



Chester County Law Reporter

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Chester County Law Reporter

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Estate of John DiJoseph, Jr., Deceased

Estate – Objection not raised is waived – Capacity/undue influence waived if no will contest

1. An objection not raised is waived.
2. When one files Objections to the First and Final Account filed by the Executor of the Estate, references to an alleged lack of testamentary capacity or undue influence are waived if there is no will contest and no appeal from the Register's order was ever filed.
3. Decedent had an "Agent's Agreement" with State Farm that provided for Termination Payments and Life Termination Payments, payable to him or his legal representative. Under a private agreement between Decedent and his son Robert, who worked with Decedent, Robert was the beneficiary of the 5-year pay-out of Termination Payments. Decedent made "loans" during his life to both of his sons, Robert and Stephen; none of these "loans" were expected by the Decedent to be repaid by either son. Robert provided care for his father virtually every day for several years after the Decedent suffered a stroke. Decedent clearly preferred Robert over Stephen. The estate consisted of solely non-probate assets.

R.E.M.

C.C.P., Chester County, Pennsylvania, Orphans' Court No. 1516-1539; Estate of John DiJoseph

Robert M. Dorio for Robert DiJoseph
Catherine Mihalik and Brian Vinsko for Stephen J. DiJoseph
Tunnell, J., March 1, 2021:-

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

NO. 1516-1539

ESTATE OF JOHN DIJOSEPH, JR., DECEASED

INTRODUCTION

This matter comes before the court on the objections filed by beneficiary, Stephen DiJoseph (“Stephen”), to the First and Final Account filed September 20, 2019 by his brother and Executor of the Estate, Robert DiJoseph (“Robert”) (the “Account”).

The court held two (2) days of hearings, November 4, 2020 and December 10, 2020, and now makes the following:

FINDINGS OF FACT

1. The Decedent, John DiJoseph Jr., died May 29, 2016.
2. Decedent’s wife predeceased him in September 2012.
3. Decedent was survived by his two sons, Robert and Stephen, who are the parties here.
4. Decedent’s Last Will and Testament dated December 14, 2012 (the “Will”) was admitted to probate by the Register of Wills of Chester County on March 6, 2018.
5. Robert was the named Executor under the Will. (Obj. Exh., p. 27).
6. Robert filed his First and Final Account for the Estate of John DiJoseph, Jr. on September 20, 2019.
7. Stephen filed Objections thereto on February 5, 2020.

Decedent’s Will

8. Decedent’s Will disposed of the Estate’s assets as follows:

SECOND: I give, bequeath and devise all of my estate of whatsoever kind, real and personal and wheresoever situate as follows:

1. I give and bequeath all of my interest in XYZ Management LLC, unto my beloved son, Robert DiJoseph.
2. I give and bequeath all of my business personal property located within the DiJoseph Agency, including but not limited to the bank account known as “DiJoseph Jr. DBA, DiJoseph Agency,” unto my son, Robert DiJoseph, and

3. I give, bequeath and devise all the rest, residue and remainder of my estate of whatsoever kind, real and personal and wheresoever situate, as follows:

- A) 70% of all my estate unto my beloved son, Robert DiJoseph, per stirpes;
- B) 30% of all my estate unto my beloved son, Stephen DiJoseph, per stirpes.

The Power of Attorney

9. Decedent signed a Power of Attorney on December 14, 2020 naming Robert as his Agent.

10. At no time did Robert utilize the Power of Attorney to alter any bank accounts or other assets of the Decedent or the estate, which had previously been created by the Decedent.

11. Robert did not change beneficiary designations to favor himself to the detriment of Stephen, or in any other respect diminish the share which the Decedent had created for the benefit of Stephen.

12. All decisions made by the Decedent concerning his business and personal assets were made by him prior to his death.

13. At all times relevant hereto the Decedent had prior knowledge of and consented to any and all actions of Robert involving his business and personal assets.

Decedent's Insurance Business

14. For years, Decedent worked in the insurance business.

15. He operated a State Farm insurance agency, which he held as "XYZ Management, LLC" (the "Agency").

16. He held a bank account entitled "John DiJoseph DBA DiJoseph Insurance Agency" at Wells Fargo.

17. Robert and his father worked closely together in the Agency continuously from 1975 through the date the Agency closed in 2013.

18. Robert worked alongside his Father for the better part of forty (40) years at the insurance agency.

19. Decedent had an "Agent's Agreement" with State Farm that provided for Termination Payments and Life Termination Payments (the "Termination Payments"). The Termination Payments were payable to him or his legal representative for a five (5) year period following termination of the Agent's Agreement. (Objector's Exh., p. 86).

20. On May 1, 2001, Decedent and Robert executed a contract which established a private pension plan payable to Robert.

21. The “Contract of Employment Substitute Pension Plan,” a private pension plan, included the Termination Payments. (Obj. Exh., p. 51).

22. Under their private agreement, Robert was the beneficiary of the five (5) year pay-out of Termination Payments, even if the Decedent died prior to the completion of those payments.

23. State Farm calculated the Termination Payments based on a number of factors.

24. State Farm ultimately calculated the Termination Payments due as \$89,067.00.

25. Robert received this payment as a lump sum several months after Decedent died.

The “Loan”

26. In a communication of Robert to the Decedent twenty (20) years ago (2001), reference is made to a \$147,000.00 “loan.”

27. The monies referenced, however, were not considered an actual loan by Decedent.

28. The monies were similar to other “loans” the Decedent made during his life to both Robert and Stephen.

29. None of these “loans” were expected by the Decedent to be repaid by either son.

The Family Relationships

30. Robert worked alongside Decedent for the better part of forty (40) years.

31. Robert was in daily communication with the Decedent, in person or by phone, for all that time.

32. His care grew more than ever after the passing of Decedent’s wife in 2012.

33. Decedent sold his family residence on Country Club Drive in March 2013, after his wife passed away, and moved to Freedom Village.

34. Part of the net proceeds from the home sale were used to finance his move to, and residency at, Freedom Village.

35. Robert lived only a mile away from Freedom Village. He and Decedent would have breakfast, lunch or dinner together multiple times weekly.

36. Decedent routinely gave Robert instructions concerning finances.

37. Following a stroke in 2013, Robert spent practically every day caring for his father and advocating his needs with Freedom Village Skilled Care.

38. The contrast to Stephen’s interaction with Decedent could not be greater.

39. There was brief testimony that Stephen “wasn’t there when they needed him” that Stephen was “not around” for his parents.

40. There is no question that the Decedent preferred one son, Robert, over the other, Stephen.

The Estate Administration

41. Both prior and subsequent to his accounting, Robert provided his brother, Stephen, or his counsel, with voluminous documentation and other information fully describing his actions on behalf of their father, both in the State Farm Insurance Agency and as Executor.

