



# Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 69

WEST CHESTER, PENNSYLVANIA, FEBRUARY 25, 2021

No. 08

## TABLE OF CONTENTS

### 69 CHESTER COUNTY REPORTS

#### In re: Trust Under Will of Sheila W. Hundt, Deceased

*Trustee* ..... 54 (2021)

**Classified Ads. .... 20**

Meeting Space - *West Chester*

Office Space - *Paoli*

**Legal Notices**

**See Table of Contents. .... 1**

# Chester County Law Reporter

(USPS 102-900)

*Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania, Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the Publication of Legal Notices*

Owned and Published by  
**CHESTER COUNTY BAR ASSOCIATION**  
15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

[www.chescobar.org](http://www.chescobar.org)  
[lawreporter@chescobar.org](mailto:lawreporter@chescobar.org)

Telephone: 610/692-1889 Fax: 610/692-9546

**Richard Meanix, Editor**

*Assistant Editor*

Patrick M. McKenna, Esquire  
Richard Meanix, Chairperson-Publications Committee

Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCBA  
Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to  
Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

The **CHESTER COUNTY LAW REPORTER** is published every Thursday. **The Deadline for submission of all notices is 12:00 noon on Tuesday, 10 days prior to the following Thursday publication.** Notices must be submitted in typewritten form OR form provided by the Office of the **Law Reporter** and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Copyright ©2021 CCBA — All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopy, or any other means without the prior written permission of the copyright holder.

---

---

## 2021 CCBA Officers

John Fiorillo, *President*  
Michelle Bernardo-Rudy, *Vice President*  
Brian Nagle, *Treasurer*  
Don Lynn, *Secretary*  
Sam Cortes  
*Immediate Past President*

## Executive Director

Matt Holliday

## 2021 CCBA Directors

Maria Janoski (2021)  
Ryan Jennings (2022)  
Christin Kubacke (2021)  
Wes Legg (2022)  
Jon Long (2023)  
Helen Mountain (2023)  
A.J. Ober (2023)  
Hon. Allison B. Royer (2021)

## 2021 YLD Division

Michelle Barone, *Chair*  
Blaine Feinauer, *Chair-Elect*  
James Doyle, *Immediate Past Chair*

**In re: Trust Under Will of Sheila W. Hundt, Deceased**

## Trustee

1. A trustee may delegate duties and powers to another trustee if the delegating trustee reasonably believes that the other trustee has greater skills than the delegating trustee with respect to those duties and powers and the other trustee accepts the delegation. Thereafter, the delegating trustee is not responsible for the decisions, actions or inactions of the trustee to whom those duties and powers have been delegated if the delegating trustee has exercised reasonable care, skill and caution in reviewing periodically the performance of the trustee to whom the duties and powers have been delegated and that trustee's compliance with the scope and specific terms of the delegation.
2. A court may remove a trustee if it finds that removal of the trustee best serves the interests of the beneficiaries of the trust and is not inconsistent with a material purpose of the trust, a suitable cotrustee or successor trustee is available and: (a) the trustee has committed a serious breach of trust; (b) lack of cooperation among cotrustees substantially impairs the administration of the trust; (c) the trustee has not effectively administered the trust because of the trustee's unfitness, unwillingness or persistent failures; or (d) there has been a substantial change of circumstances.
3. If a vacancy occurs in a co-trusteeship, the remaining co-trustees may act for the trust. A vacancy occurs in a trusteehip if (a) a person designated as trustee rejects the trusteehip, (b) a person designated as trustee cannot be identified or does not exist, (c) a trustee resigns, (d) a trustee is disqualified or removed, (e) a trustee dies, or (f) a trustee is determined by a court to be incapacitated.
4. A vacancy in a trusteehip need not be filled if one or more cotrustees remain in office and the trust instrument does not require that it be filled. A vacancy shall be filled if the trust has no remaining trustee.
5. A vacancy should be filled in the following order of priority: (a) by a person designated in or pursuant to the provisions of the trust instrument to act as a successor trustee; (b) by a person appointed by unanimous written agreement of the qualified beneficiaries; or (c) by a person appointed by the court.
6. In response to a Petition to show cause why he should not be removed as a purported trustee of the Trust U/W of Sheila W. Hundt F/B/O Ashley Hundt Ventrone, Respondent produced an unsigned document allegedly deeming him the power to act as cotrustee. The court noted Respondent owes money to the trust and his explanation on how he was working off that indebtedness was farcical. Further, the court queried: "Who would want their ex-husband, while still in the midst of acrimonious hearings in two counties, to control their trust funds?" and noted the question answered itself. In order to protect the beneficiary's interests, the court removed Respondent as a cotrustee, agent, advisor or as any other

