co-Executors. D. O. FITZSIMONS, Esquire, 1375 Hares Hill Road, P.O. Box 665, Kimberton, PA 19442, atty.

**COGLIANESE**, Josephine T., late of East Goshen Township. Thomas E. Capuzzi, care of RONALD A. AMARENT, Esquire, 3405 West Chester Pike, Newtown Square, PA 19073, Executor. RONALD A. AMARENT, Esquire, Lamb McErlane, P.C., 3405 West Chester Pike, Newtown Square, PA 19073, atty.

**CROSBY**, Kevin Shafer, late of West Chester. Victoria Crosby, 927 Baylowell Dr, West Chester, PA 19380, Administrator.

**DiSERAFINO**, Anne M., a/k/a Anne M. DiNicola, late of East Bradford Township. Camille C. Rosetty, care of CARRIE A. S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executrix. CARRIE A. S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

**GRUICI**, Emmett A., late of East Goshen Township. Ronald Gruici, care of D. O. FITZSIMONS, Esquire, 1375 Hares Hill Road, P.O. Box 665, Kimberton, PA 19442, Executor. D. O. FITZSIMONS, Esquire, 1375 Hares Hill Road, P.O. Box 665, Kimberton, PA 19442, atty.

**JENSEN**, Josephine S., a/k/a Josephine L. Jensen, late of Tredeyffrin Township. Erik T. Jensen, Theodore R. Jensen and Gerald Ianieri, care of ROBIN B. MATLIN, Esquire, 2000 Market St., 20th Fl., Philadelphia, PA 19103, Executors. ROBIN B. MATLIN, Esquire, Fox Rothschild LLP, 2000 Market St., 20th Fl., Philadelphia, PA 19103, atty.

**KENT**, Sara H., a/k/a Sally H. Kent, late of East Coventry Township. Charles J. Piermani, 2240 DeKalb Pike, Norristown, PA 19401, Executor. NEIL M. HILKERT, Esquire, 229 W. Wayne Avenue, Wayne, PA 19087, atty.

**LILLARD**, Lorraine L., late of Honey Brook Township. Jeffrey L. Bartlett, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite

150, Exton, PA 19341, atty.

**REA**, Maria R., late of West Chester Borough. Carlo V. Rea, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**SCHULTZ**, Angela M., late of Kennett Township. Carolyn T. Yuhas, 134 Spanish Main, Fort Myers Beach, FL 33931, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**SCHWARTZ**, Gail Kaplan, a/k/a Gail L. Schwartz, late of Willistown Township. Alyssa Schwartz, 120 E. 3rd St., Lewes, DE 19958, Executrix. MARIA A. DARPINO, Esquire, Levandowski & Darpino, LLC, 5248 Township Line Rd., Drexel Hill, PA 19026, atty.

**SWISHER, JR.**, Leo F., late of West Brandywine Township. Hazel Louise Martz, 101 Sues Way, Honey Brook, PA 19344, Executor. JERRY L. JOHNSON, Esquire, atty.

**TEMPLETON**, Bryce, late of Kennett Township. Karen T. Schnoll, 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.

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## 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*

**Good Word Proofreading**, with its principal place of business at 812 Chandler Dr., Landenberg, PA 19350. The application has been (or will be) filed on: Friday, September 3, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Anne C. S. Hershey.

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**Workforce Training Institute**, with its principal place of business at 604 S Speakman Ln., West Chester, PA 19380. The application has been (or will be) filed on: Thursday, September 2, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Leardi Enterprises LLC.

**Richard A. Wendig Plumbing, Heating & Air Conditioning**, with its principal place of business at 1132 Greenhill Road, West Chester, PA 19380. The application has been (or will be) filed on: August 30, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: FC Wendig, LLC, 417 Fairfax Drive, Exton, PA 19341.

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**CORPORATION NOTICE  
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that on Tuesday, August 31, 2021 a Certificate of Organization was filed in the Pennsylvania Department of State for **Monastra Capital, LLC**, in accordance with the provisions of the Limited Liability Act of 1994. Andrew J. Monastra, Solicitor  
Monastra & Grater, LLC  
400 Creekside Drive  
Suite 409  
Pottstown, PA 19464

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**NONPROFIT CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN THAT, on 9/13/2021, Articles of Incorporation were filed with the Department of State for IGNEOUS ROBOTICS, INC., a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes. TROUTMAN PEPPER HAMILTON SANDERS LLP, Solicitors  
400 Berwyn Park  
899 Cassatt Rd.  
Berwyn, PA 19312-1193

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**NONPROFIT CORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on or before 9/15/2021, with respect to a proposed nonprofit corporation, Hunter Capuzzi Family Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988. The addr. of the registered office is 30 Valley Stream Pky., Malvern, PA 19355. A brief

summary of the purpose or purposes for which said corporation is organized is: the Corporation is organized and operated exclusively for charitable and educational purposes, within the meaning of Section 501 (c)(3) of the Internal Code of 1986, as amended (the "Code"), including, but not limited to, making charitable contributions to organizations that qualify as tax-exempt organizations under Section 501 (c)(3) of the Code.

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**NOTICE OF ADMINISTRATIVE SUSPENSION**

Notice is hereby given that the following Chester County attorneys have been Administratively Suspend by Order of the Supreme Court of Pennsylvania dated August 11, 2021, pursuant to Rule 219, Pa.R.D.E, which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$225.00. The Order became effective September 1 0, 2021.

Brewer-Clarius, Sarah P.  
Ettelman, Aaron Robert  
Howell, William E. Jr.  
Roberts, Jason Kyrle  
Wagler, Ira  
Whalen, John B. Jr.

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

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**1st 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

**2nd Publication of 3**

**PERSONAL REPRESENTATIVE'S NOTICE**

DANIEL W. GANOVSKY, DECEASED.  
Late of the Township of East Vincent, Chester County, PA.

Any persons having claims or demands against the decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to DANIEL D. GANOVSKY, PERSONAL REPRESENTATIVE, 1508 Harvey Lane, Pottstown, PA 19465,

Or to his Attorney:  
JOHN A. KOURY, JR.  
O'DONNELL, WEISS & MATTEI, P.C.  
41 East High Street  
Pottstown, PA 19464

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**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**

#### 1st 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. 21-10-109**

**Writ of Execution No. 2017-05053**

**DEBT \$5,472.22**

All that certain lot or piece of ground situate in the Township of Willistown County of Chester and State of Pennsylvania.

Tax Parcel No.: 54-2-51

PLAINTIFF: Great Valley School District

VS

DEFENDANT: **William S. Davison**

SALE ADDRESS: 804 Forest Lane, Willistown Township, PA 19355

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

**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. 21-10-112**

**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. 21-10-111**

**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. 21-10-113**

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

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

**SALE NO. 21-10-115**

**SALE NO. 21-10-119**

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

**Writ of Execution No. 2021-00359**  
**DEBT \$366,816.46**

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.

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

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**

BEGINNING at a point on the northwesterly 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 aforementioned south 65 degrees 20 minutes 00 seconds east 125.00 feet to a point and place of beginning.

**SALE NO. 21-10-116**

UPI NO.: 32-3-456

**Writ of Execution No. 2019-05987**  
**DEBT \$3,378.54**

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, Situate in the Township of East Whiteland, County of Chester and State of Pennsylvania.

IMPROVEMENTS thereon: consist of a single family residence

Tax Parcel No.: 42-3M-82

PLAINTIFF: Great Valley School District

PLAINTIFF: ESSA Bank & Trust

VS

DEFENDANT: **Mary Pat Wright**

VS

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

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 follows:

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 minutes 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 alone 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**

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