42. The Executor's Accounting includes the Decedent's interest in a jointly held Wells Fargo checking account in the gross amount of \$4,623.00, the Decedent's portion of which, as stated on pages 3 and 5 of the Accounting, is \$2,311.00. This is the same amount disclosed by the Executor on Schedule F of the Estate's Inheritance Tax Return.

43. During the hearing, Robert noted that he needed to (1) supplement the Inheritance Tax Return in respect to the \$89,890 payment, and (2) amend Schedule F to the business checking account ending in 4673.

CONCLUSIONS OF LAW

1. The questioned \$147,000 "loan" was a gift to Robert from Decedent.
2. Under Article SECOND, paragraphs 1 and 2 of the Will, Decedent's business interests were bequeathed to Robert.
3. Robert is the named beneficiary in the business contract dated May 1, 2001.
4. The Termination Payments were payable contractually to Robert and were not probate assets.
5. The referenced 70% / 30% split in the Will pertained to any probate assets remaining in the Estate.
6. Even if the Termination Payments were a probate asset, the assets would ultimately pass 100% to Robert to whom specifically bequeathed under Article SECOND, paragraphs 1 and 2; Stephen's share would be 0%.
7. The estate consisted solely of non-probate assets.
8. The Executor has provided an accurate and complete Accounting of his administration, and also as Agent of the Decedent from 2012 to the date of the Decedent's death in May of 2016.
9. The Executor's Account is otherwise accurate, complete, and consistent with the Estate Probate and Fiduciary's Code, and as otherwise may be required by Pennsylvania Law. (Pa.O.C.Rule 2.1; 2.4).
10. Stephen failed to raise an objection regarding attorneys' fees as part of his filed Objections. He has thus waived such an objection.
11. Even if the issue of attorney's fees had not been waived, Stephen failed to present any evidence or demonstrate at the hearing that such fees were unreasonable.
12. Although referenced in one-paragraph of his post-hearing briefing, the submission is not evidence of record.

13. Stephen's averments and allegations concerning inappropriate or unlawful actions of Robert during his tenure as an employee of his father's State Farm Agency, as Agent under his father's Power of Attorney, or as Executor of his father's estate, are baseless, and unfounded.

14. Stephen otherwise failed to present any credible evidence to support a surcharge.

15. Prior and subsequent to the Decedent's death, Robert took no action as an Agent under Decedent's Power of Attorney to deplete Stephen's assets or any beneficial interest in the estate.

16. Stephen failed to present any credible evidence necessary to establish the existence of any coercion.

17. Furthermore, this is not a will contest; no appeal from the Register's order was ever filed. Objector's reference to a lack of testamentary capacity or undue influence is irrelevant.

18. Robert shall amend the inheritance tax returns as indicated.

19. The Account will be adjudicated by the court under a separate order.

BY THE COURT:

/s/ Mark L. Tunnell, J.

Dated: March 1, 2021

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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 on the Tuesday, June 1, 2021 for **Jared M. Harris, D.M.D., P.C.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Dental Practice.
Hudson L. Voltz, Esq.
HUDSON L. VOLTZ, P.C.
110 Hopewell Rd., Ste. 200
Downingtown, PA 19335

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Thursday, May 13, 2021 for **Swift Insurance Group Inc.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988.

CORPORATION NOTICE

NOTICE is hereby given that the Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.
The name of the corporation is: CS 829 Lincoln, LLC and the Certificate of Organization was filed on: May 5, 2021.
The purpose or purposes for which it was orga-

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

CORPORATION NOTICE

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on May 14, 2021 for:
Rooted Innovations, LLC
This Company has been organized under the provisions of the Business Corporation Law of 1988, P.L. 1444, No. 177, as amended.
Andrew J. Monastra, Esquire
Monastra & Grater, LLC
400 Creekside Drive, Suite 407-409
Pottstown, PA 19464

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

AMENT, Ronald Kenneth, late of New London Township. Sharon L. Hall, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

BONAKDARPOUR, Parvaneh, late of Tredyffrin Township. Kuross Bonakdarpour, care of BARRY M. MILLER, Esquire, 54 East Penn Street, Norristown, PA 19401, Executor. BARRY M. MILLER, Esquire, Law Offices of Barry M. Miller, 54 East Penn Street, Norristown, PA 19401, atty.

BORR, Eric J., late of Spring City. Cynthia Levan, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executrix. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

BRANNEN, Raymond Irving, a/k/a Raymond I. Brannen, late of Sadsbury Township. Deborah B. Daley, 447 S. Bonsall School Rd., Coatesville, PA 19320, Administratrix. REBECCA A. HOBBS, Es-

quire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

BRUMBACH, Deborah A., late of Wayne. G. Elias Ganim, P.O. Box 494, Paoli, PA 19301-0494, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., P.O. Box 494, Paoli, PA 19301-0494, atty.

CARMOSINO, Russell A., late of Coatesville. Toni M. Jaros, 602 Foothill Drive, West Chester, PA 19382, Executrix.

D'ANGELO, Elaine John, a/k/a Elaine J. Fesak, Elaine J. D'Angelo, late of East Fallowfield Township. Matthew L. Fesak, 3504 Air Park Rd, Fuquay Varina, NC 27526, Executor. ANITA M. D'AMICO, Esquire, D'AMICO LAW, P.C., 65 S. Third St., Oxford, PA 19363, atty.

GELSINGER, Meredith Fran, late of Honey Brook Borough. Anita M. D'Amico, 65 S. Third St., Oxford, PA 19363, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

GREENLAND, Margaret H., late of Penn Township. Barbara M.G. Cooch and John N. Greenland, care of GREGORY G. ALEXANDER, Esquire, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103, Executors. GREGORY G. ALEXANDER, Esquire, Alexander & Pelli, LLC, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103, atty.

HAINES, Gwendolyn W., late of East Goshen Township. Susan Casso Rogers, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

HARMAN, Ruth J., late of East Pikeland Township. Bennet M. Harman & David W. Harman, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executors. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

HASIAK, Patricia Ann, late of West Pikeland Township. Alicia Hasiak, 4638 Weybridge Street, Sarasota, FL 34235 and Michael Hasiak, 1203 Carriage Hill Drive, Phoenixville, PA 19460, Executors. MICHAEL G. DEEGAN, Esquire, Michael G. Deegan, P.C., 134 West King Street, Malvern, PA 19355, atty.