fiduciary in respect to the Trust U/W of Sheila W. Hundt F/B/O Ashley Hundt Ventrone.

R.E.M.

C.C.P. Chester County, Pennsylvania, Orphans' Court Division No. 1500-1654; In Re: Trust under Will of Sheila W. Hundt, Deceased for the Benefit of Ashley Hundt-Ventrone

Andrew H. Dohan for Ashley W. Hundt, Mary Hundt and George S. Hundt, Jr.,  
Fiduciaries  
Michael Ventrone, *pro se*  
Julie D. Goldstein for William Cooper  
Tunnell, J., December 2, 2020:-

COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISIONIN RE: TRUST UNDER WILL OF SHEILA W. HUNDT, DECEASED  
FOR THE BENEFIT OF ASHLEY HUNDT-VENTRONE

NO. 1500-1654

**DECISION**

On November 25, 2020, Respondent, Michael Ventrone appeared and gave testimony at a hearing in response to the Petition filed October 26, 2020 by the court to show cause why he should not be removed as a purported trustee of the Trust U/W of Sheila W. Hundt F/B/O Ashley Hundt Ventrone (the "Trust"), the subject of the above matter. He also brought written responses which were filed with the court. For the reasons set forth below, Michael T. Ventrone, is removed by the court as a cotrustee, agent, advisor or as any other fiduciary in respect to the Trust.

Respondent Ventrone considers himself a cotrustee of the Trust based on the following. On or about July 26, 2013, his mother, Lynn Ventrone, signed a document authorizing her cotrustee William B. Cooper, III ("Cooper") "to act on her behalf with respect to any and all Trust accounts, assets and matters of Trustee discretion regarding such assets." She further provided that Cooper "could sign her name to any checks, signature cards, directives or other documents related to Trust accounts and assets. (Trustee authorization and designation for the Trust under Will of Sheila W. Hundt F/B/O Ashley Ventrone.)

Then, in August of this year, an Affidavit was produced by Respondent in which Lynne Ventrone (who never signed the document) avers that on August 3, 2020, she revoked her approval for Cooper to act on her behalf as cotrustee. She purports to have replaced him on August 10, 2020 with her son, Michael Ventrone, whom she authorized "to act on my behalf as cotrustee via a trust authorization and designation." (*See* Affidavit, dtd. 8/3/20).

The PEF Code, at §7777, permits a trustee to delegate duties and powers and provides:

A trustee may delegate duties and powers that a prudent trustee of comparable skills might delegate under the circumstances. The trustee shall exercise reasonable care, skill and caution in:

- (1) selecting an agent;
- (2) establishing the scope and specific terms of the delegation, consistent with the purposes and provisions of the trust; and
- (3) reviewing periodically the agent's actions in order to moni-

for the agent's performance and compliance with the scope and specific terms of the delegation.

Thus, there are rules for when one trustee may delegate to another. A trustee may delegate duties and powers to another trustee if the delegating trustee reasonably believes that the other trustee has greater skills than the delegating trustee with respect to those duties and powers and the other trustee accepts the delegation. Thereafter, the delegating trustee is not responsible for the decisions, actions or inactions of the trustee to whom those duties and powers have been delegated, if the delegating trustee has exercised reasonable care, skill and caution in reviewing periodically the performance of the trustee to whom the duties and powers have been delegated and that trustee's compliance with the scope and specific terms of the delegation. 20 Pa. C.S.A. §7777 (e).