HASIAK, Joseph A., late of West Pikeland Township. Alicia Hasiak, 4638 Weybridge Street, Sarasota, FL 34235 and Michael Hasiak, 1203 Carriage Hill Drive, Phoenixville, PA 19460, Executors. MI-

CHAEL G. DEEGAN, Esquire, Michael G. Deegan, P.C., 134 West King Street, Malvern, PA 19355, atty.

HECKMAN, Curtis Ariste, late of Thornbury Township. Margaret H. Heckman, care of DOLORES M. TROIANI, Esquire, 1273 Lancaster Avenue, Berwyn, PA 19312, Administrator. DOLORES M. TROIANI, Esquire, 1273 Lancaster Avenue, Berwyn, PA 19312, atty.

HOLLABAUGH, Jean M., late of West Whiteland Township. Nickijean Laster, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

HOLMES, Betty L., late of West Chester. Keith Holmes, care of TIMOTHY J. TROTT, Esquire, 882 S Matlack St, Bldg 101, West Chester, PA 19382, Administrator. TIMOTHY J. TROTT, Esquire, Carosella & Associates, PC, 882 S Matlack St, Bldg 101, West Chester, PA 19382, atty.

JAYCOX, Julie, late of West Chester. Gary Jaycox, care of TIMOTHY J. TROTT, Esquire, 882 S Matlack St, Bldg 101, West Chester, PA 19382, Administrator. TIMOTHY J. TROTT, Esquire, Carosella & Associates, PC, 882 S Matlack St, Bldg 101, West Chester, PA 19382, atty.

KEEHN, Eva May, late of Valley Township. Christen DiDonato, 901 Raintree Ln., Malvern, PA 19355, Executrix. JEAN MOSKOW, Esquire, Knight & Moskow, P.C., 215 N. Olive St., Ste. 203, Media, PA 19063, atty.

KHAJAVI, Farazandeh Nourai, a/k/a Farazandeh Khadjavi. Laya Khadjavi & Roya Khadjavi, care of ALBERT G. WEISS, Esquire, 1515 Market Street, Suite 1200, Philadelphia, PA 19102, Executrices. ALBERT G. WEISS, Esquire, Binder & Weiss, P.C., 1515 Market Street, Suite 1200, Philadelphia, PA 19102, atty.

KNAUER, Georgiann T., late of New Garden Township. Ryan T. Geracimos, 132 Ayrshire Dr., Landenberg, PA 19350, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

LATTANZIO, John A., late of New Garden Township. Theresa M. Zuzino, 123 State Rd., West Grove, PA 19390, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

Le SAGE, Veronica R., late of East Goshen. Veronica L. Carrone, care of VINCENT CAROSELLA,

JR., Esquire, 882 S Matlack St, Suite 101, West Chester, PA 19382, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 S Matlack St, Suite 101, West Chester, PA 19382, atty.

LIERSCH, Kristin, late of Penn Township. Victoria L. Spater, 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.

MANGAN, William J., a/k/a William J. Mangan, Sr., late of Willistown Township. Caroline F. Mangan, 133 Hedgerow Ln., West Chester, PA 19380-6503, Executrix. MARK T. CARLIDGE, Esquire, Nachmias Morris & Alt, P.C., 620 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462, atty.

MARTINO, Louis E., late of West Goshen Township. Steven D. Martino, 10 Shepherd Rd., Malvern, PA 19355 & Tina Cunningham, 909 Kenmara Dr., West Chester, PA 19380, Co-Executors.

McLEAN, SR., Charles W., late of Uwchlan Township. Betty L. Dawson, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

PORTER, Valeria K., late of Westtown Township. Stephanie P. Boyce, 8 Downing Avenue, Downingtown, PA 19335, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

PERSENAIRE, Jean Martin, a/k/a Maarten Persenaire, late of Schuylkill Township. Sabine Persenaire, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

RAIMONDO, Madeline Dolores, late of Kennett Township. Robert T. Raimondo, Sr., 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.

RYAN, Jeanne, a/k/a Jeanne Smoker, late of Downingtown Borough. Daniel Smoker, 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.

SABBI, Kathryn E, late of Phoenixville Borough. Kathryn A. Sabbi, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Ex-

ecutrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

SMALL, Constance T., late of Chester County. Kevin J. Small, care of MARK A. MATEYA, Esquire, 55 W. Church Avenue, Carlisle, PA 17013, Executor. MARK A. MATEYA, Esquire, Mateya Law Firm, P.C., 55 W. Church Avenue, Carlisle, PA 17013, atty.

SMITH, Nancy C., late of East Pikeland Township. George A. Smith, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19832, Executor. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19832, atty.

TRICOME, Vincent J., late of West Pikeland Township. Maureen DeCecco, 901 Belmont Avenue, Secane, PA 19018, Executor. HENRY A. CARPENTER II, Esquire, Bucks County Elder Law, 301 Oxford Valley Road, Suite 101B, Yardley, PA 19067, atty.

WALKER, Golda Arbogast, late of Sadsburyville. Keith A. Walker, Sr., care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, Executor. HUDSON L. VOLTZ, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, atty.

WANG, Richard Y. C., late of Uwchlan Township. Janet C. C. Wang, care of PAMELA A. RAAB, Esquire, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executrix. PAMELA A. RAAB, Esquire, Palmarella, Curry & Raab, P.C., 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

WHITE, William L., late of Honey Brook. Barbara J. White, 120 Pequea Ave., Honey Brook, PA 19344, Executrix. JAYNE A. GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

WINSTINE, Sherry A., a/k/a Sherry Campbell, late of Pocopson Township. Todd E. Harris & Jeffrey B. Romig, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Larmore Scarlett LLP. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

2nd Publication

BELL, Nancy J., late of Caln Township. Scott K. Bell, 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.

BUS, Virginia A., a/k/a Virginia Bus, Ginny Bus and Ginny A. Bus, late of Tredyffrin Township. Laura V. Polk, care of NIKOLAOS I. TSOUROUS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAOS I. TSOUROUS, Esquire, Law Offices of Wendy F. Bleczynski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

CHALMERS, JR., Duncan Douglas, late of West Goshen Township. Danielle Jamison Chalmers, care of RAYMOND J. FALZONE, JR., Esquire, 22 East Third Street, Media, PA 19063, Executrix. RAYMOND J. FALZONE, JR., Esquire, Falzone & Wyler, 22 East Third Street, Media, PA 19063, atty.

CLARK, Dolores M., late of Honey Brook. William H. Clark, Jr., 1901 N. Ridley Creek Road, Media, PA 19063, Executor.

CONNER, Beatrice Founds, late of East Goshen Township. Steven C. Founds, 16 Alton Point, Berlin, MD 21811 and Linda Founds Barnes, 896 Downingtown Pike, West Chester, PA 19380, Executors. JENNIFER FELD, Esquire, Colliton Elder Law Associates, PC, 790 E. Market St., Ste. 250, West Chester, PA 19382, atty.

DALY, Joanne Brauer, late of Penn Township. Deidre Cushwa and Mary Kay O'Rourke, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executrices. L. PETER TEMPLE, Esquire, Larmore Scarlett, P.O. Box 384, Kennett Square, PA 19348, atty.

D'AMICO, SR., Anthony V., late of New Garden Township. Anthony D'Amico, Jr., 201 Hillside Circle, Lincoln University, PA 19352, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, 65 S. Third St., Oxford, PA 19363, atty.

DANIELS, JR., Kenneth P., a/k/a Kenneth Paul Daniels, Jr., late of Easttown Township. Stephen M. Daniels, care of JEFFREY C. GOSS, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602, Executor. JEFFREY C. GOSS, Esquire, Brubacker Connaughton Goss & Lucarelli LLC, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602, atty.

DiANDREA, Artilio Joseph, late of Kennett Township. Graceann DiAndrea, Robert J. Sundry and Michael D. Sundry, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West

Chester, PA 19382, atty.

DiEULIIS, Mark A., late of Downingtown Borough. Val DiEuliis, 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.

FEHR, Mabel, late of Phoenixville Borough. Judith Phillips, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, Executrix. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, atty.

FOREST, Terry L., a/k/a Terry L. Harris, late of Caln Township. Melissa Roop-Pennypacker, care of WILLIAM E. JONES, Esquire, 3905 W. Lincoln Highway, Downingtown, PA 19335-2218, Administratrix. WILLIAM E. JONES, Esquire, 3905 W. Lincoln Highway, Downingtown, PA 19335-2218, atty.

GREGG, George Robert, late of Elk Township. Anita M. Callaghan, 1595 State Road, Oxford, PA 19363, Executor. SAMUEL A. GOODLEY, III, Esquire, Sam Goodley Law LLC, 208 East Locust Street, PO BOX 80, Oxford, PA 19363, atty.

GUTIERREZ-RANGEL, Maria De Los Angeles, late of West Goshen Township. Blanca Maya-Glah, 713 South Brandywine Street, West Chester, PA 19382, Administratrix. JOEL W. GOLDBERG, Esquire, Goldberg, Goldberg & Maloney, 213-215 West Miner Street, West Chester, PA 19382, atty.

HANSCOM, Verna G., late of Honey Brook Township. David A. Gardner, 10603 SR 422, Millville, PA 17846, Executor. JERRY L. JOHNSON, Esquire, 211 Folin Street, Coatesville, PA 19320, atty.

KOLOWRAT, Henry, late of Tredyffrin Township. Henry Kolowrat, Nadine Kolowrat and Alyssa Kolowrat, care of MICHAEL A. BRESLOW, Esquire, Ste. 1-300, West Conshohocken, PA 19428, Executors. MICHAEL A. BRESLOW, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., Ste. 1-300, West Conshohocken, PA 19428, atty.

LINDSEY, Patricia M., a/k/a Patricia Mae Lindsey, late of New London Township. R. Edward Pfeil, Jr., 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.

McCORMICK III, Denis J., late of Landenberg. Francis Anthony Nardo, 102 Constitution Terrace, Elkton, MD 21921, Administrator. KAREN E.

EICHMAN, Esquire, Eichman Law, PLLC, 8 Federal Road, Suite 3, West Grove, PA 19390, atty.

MELTON, Dennis C., a/k/a Dennis Melton, late of Cochranville Township. Donna H. Melton, 532 Leaman Road, Cochranville, PA 19330, Executrix. MICHAEL J. SANGEMINO, Esquire, 933 S High St., West Chester, PA 19382-5400, atty.

MOCKBEE, Stephen M., late of Pennsbury Township. Maria K. Mockbee, 7 Cossart Manor Road, Chadds Ford, PA 19317, Executrix. MARK M. DALLE PAZZE, Esquire, Herdeg, du Pont & Dalle Pазze, 15 Center Meeting Road, Wilmington, DE 19807, atty.

MONROE, William C., a/k/a William Christy Monroe, late of East Goshen Township. Robert H. Monroe, care of STEPHEN D. POTTS, Esquire, Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Office Bldg. #2, Ste. 106, 200 Eagle Rd., Wayne, PA 19087-3115, atty.

PRETTYMAN, Donna Sharon, a/k/a Donna S., late of Downingtown. Linda M. Campbell & Deborah A. Campbell, care of JAMES S. TUPITZA, Esquire, 212 W. Gay Street, West Chester, PA 19380, Executrices. JAMES S. TUPITZA, Esquire, Tupitza & Associates, P.C., 212 W. Gay Street, West Chester, PA 19380, atty.

RANGEL-MARMOLEJO, Roque, late of West Goshen Township. Blanca Maya-Glah, 713 South Brandywine Street, West Chester, PA 19382, Administrator. JOEL W. GOLDBERG, Esquire, Goldberg, Goldberg & Maloney, 213-215 West Miner Street, West Chester, PA 19382, atty.

SADLEIR, John, late of Honeybrook Township. Catherine Thorburn & Lisa Sindorf, care of CHARLES P. HESS, Esquire, 123 Bloomingdale Ave, Suite 300, Wayne, PA 19087, Executrices. CHARLES P. HESS, Esquire, 123 Bloomingdale Ave, Suite 300, Wayne, PA 19087, atty.

SCHELL, JR., Frederick A., Fred Schell, late of Spring City. Shelby Schell, 857 Buttonwood Avenue, Spring City, PA 19475, Administrator. ANNEMARIE DWYER, Esquire, 1512 McDaniel Drive, West Chester, PA 19380, atty.

SCHILLER, Bradley K., late of West Brandywine Township. Frederick A. Schiller, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, #400, Plymouth Meeting, PA 19462, Administrator. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, 600 W. Germantown Pike, #400, Plymouth Meeting, PA 19462, atty.

SCHMIDT, M. Gertrude, late of Penn Township. Douglas M. Schmidt, 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.

SHANER, Gloria D., late of East Coventry Township. Whitney P. O'Reilly & Leonard F. Shaner, care of WHITNEY P. O'REILLY, Esquire, 1600 Market Street, Fl 32, Philadelphia, PA 19103, Co-Executors. WHITNEY P. O'REILLY, Esquire, Cohen Seglias Pallas Greenhall & Furman, PC, 1600 Market Street, Fl 32, Philadelphia, PA 19103, atty.