However, to avoid what is clearly a repugnant situation that is, having the ex-husband "manage" the ex-wife's trust assets, the PEF Code also allows for a court to step in as follows:

(b) When the court may remove trustee – The court may remove a trustee if it finds that removal of the trustee best serves the interests of the beneficiaries of the trust and is not inconsistent with a material purpose of the trust, a suitable cotrustee or successor trustee is available and:

- (1) the trustee has committed a serious breach of trust;
- (2) lack of cooperation among cotrustees substantially impairs the administration of the trust;
- (3) the trustee has not effectively administered the trust because of the trustee's unfitness, unwillingness or persistent failures; or
- (4) there has been a substantial change of circumstances. A corporate reorganization of an institutional trustee, including a plan merger or consolidation, is not itself a substantial change of circumstances.

20 Pa. C.S.A. §7766(b).

It is clear from this section that the court may, on its own initiative, remove a cotrustee. It may do so when the removal best serves the interests of the beneficiary of the trust.

Understanding the facts presented in this matter, the court queries: Who would want their ex-husband, while still in the midst of acrimonious hearings in two coun-

---

[69 Ches. Co. Rep. **In re: Trust Under Will of Sheila W. Hundt, Deceased**

---

ties, to control their trust funds? The question answers itself. This delegation would certainly not serve the interests of the beneficiary nor is it consistent with the material purpose of the Trust. The decedent wanted the trustee to consider the “emotional and financial maturity” of the beneficiary, among other things. Removing her ex-husband as cotrustee certainly must enhance Ashley’s emotional and financial maturity.

In considering removal, the court must also find that there has been a substantial change of circumstances. This presents no difficulty because at the time the Trust was established for Ashley’s benefit, twenty (20) years ago, in 2000, Ashley was surely not yet *sui juris*. She needed the protection of the Trust and its funds managed by someone capable and principled. Over these twenty (20) years, Ashley has grown up, gotten married, had two (2) children, has been divorced and immersed today in 2020 in the most acrimonious kind of litigation. This undoubtedly qualifies as a substantial change of circumstances supporting the action that the court is taking to protect her present emotional and financial condition.

Finally, Michael Ventrone remaining as a cotrustee presents the appearance of a conflict of interest. He owes the Trust money by court decree and therefore, comes to court with unclean hands. Mr. Ventrone claims that he is “working it off” by sending bills for his time to Cooper at Fox Rothschild, LLP for payment by the Trust. Engaging in farce does not aid Mr. Ventrone. He is a manipulative man who will seemingly stop at nothing to get his way. He has been cautioned several times here in Chester County. He continues to file pleadings to foment litigation. In due regard for these many defaults in two (2) different courts, this court concludes that Michael Ventrone must be removed in order to protect the beneficiary’s interests.

As for the succession of trustees, the Trust and its provisions address that issue. The salient Trust provisions are as follows:

From the Codicil to the Last Will of Sheila W. Hundt, Item THIRD:

“Notwithstanding anything herein to the contrary, the Co-Trustees for any trust created hereunder for the benefit of my daughter, ASHLEY, shall be ANDREW H. DOHAN, ESQUIRE, and my daughter, MARY H. McLOUGHLIN; and if either one of them is unable or unwilling to so serve, then his or successor shall be appointed by my remaining children. The provisions of Item Tenth shall be inapplicable to my daughter, ASHLEY.”

The parties later entered into a Trust Modification, Waiver of Account, Receipt, Release, Indemnification and Refunding Agreement on July 1, 2013. In paragraph 6 they agreed as follows:

The appointment of Lynne Ventrone and William B. Cooper, III, Esq. as Trustees of the Trust is approved by Ashley Hundt Ventrone, George S. Hundt, Jr. and Mary H. McLoughlin.

George and Mary also agree that at no time in the future will Mary H. McLoughlin irrevocably waive and release any rights and responsibilities to approve the appointment of any successor trustees; and Ashley irrevocably releases and holds harmless George S. Hundt, Jr. and Mary H. McLoughlin from any obligation and responsibility to do so.

If a vacancy occurs in a co-trusteeship, the remaining co-trustees may act for the trust. 20 Pa. C.S.A. §7763(b). A vacancy occurs in a trusteeship if (1) a person designated as trustee rejects the trusteeship, (2) a person designated as trustee cannot be identified or does not exist, (3) a trustee resigns, (4) a trustee who is disqualified or removed, (5) a trustee dies, or (6) a trustee is determined by a court to be incapacitated pursuant to §5511. 20 Pa. C.S.A. §7764.

The PEF Code continues with these provisions:

(b) Filling of vacancy – A vacancy in a trusteeship need not be filled if one or more cotrustees remain in office and the trust instrument does not require that it be filled. A vacancy shall be filled if the trust has no remaining trustee. 20 Pa. C.S.A. §7764(b).

The Co-Trustees today are the same as they were in 2013, Lynne Ventrone and William Cooper. Lynne Ventrone is alive and has never been declared to be incapacitated. Nor has she resigned. If that changes and a vacancy occurs, should Mr. Cooper remain in office, the vacancy need not be filled and the court expects that he will continue to serve alone.

Michael Ventrone would not, in any event, qualify as a candidate for filling a vacancy because the Code specifies that the vacancy be filled in the following order of priority: (1) by a person designated in or pursuant to the provisions of the trust instrument to act as a successor trustee; (2) by a person appointed by unanimous written agreement of the qualified beneficiaries; or (3) by a person appointed by the court. He is not, it can be said, a “fit”.

It is most unlikely that the beneficiary, Ashley Hundt Ventrone, would ever give her consent for Michael to become a successor trustee. A partial transcript of proceedings in the Family Litigation a few months ago was introduced into evidence before this court. Proceedings on Tuesday, August 11, 2020 before the Honorable Gary S. Sillow of the Court of Common Pleas of Montgomery County captured Ashley’s feelings:

By Mr. Weems (her attorney):

Q: Do you think that he (Michael) will continue to file actions against you that will force you to respond to him?



A: Absolutely.

Q: Do you have any idea why he continues to press on this trust issue?

A: He seems obsessed with the trust. He seems to think that for some reason he has some sort of interest in the trust. It has been established that he has zero interest in the trust. I do not need his help. I do not want his help. I have not asked for his help. I can handle my trust just fine. I have my MBA from Penn State University. I am looking for work. I don't want him in my life any further.

For these reasons, the court enters the accompanying order.

BY THE COURT:

/s/ Mark L. Tunnell, J.

---

[69 Ches. Co. Rep. **In re: Trust Under Will of Sheila W. Hundt, Deceased**

---

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

IN RE: TRUST UNDER WILL OF SHEILA W. HUNDT, DECEASED  
FOR THE BENEFIT OF ASHLEY HUNDT-VENTRONE

NO. 1500-1654

**ORDER**

AND NOW, this 2nd day of December, 2020, after hearing, it is ORDERED and DECREED that Respondent, Michael T. Ventrone, is removed by the court as a cotrustee, agent, advisor or as any other fiduciary in respect to the Trust U/W of Sheila W. Hundt F/B/O Ashley Hundt Ventrone.

BY THE COURT:

/s/ Mark L. Tunnell, J.