SKACEL, SR., Robert Karl, a/k/a Bob Skacel and Robert Skacel, late of New Garden Township. Susan S. Gallagher, 5 Little Leaf Ct., Wilmington, DE 19810, Executrix. SCUDDER G. STEVENS, Esquire, Lyons Dougherty LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

TERZANO, Josephine L., late of East Goshen Township. Mary Jo Kalinowski, 1712 Bow Tree Drive, West Chester, PA 19380, Executor. MICHAEL R. BRADLEY, Esquire, Brooks Bradley & Doyle, 21 West Second Street, Media, PA 19063, atty.

WATERS, Harry L., a/k/a Harry Leroy Waters, late of London Grove Township. Elizabeth J. Spencer, care of NEIL R. VESTERMARK, Esquire, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601, Executrix. NEIL R. VESTERMARK, Esquire, Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601, atty.

WELLER, Jean M., a/k/a Jean Mary Weller, late of East Caln Township. John R. Weller, 1614 Alsace Rd., Reading, PA 19604, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

WRIGHT, Sandra M., late of West Chester. Jillian Pratt, 3704 Kennett Pike, Suite 200, Greenville, DE 19087, Personal Representative.

3rd Publication

BELL, JR., Frederick N., late of Westtown Township. Laurel B. Davis, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke, & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

BERNAT, Eugene J., late of Phoenixville. Andrew Bernat, 1231 Harrison Ave., Phoenixville, PA

19460, Executor. Daly & Clemente, P.C., 1288 Valley Forge Road, Suite 72, Phoenixville, PA 19460, atty.

BOYER, Markley H., late of East Nantmeal Township. Markley H. Boyer, Jr. and Regina O. Thomas, 1735 Market St., 51st Fl., Philadelphia, PA 19103-7599, Executors. M. ELIZABETH CLOUES, Esquire, Ballard Spahr LLP, 1735 Market St., 51st Fl., Philadelphia, PA 19103-7599, atty.

CULLEN, Alicia Page, late of Pennsbury Township. Todd E. Cullen, P.O. Box 33, Kennett Square, PA 19348, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

DUMONT, Charles Walter, late of East Bradford Township. Kathy Bergmann, 784 Tree Lane, West Chester, PA 19380, Executrix.

DUTTON, Drew A., a/k/a Drew Archibald Dutton, late of Tredyffrin Township. Linda H. Dutton, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

EINSIG, Betsy H., late of Downingtown. Marie Pelliccio, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

FETTERS, James S., late of Wallace Township. Sherri F Wisdo, Stephen J Fetters, Stacey F Keith, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Co-Executors. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

GREEN, Charles P., a/k/a Charles Patrick Green, late of East Marlborough Township. Betty Jo Green, 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.

HAMMOND, John Wallace, a/k/a John W. Hammond Sr., John W. Hammond, late of West Brandywine Township. John W. Hammond, Jr. and Barbara H. Smith, care of RANDY R. MOYER, Esquire, 126 East King Street, Lancaster, PA 17602, Co-Executors. RANDY R. MOYER, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602, atty.

HURLOCK, Linda, late of West Chester. Holly Hilliard, 538 Champions Way, Ponce de Leon, FL 32455, Executrix.

JACKSON, Deborah, late of Valley Township. Immanuel E. Jackson, care of 91 Irish Lane, Coatesville, PA 19320, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

KILBY, Larry James, late of West Grove Borough. Amanda Gail Blazek, 191 S. Benjamin Dr., West Chester, PA 19382 and Michael J. Kilby, 5765 Burkey Rd., Gap, PA 17527, Executors. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

LEPARULO, Luigi, late of Phoenixville. Judith K. Leparulo, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executrix. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

MELROSE, Douglas S., late of Uwchlan Township. Steven Nicholas Grieco, care of DANA M. BRESLIN, Esquire, 3305 Edgmont Ave., Brookhaven, PA 19015, Executor. DANA M. BRESLIN, Esquire, Pappano and Breslin, 3305 Edgmont Ave., Brookhaven, PA 19015, atty.

MILLER, Emily S., a/k/a Emily Stanford Miller, late of Honey Brook Township. Janice E. Falini, 109 E. Evans St., Suite A, West Chester, PA 19380, Executrix. THERESE L. MONEY, Esquire, Law Office Therese L. Money, 109 E. Evans St., Suite A, West Chester, PA 19380, atty.

MONTGOMERY, Marguerite A., late of Honey Brook Township. Kathleen A. Farrell, care of KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, Executrix. KATHLEEN A. FARRELL, Esquire, 116 W. Baltimore Avenue, Media, PA 19063, atty.

MOYER, Joan Marie, late of Malvern. Randall Moyer, 22 Harvey Lane, Malvern, PA 19355, Administrator.

PARSON, JR., Eugene B., late of Tredyffrin Township. Mary L. Parson, 1535 Salomon Lane, Wayne, PA 19087, Executor. WILLIAM J. LUTTRELL, III, Esquire, 11 S. Olive St., 2nd Fl., Media, PA 19063, atty.

ROTHERMUND, Edwin J., late of Uwchlan Township. Mary F. Geary, 6 S. Main Street, Suite 225, Washington, PA 15301, Executor. JOHN M. PE-TRISEK, Esquire, 998 Main Street, Bentleyville, PA 15314, atty.

SCHWARTZ, Howard, late of West Chester. Neil W. Head, Esq., 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.

SEISCIO, Carlo J., late of Schuylkill Township. Whitney Patience O'Reilly, care of WHITNEY P. O'REILLY, Esquire, 1600 Market Street, Fl 32, Philadelphia, PA 19103, Executor. WHITNEY P. O'REILLY, Esquire, Cohen Seglias Pallas Greenhall & Furman, PC, 1600 Market Street, Fl 32, Philadelphia, PA 19103, atty.

SHAW, Mary Ann, late of Willistown Township. Sally Ann Shaw, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

SPALDING, Jon Mason, late of West Chester. Benjamin Spalding, 212 Coatbridge Circle, Cary, NC 27511, Executor.

STEELE, JR., Noble J., late of Willistown Township. William S. Scudder, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

STOCKER, Dorothy Y., late of East Caln Township. David P. Stocker, care of LISA COMBER HALL, Esquire, 27 S Darlington St., West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St., West Chester, PA 19382, atty.

TILLMAN, Barbara C., late of Uwchlan Township. Ann Tillman Petraitis, 9 Rabbit Run Ln., Glenmoore, PA 19343 and Laura L. Chaplar, 388 Ross Rd., King of Prussia, PA 19406, Executrices. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

TORRANCE, JR., Edward G., late of West Chester Borough. Edward G. Torrance, III, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administrator C.T.A. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is **Mellvaine Drive Homeowners Association**.

Articles of Incorporation were filed on Wednesday, May 12, 2021

The purpose or purposes for which it was organized are: Homeowners association for a residential subdivision.