**TABLE OF CONTENTS**  
**LEGAL NOTICES**

Orphans’ Court Notice of Filing Accounts . . . . . 2  
Eastern District Notice . . . . . 4  
Change of Name Notice . . . . . 5  
Corporation Notice . . . . . 6  
Estate Notices **1st Publication** . . . . . 6  
Estate Notices **2nd Publication** . . . . . 7  
Estate Notices **3rd Publication** . . . . . 8  
Fictitious Name . . . . . 10  
Corporation Notice LLC . . . . . 10  
Nonprofit Corporation Notice . . . . . 10  
Trust Notice **2nd Publication** . . . . . 11  
Existence of Trust Notice **2nd Publication** . . . . . 11  
Existence of Trust Notice **2nd Publication** . . . . . 11  
Existence of Trust Notice **3rd Publication** . . . . . 11  
Sheriff Sale of Real Estate **1st Publication** . . . . . 12

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

**NOTICE OF FILING ACCOUNTS**  
**ACCOUNTS LISTED FOR AUDIT ON**  
**WEDNESDAY, MARCH 3, 2021**  
**Courtroom 12 at 9:00 A.M. PREVAILING TIME**

**THE HONORABLE BRET BINDER**

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

---

<b>ESTATE OF GEORGE W. SNYDER II, DECEASED</b>	<b>1508-0638</b>
FIRST AND FINAL ACCOUNT	
OF: MICHAEL J. REED, TRUSTEE	
VIRGINIA LINNENBAUGH, EXECUTOR	
ATTORNEY(S):	
MICHAEL JAMES REED, ESQUIRE	

---

<b>ESTATE OF RANDY H. SCHIRMER, DECEASED</b>	<b>1518-1894</b>
FIRST AND FINAL FORMAL ACCOUNTING	
OF: ROBERT A. SCHIRMER, EXECUTOR	
ATTORNEY(S):	
EDWARD MAREAN FOLEY, ESQUIRE	

---

<b>ESTATE OF JULIANNE A. ZELOV, DECEASED</b>	<b>1518-2509</b>
A/K/A JULIANNE ADAMS ZELOV	
FIRST AND FINAL ACCOUNT	
OF: SUSAN ADAMIAK, EXECUTOR	
ATTORNEY(S):	
KATHRYN H. CRARY, ESQUIRE	

---

<b>ESTATE OF DORIS M. WALTERS, DECEASED</b>	<b>1516-0849</b>
FIRST AND FINAL ACCOUNT	
OF: BARBARA E. GALLEN, EXECUTOR	
ATTORNEY(S):	
DAVID T. SCOTT, ESQUIRE	

---

**ESTATE OF JOHN HAINES WILLS, DECEASED**

**1599-0792**

A/K/A JOHN H. WILLS

FIRST AND FINAL ACCOUNT

OF: PETER L. TEMPLE, TRUSTEE

WELLS FARGO BANK, N.A., TRUSTEE

ATTORNEY(S):

DAVID LINDSAY MYERS, ESQUIRE

JACQUELINE MOTYL, ESQUIRE

ADAM G SILVERSTEIN, ESQUIRE

---

**ESTATE OF GRACE L. CLARK, DECEASED**

**1502-0631**

FIRST AND FINAL ACCOUNT

OF: SANDRA J. DEVINE, TRUSTEE

GEORGE C. DEVINE, TRUSTEE

ATTORNEY(S):

GEORGE J. D'AMBROSIO, ESQUIRE

---

Contact : Kate Barkman  
Telephone : 215-597-9221  
Website : [www.paed.uscourts.gov](http://www.paed.uscourts.gov)  
Email : kate\_barkman@paed.uscourts.gov

FOR IMMEDIATE RELEASE  
February 16, 2021

## JUDGE C. DARNELL JONES II OF THE UNITED STATES DISTRICT COURT, EASTERN DISTRICT OF PENNSYLVANIA TAKES SENIOR STATUS

**Philadelphia, PA, February 16, 2021-** Judge C. Darnell Jones II of the United States District Court, Eastern District of Pennsylvania announced that he will take senior status effective March 15, 2021. Judge Jones has served on the court since 2008. Judge Jones was nominated by President George W. Bush and confirmed by the United States Senate on September 26, 2008. Prior to his taking the seat in the District Court, Judge Jones was a judge on the First Judicial District, Philadelphia Court of Common Pleas from 1987 to 2008, serving as President Judge from 2006 to 2008.

Judge Jones will continue to serve on the District Court from the James A. Byrne U.S. Courthouse, 601 Market Street, Philadelphia.

###

**NOTICES**

*Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.*

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

**LAW NO. 2020-09494-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Thomas Angelo Defant III was filed in the above-named court and will be heard on March 22,2021 at 2:00 PM, in Courtroom 4 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: December 29, 2020

Name to be changed from: Thomas Angelo Defant III to: Thomas Alec Westermann

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

Jean M. Dorton, Attorney for the Petitioner  
1806 Worthington Drive,  
Exton, PA 19341

Ph: (610) 349-7490

Fx: (484) 605-2307

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

**LAW NO. 2021-00845-NC**

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

Date of filing the Petition: Tuesday, February 9, 2021

Name to be changed from: Bethany Doria Duff to: Spencer Finley Duff

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

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

**LAW NO. 2020-09017-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Marybeth (first name) O'Connor Weinstein (last name) was filed in the above-named court and will be heard on Monday, March 15, 2021 at 2:00 PM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, December 8, 2020

Name to be changed from: Marybeth (first name) O'Connor Weinstein (last name) to: Marybeth (first name) O'Connor (middle name) Weinstein (last name)

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

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

**LAW NO. 2021-00706-NC**

NOTICE IS HEREBY GIVEN on 2/8/2021 that the Petition of Patricia Ann Dietrich, plenary guardian, on behalf of J.C.B., was filed in the above-named Court, praying for a Decree to change J.C.B.'s name to J.C.M. The Court has fixed 4/26/2021 at 2:00 p.m., in Courtroom No. 3, Chester County Justice Center, 201 W. Market St., West Chester, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted. CARRIE A. S. KENNEDY, Atty. for Petitioner, CONNOR, WEBER & OBERLIES, 171 W. Lancaster Ave., Paoli, PA 19301-1175.

610.640.2386.

**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, December 15, 2020, for **AAP COACHING: MINISTRY @ THE CROSSROADS, CORPORATION** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: To provide coaching services and support to clergy, as well as other individuals and groups, who would like to move forward onto a developmental pathway in some aspect of their lives, and to do all other things that are lawful under PA Business Laws.  
 Marvin J Powell, Esq.  
 Powell Law Associates, LLC  
 234 Kennedy Drive  
 South Coatesville, 19320-3969

**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**

**AMMON, JR.**, Henry E., late of Honey Brook Township. Brian H. Ammon, care of LINDA KLING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. LINDA KLING, Esquire, Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

**BERMAN**, Hildegard, late of Penn Township. Michelle Berman Dodge, care of BRADLEY S. COHEN, Esquire, 1810 Chapel Ave. West, Ste. 200, Cherry Hill, NJ 08002, Executrix. BRADLEY S. COHEN, Esquire, Lex Nova Law LLC, 1810 Chapel Ave. West, Ste. 200, Cherry Hill, NJ 08002, atty.

**CHWOROWSKY**, Eleanor D., late of Honey Brook. David Thomsson, 104 Melrich Road, Cranbury, NJ 08512, Executor.

**CUNNINGHAM**, Nancy S., a/k/a Nancy Cunningham, late of East Goshen Township. Julie A. Cunningham, 43 Orchard Court, Royersford, PA 19468, Executrix. THERESE L. MONEY, Esquire, Law Office Therese L. Money, LLC, 109 East Evans St., Suite A, West Chester, PA 19380, atty.

**DeVAUX**, Charles D., late of Malvern. Helen DeVaux, 200 W Elm Street #1333, Conshohocken, PA 19428, Executrix. CARRIE WOODY, Esquire, Woody Law Offices, PC, 110 W. Front St., Media, PA 19063, atty.

**GUMMEY, JR.**, Charles F., late of Pennsbury Township. Joan F. Gumme, care of WILLIAM H. LUNGER, Esquire, 1020 N. Bancroft Parkway, Suite 100, Wilmington, DE 19805, Executrix. WILLIAM H. LUNGER, Esquire, Martin & Lunger, P.A., 1020 N. Bancroft Parkway, Suite 100, Wilmington, DE 19805, atty.