Arthur L. Sagnor III, Esquire, Solicitor
Lachall Cohen & Sagnor LLP
144 West Market Street
West Chester, PA 19382

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 4/12/2021, with respect to a proposed nonprofit corporation, **Naidu Family Healthcare Foundation**, which has been incorporated under the Nonprofit Corporation Law of 1988. The addr. of the registered office is 1342 Carolannes Way, West Chester, PA 19382. A brief summary of the purpose or purposes for which said corporation is organized is: Naidu Healthcare & Education Foundation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended, for charitable, educational, religious and scientific purposes.

3rd Publication of 3

TRUST NOTICE

THE MacDONALD FAMILY TRUST dtd. 1/29/2011

EVANGELINE S. MacDONALD, Deceased
Late of Willistown 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 CYNTHIA MacDONALD, TRUSTEE, c/o Ronald A. Luongo, Esq., 15 Paoli Plaza, Ste. H, Paoli, PA 19301,

Or to her Attorney:
RONALD A. LUONGO
LUONGO LAW CENTER, P.C.
15 Paoli Plaza, Ste. H
Paoli, PA 19301

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, July 15th, 2021 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, August 16th, 2021.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

2nd Publication

SALE NO. 21-7-67

Writ of Execution No. 2017-06697

DEBT \$407,421.64

ALL THAT CERTAIN lot or piece of ground, Situate in New Garden Township Chester County Pennsylvania bounded and described according to a Final Plan of Bancroft Woods, made by Hillcrest Associates, Inc. Civil Engineers, dated 5/6/1992 and filed in Chester County as Plan #11677, bounded and described as

follows, to wit:

BEGINNING at a point on the Southerly side of Crestview Drive, a corner of Lot 138, thence extending along same, South 44 degrees 00 minutes 03 seconds East 132.00 feet to a point in line of Lot 124, thence extending along same, South 45 degrees 59 minutes 57 seconds West 133.14 feet to a point on the Easterly side of Brighton Circle, thence extending along same, north 42 degrees 20 minutes 22 seconds West, 31.78 feet to a point of curve, thence extending along the arc of a circle curving to the right with a radius of 314.99 feet, the arc distance of 60.13 feet to a point of tangent, thence extending still along same, North 31 degrees 24 minutes 04 seconds West 22.11 feet to a point of curve, thence extending along the arc of a circle curving to the right with a radius of 30.00 feet, the arc distance of 44.24 feet to a point of reverse curve, on the southerly side of Crestview Drive, aforementioned, thence extending along same, along the arc of a circle curving to the left with a radius of 542.65 feet, the arc distance of 67.13 feet to a point of tangent, thence extending still along same, north 45 degrees 59 minutes 57 seconds East 20.00 feet to the point of beginning.

BEING LOT #139 on said Plan.

Fee Simple Title Vested in Cynthia A. Santore, by deed from Kathy S. Lamborn, dated 08/15/2007, recorded 10/05/2007, in the Chester County Clerk’s Office in Deed Book 7280, Page 175, as Instrument No. 10793876.

Tax ID/Parcel No. 60-1-143

PLAINTIFF: Cascade Funding Mortgage Trust 2017-1

VS

DEFENDANT: **Cynthia A. Santore**

SALE ADDRESS: 101 Crestview Drive, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: STERN & EISENBERG 215-572-8111

SALE ADDRESS: 404 Old Lancaster Road, Berwyn, PA 19312

PLAINTIFF ATTORNEY: HILL WAL-LACK LLP 215-579-7700

SALE NO. 21-7-68

Writ of Execution No. 2021-00031

DEBT \$463,487.81

SALE NO. 21-7-69

Writ of Execution No. 2021-00243

DEBT \$229,961.79

ALL THAT CERTAIN lot or piece of ground Situate in Easttown Township aforesaid, bounded and described as follows:

ALL THAT CERTAIN lot or piece of land Situate on the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania and described according to a Survey and Plan thereof made by Earl R. Ewing, Registered Surveyor No. 5015 on June 20, 1952 as follows, to wit:

BEGINNING at a point in the center line of Lancaster Avenue at the distance of 92 feet measured Westwardly from a spike at the intersection of the middle lines of Center Avenue and Lancaster Avenue; thence South 00 degrees 34 minutes East, along lot of Joseph C. Dettore, 179.78 feet to a point in the North Side of Lot No. 4; thence along the same, South 88 degrees 29 minutes West 71 feet more or less to the southeasterly corner of Lot No. 1, now or lately owned by Luigi Deluca; thence by same, North 1 degrees 28 minutes West, 188.03 feet to a point in the center line of said Lancaster Avenue; thence along the same, South 89 degrees 30 minutes East 67 feet more or less to the northwesterly corner of Joseph C. Dettore's lot, the first mentioned point and place of beginning.

BEGINNING at an iron pipe in the Easterly side of Starr Street (80 feet wide), a corner of other lands of the grantors about to be conveyed and 168 feet from an iron pipe in the Easterly side of Starr Street and in the projected line of the North curb line of Washington Avenue (60 feet wide); thence along the side of Starr Street, North 9 degrees 30 minutes West 205.25 feet to an iron pin in line of other lands of the grantors; thence along the same North 80 degrees 22 minutes East 149.49 feet to an iron pipe in line of lands of St. Nicholas Brotherhood; thence along the same South 9 degrees 20 minutes East 306.25 feet to an iron pipe a corner of other lands of Grantors about to be conveyed; thence along the same South 80 degrees 22 minutes West 148.88 feet to the place of beginning.

Being same premises which: Matthew J. Daw and Nicole Daw by deed dated 08/31/2001 and recorded 09/10/2001 in Chester County in Record Book 5059 Page 856 conveyed unto H. Howard Wisch, Jr. and Lindsey Wisch, in fee.

CONTAINING 30.769 square feet of land, be the same more or less.

BEING UPI # 55-2H-201

PLAINTIFF: Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A

Being same premises which: Michael Lucas, by his Agent, Barbara Swales, Appointed by Letter of Attorney dated 10/8/2004 and Recorded in the County of Chester on 3/18/2005 in Book 6438 Page 935 by deed dated 04/01/05 and recorded 05/13/2005 in Chester County

VS

DEFENDANT: H. Howard Wisch, Jr. & Lindsey Wisch

in Record Book 6491 Page 2244 conveyed unto Christopher Conrad, in fee.

Being UPI # 15-10-100

PLAINTIFF: Wilmington Savings Fund Society, FSB, as owner trustee of the Residential Credit Opportunities Trust V-C

VS

DEFENDANT: **Christopher Conrad**

SALE ADDRESS: 119 Starr Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-7700**

SALE NO. 21-7-70

Writ of Execution No. 2019-02165

DEBT \$146,620.64

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

All that certain lot or piece of ground situate in the Borough of Atglen, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Property of James E. Brown, made by the Design Coalition Architects & Planners dated May 4, 1985 and recorded November 4, 1985 in Chester County as Plan File No. 5873 and being more fully described as follows, to wit:

Beginning at a point in the bed of Valley Avenue, said point also being the Southeast corner of Lot No. 2 as shown on said plan; thence extending from said point of beginning, leaving the bed of Valley Avenue and continuing along Lot No. 2, North 02 degrees 25 minutes 00 seconds West, 265.02 feet to a

point along lands of the Penn Central Railroad; thence extending along same, North 81 degrees 09 minutes 00 seconds East 75.00 feet to a point; thence extending South 02 degrees 25 minutes 00 seconds East 264.40 feet to line in the bed of Valley Avenue South 80 degrees 30 minutes 00 seconds West 75.00 feet to the first mentioned point and place of beginning.

Being Lots No. 3 and 4 as shown on said Plan.

BEING THE SAME PROPERTY CONVEYED TO JAMES P. STAUFFER AND JULIE E. STAUFFER, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ELIZABETH W. BROWN, WIDOW, DATED OCTOBER 29, 1999, RECORDED NOVEMBER 3, 1999, AT INSTRUMENT NUMBER 0088737, AND RECORDED IN BOOK 4661, PAGE 1757, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

BEING UPI NUMBER 07-03-0019

PLAINTIFF: The Money Source, Inc

VS

DEFENDANT: **James P. Stauffer & Julie E. Stauffer**

SALE ADDRESS: 645 Valley Avenue, Atglen, PA 19310

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

SALE NO. 21-7-71

Writ of Execution No. 2020-07394

DEBT \$170,630.84

Premises "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATE ON

THE WESTERLY SIDE OF CEDAR STREET, IN THE FOURTH WARD OF THE BOROUGH OF SPRING CITY, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 44 AND PART OF LOT NO. 45 SHOWN ON PLAN OR PLOT OF LOTS LAID OUT BY W.P. SNYDER AND BOUNDED AND DESCRIBED IN ACCORDANCE WITH SURVEY MADE IN SEPTEMBER 1960 BY EARL R. EWING, REGISTERED SURVEYOR, AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIPE MARKING THE INTERSECTION OF THE NORTHERLY MARGIN LINE OF QUEEN STREET WITH THE WESTERLY MARGIN LINE OF CEDAR STREET, THENCE FROM SAID POINT OF BEGINNING AND EXTENDING ALONG THE NORTHERLY MARGIN LINE OF QUEEN STREET, NORTH EIGHTY NINE DEGREES WEST THE DISTANCE OF FORTY FEET TO AN IRON PIPE, A CORNER OF REMAINING LANDS OF ESTELLA BORTMAN; THENCE EXTENDING ALONG SAID LATTER LANDS, NORTH ONE DEGREE EAST ONE HUNDRED FIFTY FEET TO AN IRON PIPE IN THE SOUTHERLY SIDE OF A TWENTY FEET WIDE ALLEY; THENCE ALONG THE SOUTHERLY SIDE OF SAID ALLEY SOUTH EIGHTY NINE DEGREES EAST FORTY FEET TO AN IRON PIPE IN THE WESTERLY MARGIN LINE OF CEDAR STREET AFORESAID; THENCE ALONG THE WESTERLY SIDE OF MARGIN LINE OF CEDAR STREET, SOUTH ONE DEGREE WEST ONE HUNDRED FIFTY FEET TO THE FIRST MENTIONED IRON PIPE AND PLACE OF BEGINNING.

Premises "B"

ALL THAT CERTAIN DWELLING

HOUSE AND LOT OR TRACT OF LAND, THEREUNTO APPURTENANT SITUATE ON THE NORTHERLY SIDE OF QUEEN STREET IN THE FOURTH WARD OF THE BOROUGH OF SPRING CITY, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH SURVEY MADE IN SEPTEMBER 1960 BY EARL R. EWING, REGISTERED SURVEYOR, AS FOLLOWS, TO WIT: BEGINNING AT AN IRON PIN IN THE NORTHERLY SIDE OF QUEEN STREET (FIFTY SEVEN FEET WIDE) SAID POINT OF BEGINNING BEING FORTY FEET DISTANCE IN A WESTERLY DIRECTION FROM AND IRON PIN MARKING THE INTERSECTION OF THE NORTHERLY SIDE OF QUEEN STREET WITH THE WESTERLY SIDE OF CEDAR STREET SAID POINT OF BEGINNING ALSO A CORNER OF OTHER LANDS NOW OF SAID ALBERT M. BETZ, ET UX; THENCE EXTENDING FROM SAID POINT OF BEGINNING ALONG THE NORTHERLY SIDE OF QUEEN STREET NORTH EIGHTY NINE DEGREES WEST THIRTY FIVE FEET TO AN IRON PIN; THENCE NORTH ONE DEGREE EAST ONE HUNDRED FIFTY FEET TO AN IRON PIN IN THE SOUTHERLY SIDE OF A TWENTY FEET WIDE ALLEY, THENCE ALONG SAID SIDE OF SAID ALLEY SOUTH EIGHTY NINE DEGREES EAST THIRTY FIVE FEET TO AN IRON PIN A CORNER OF SAID OTHER LANDS NOW OR ALBERT M. BETZ, ET EX; THENCE ALONG THE SAME SOUTH ONE DEGREE WEST ONE HUNDRED FIFTY FEET TO THE FIRST MENTIONED POINT, IRON PIN, AND PLACE OF BEGINNING.

BEING THE SAME PREMISES which

Dorothy Wigham and Lynne Driscoll, by Deed dated 2/1/2001 and recorded in the Office of the Recorder of Deeds of Chester County on 2/7/2002 in Deed Book Volume 5195, Page 198, granted and conveyed unto Daniel J. Driscoll, Jr. and Lynne Driscoll, Husband and Wife.

PARCEL # 14-2-3 & 14-2-3.1

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: SunWest Mortgage Company, Inc

VS

DEFENDANT: **Daniel Driscoll a/k/a Daniel Driscoll a/k/a Daniel J. Driscoll, III, Executor of the Estate of Lynne S. Driscoll a/k/a/ Lynne Driscoll, Deceased**

SALE ADDRESS: 407 Queen Street, Spring City, PA 19475

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

SALE NO. 21-7-72

Writ of Execution No. 2021-01537

DEBT \$3,872,310.54

Those certain real air rights, together with all improvements and easements related thereto and any and all personal property thereon, owned by Coatesville Inn Associates, L.P. situate in the City of Coatesville, County of Chester, Commonwealth of Pennsylvania, being a part of the tax parcel number 16-1-41.1 for air rights only.