**JAMES**, Pauline H., late of Oxford. Judith K. Davis, care of RYAN G. BORCHIK, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator C.T.A. RYAN G. BORCHIK, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**KOLYNYCH**, Walter, late of Penn Township. Hugh Diamond and Rebecca Diamond, 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.

**LEITNER**, Maria M., late of West Whiteland Township. Maria Wilson, 3503 Sandpiper Court, Edgewood, MD 21040, Executrix.

**MacFADDEN-OSMOND**, Doreen B., a/k/a Doreen B. MacFadden, late of East Bradford Township. James W. MacFadden, Jr., care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

**MAUGER**, Grant E., a/k/a G. Eugene Mauger, late of East Bradford Township. Robert A. Mauger & Beverly G. Shairer, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executors. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

**MILLER**, Shirley Mae, late of Elverson Borough. Lori J. Helms, 124 Maple Drive, PO Box 244, Morgantown, PA 19543-0244, Executrix.

**MOWDAY**, Marilyn J., late of East Bradford. J. Graham Andes, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, West Chester, PA 19382, Executor. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, West Chester, PA 19382, atty.

**NAPPI**, Elizabeth D., a/k/a Bettie Nappi and Bunnie Nappi, late of West Chester. Veronica M. Zambito, 410 W. Deer Pointe Road, West Chester, PA



19382, Executrix.

**PANISH**, Charles V., late of Schuylkill Township. Suzanne Harteg and Christopher Gassert, care of DAVID P. BROWN, III, Esquire, 1944 Kimberton Rd., P.O. Box 729, Kimberton, PA 19442-0729, Executors. DAVID P. BROWN, III, Esquire, 1944 Kimberton Rd., P.O. Box 729, Kimberton, PA 19442-0729, atty.

**PRENDERGAST, JR.**, Robert W., late of Chaddsford. Tara Lafferty, care of KEVIN S. FRANKEL, Esquire, 150 N. Radnor Chester Road, Suite F-200, Radnor, PA 19087, Administratrix. KEVIN S. FRANKEL, Esquire, Frankel Estate Planning & Elder Law, LLC, 150 N. Radnor Chester Road, Suite F-200, Radnor, PA 19087, atty.

**SCOTT**, Barbara, late of Oxford. Meredith E. Scott, 59 South 3rd Street, Suite 5, Oxford, PA 19363, Administrator. ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

**SHOEMAKER**, Anne, a/k/a Tina Shoemaker, late of Phoenixville. Kimberly Baird, 109 W Linfield Trappe Rd., Royersford, PA 19468, Executrix.

**SNELL**, Ruth E., late of West Brandywine Township. Stephen R. Snell, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

**WATSON**, Margery J., Margery Johnston Watson, late of East Pikeland Township. Brooke L. Watson, care of DAVID S. DANIEL, Esquire, 319 West Front Street, Media, PA 19063, Executrix. DAVID S. DANIEL, Esquire, Law Office of David S. Daniel, 319 West Front Street, Media, PA 19063, atty.

**WHITEMAN**, Leroy T., late of East Bradford Township. Bruce L. Whiteman, care of WILBUR D. DAHLGREN, Esquire, 140 E. Butler Ave., Chalfont, PA 18914, Executor. WILBUR D. DAHLGREN, Esquire, Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914, atty.

## 2nd Publication

**ALLEN**, Kevin S., late of Phoenixville. Pearlline Allen, 348 Nutt Road, Phoenixville, PA 19460, Administrator.

**BERISH**, Marcia P., late of East Goshen Township. Jennifer B. Sullivan, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West

Chester, PA 19382, Executrix. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**BOYER**, Jean A., late of East Goshen Township. Linda J. Boyd, 501 Raintree Lane, Malvern, PA 19355, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**BRIGGS**, Heather Ann, late of East Coventry Township. Ronald A. Briggs, 2650 Valley Forge Drive, Upper Chichester, PA 19061, Administrator. JOHN JAY WILLS, Esquire, Law Office of John Jay Wills, 4124 Chichester Avenue, Upper Chichester, PA 19061, atty.