Tax Parcel 16-1-41.1

PLAINTIFF: Coatesville Holdings LLC

VS

DEFENDANT: **Coatesville Inn Associates, L.P.**

SALE ADDRESS: 600 Manor Road,

Coatesville, PA 19320

PLAINTIFF ATTORNEY: **REED SMITH LLP 215-851-8100**

SALE NO. 21-7-73

Writ of Execution No. 2020-08022

DEBT \$163,550.84

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in West Whiteland Township, in the County of Chester, State of Pennsylvania, conveyed to Loretta A. Iezzi, by deed dated 3/22/2010 and recorded 12/16/2011, from Robert A. Iezzi and Loretta A. Iezzi, of record in Book 8317, Page 1900, etc, with the Chester County Recorder of Deeds.

Tax Parcel ID: 41-06-0195

PLAINTIFF: TRUMARK FINANCIAL CREDIT UNION

VS

DEFENDANT: **Loretta A. Iezzi**

SALE ADDRESS: 1432 Woodbank Way, West Chester, PA 19380

PLAINTIFF ATTORNEY: **WEBER GALLAGHER SIMPSON STAPLETON FIRES & NEWBY LLP 267-295-3364**

SALE NO. 21-7-74

Writ of Execution No. 2020-09257

DEBT \$280,187.32

Property situate in East Nottingham Township

Tax ID/UPI Parcel No. 69-06-0468-130/69-6-468.13

Sold as the property of: William D. Mitchell

IMPROVEMENTS thereon: Residen-

tial Dwelling

PLAINTIFF: U.S. Bank National Association, as Indenture Trustee, for the CIM Trust 2016-3, Mortgage-Backed Notes, Series 2016-3

VS

DEFENDANT: **William D. Mitchell**

SALE ADDRESS: 301 Yorklyn Road, Oxford, PA 19363

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

SALE NO. 21-7-75

Writ of Execution No. 2017-11110

DEBT \$838,570.72

Property situate in West Pikeland Township

Tax ID/UPI Parcel No. 34-05-0012.050/34-5-12.5

Sold as the property of: Christine McCloskey and Timothy J. McCloskey a/k/a Timothy McCloskey

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: 1900 Capital Trust III, by US Bank Trust National Association, not in Its Individual Capacity but Solely as Certificate Trustee

VS

DEFENDANT: **Timothy J. McCloskey a/k/a Timothy McCloskey & Christine McCloskey**

SALE ADDRESS: 1253 Street Road, Chester Springs, PA 19425

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

SALE NO. 21-7-77

Writ of Execution No. 2020-02525

DEBT \$238,108.98

Property situate in East Whiteland Township

Tax ID/UPI Parcel No. 42-03R-0035/42-3R-35

Sold as the property of: The Unknown Heirs of STOUGHTON L. WATTS Deceased

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: M&T Bank

VS

DEFENDANT: **The Unknown Heirs of Stoughton L. Watts, Deceased**

SALE ADDRESS: 16 Fairway Drive, Malvern, PA 19355

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

SALE NO. 21-7-78

Writ of Execution No. 2019-12876

DEBT \$87,991.84

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE BOROUGH OF PARKESBURG, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, WITH THE DWELLING ERECTED THEREON, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE LIMESTONE ROAD IN A LINE OF LAND NOW OR LATE OF EZEKIEL YOUNG AND EXTENDING THENCE ALONG THE SAID ROAD NORTH TEN MINUTES EAST, SIXTY FEET TO A STAKE; THENCE BY REMAINING LAND OF A PRIOR GRANTOR SOUTH EIGHTY-NINE

DEGREES AND FIFTY MINUTES EAST, ONE HUNDRED AND SIXTY ONE FEET TO A STAKE N A LINE OF LAND NOW OR LATE OF WILLIAM B. SMITH; THENCE BY SAID LAND NOW OR LATE OF WILLIAM B. SMITH SOUTH TEN MINUTES WEST, SIXTY FEET TO A STAKE, THENCE BY SAID REMAINING LAND OF A PRIOR GRANTOR NORTH EIGHTY-NINE DEGREES AND FIFTY MINUTES WEST, ONE HUNDRED AND SIXTY-ONE FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which Daniel L. London, Jr., by Deed dated 6/16/2017 and recorded in the Office of the Recorder of Deeds of Chester County on 7/18/2017 in Instrument No. 11555145, Deed Book Volume 9580, Page 181, granted and conveyed unto Richard D. Mathues a/k/a Richard Mathues.

Tax Parcel # 08-03-0171.010-E

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: PENNYMAC LOAN SERVICES, LLC

VS

DEFENDANT: **Richard D. Mathues a/k/a Richard Mathues**

SALE ADDRESS: 207 N. Limestone Road a/k/a 207 North Limestone Road, Parkesburg, PA 19365

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

SALE NO. 21-7-79

Writ of Execution No. 2016-06783

DEBT \$292,533.70

Property situate in the TOWNSHIP OF EAST FALLOWFIELD, CHESTER County, Pennsylvania, being

BLR# 47-6-162

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS4
VS

DEFENDANT: **John F. Glah**

SALE ADDRESS: 130 Bridle Path Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **BROCK & SCOTT 844-856-6646**

SALE NO. 21-7-80

Writ of Execution No. 2019-12740

DEBT \$599,798.84

Property situate in the TOWNSHIP OF PENN, CHESTER County, Pennsylvania, being

BLR# 58-3-33.67

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-4, Mortgage Loan Asset-Backed Certificates, Series 2007-4

VS

DEFENDANT: **Karen L. Klemaszewki & Michael P. Klemaszewski**

SALE ADDRESS: 640 Blanca Court, West Grove, PA 19390

PLAINTIFF ATTORNEY: **BROCK & SCOTT 844-856-6646**

SALE NO. 21-7-81

Writ of Execution No. 2015-03579

DEBT \$474,464.24

Property situate in the BOROUGH OF OXFORD, CHESTER County, Pennsylvania, being

BLR# 6-8-51

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JPMorgan Chase Bank, National Association, as Indenture Trustee for the Registered Holders for ABFS Mortgage Loan Trust 2002-2, Mortgage-Backed Pass-Through Certificates, Series 2002-2

VS

DEFENDANT: **Henry J. Ruffenach**

SALE ADDRESS: 224 Penn Avenue, Oxford, PA 19363

PLAINTIFF ATTORNEY: **BROCK & SCOTT 844-856-6646**

MEETING SPACE?

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