**COE**, Gloria Martin Powell, a/k/a Gloria M. P. Coe, Gloria P. Coe and Gloria Coe, late of Kennett Township. Terence M. Coe, care of DOUGLAS E. COOK, Esquire, P.O. Box 397, Drexel Hill, PA 19026, Executor. DOUGLAS E. COOK, Esquire, P.O. Box 397, Drexel Hill, PA 19026, atty.

**DARLINGTON**, Sarah P., late of Pennsbury and Pocopson Township. Deborah L. McAnally and Kenneth W. Darlington, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executors. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**DePEDRO**, Carmen F., late of Valley Township. Gregory J. DePedro, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Ave., Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Ave., Suite 13, Downingtown, PA 19335, atty.

**EGAN**, Andrew J., a/k/a A. Jack Egan, late of Penn Township. James J. Trucksess, care of JAMES F. CARNEY, Esquire, 610 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executor. JAMES F. CARNEY, Esquire, 610 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

**EGAN**, Maureen J., late of Penn Township. James J. Trucksess, care of JAMES F. CARNEY, Esquire, 610 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, Executor. JAMES F. CARNEY, Esquire, 610 W. Germantown Pike, Suite 400, Plymouth Meeting, PA 19462, atty.

**ELLIS**, Alan J., late of North Coventry Township. Steven Shillinger, 231 Laurelwood Rd., Pottstown, PA 19465, Executor. DILLON HARRIS, Esquire, Prince Law Offices PC, 646 Lenape Road, Bechtelsville, PA 19505, atty.

**FINLEY**, Michael Gerard, a/k/a Michael Finley, late of East Goshen Township. Margaret A. C. Finley, care of MARC L. DAVIDSON, Esquire, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, Executrix. MARC L. DAVIDSON, Esquire, Law Offices of Davidson & Egner, Radnor Station Two, 290 King of Prussia Rd., Ste. 110, Radnor, PA 19087, atty.

**FORD**, Ronald Paul, late of Honey Brook Township. Heather Gray, 103 Gloria Court, Vanceboro, NC, Administrator.

**GAYNOR**, Anita P., late of Borough of Malvern. Harry H. Pennewell, III, 1702 Raintree Lane, Malvern, PA 19355, Executor. HOWARD M. SOLOMAN, Esquire, 1760 Market Street, Suite 404, Philadelphia, PA 19103, atty.

**HORST**, Margaret M., late of Downingtown. Ronald T Horst, 1204 Bellows Court, Downingtown, PA 19335, Administrator.

**MACHT**, Paul E., a/k/a Paul Macht, late of Tredyffrin Township. Rebecca Gorman and Douglas E. Cook, P.O. Box 397, Drexel Hill, PA 19026, Executors. DOUGLAS E. COOK, Esquire, P.O. Box 397, Drexel Hill, PA 19026, atty.

**MAGILL**, William, late of East Fallowfield Township. Brian Magill, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Sealaus, LLP, 218 West Front Street, Media, PA 19063, atty.

**MARSHALL**, Barbara Barus, late of Pennsbury Township. Anita M. D'Amico, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 204 N. Union St., Kennett Square, PA 19348, atty.

**MATTSON**, Samuel Fred, late of Kennett Square Borough. James H. Noon, Jr., care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**McCLURE, JR.**, Raymond A., late of Kennett Township. Amy L. Cook, 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.

**MURPHY**, Katherine S., a/k/a Katherine Simmers Murphy, late of Valley Township. Keith A. Murphy, 1200 Hilltop Lane, Coatesville, PA 19320,

Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thornedale, PA 19372, atty.

**PARKER**, Joel Ross, late of New Garden Township. Joel M. Parker, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**PRICE**, Leslie E., late of Penn Township. Dwight L. Price and Nathaniel B. Price, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**PUSEY**, John W., a/k/a John Watkin Pusey, late of Kennett Square Borough. Suzanne Pusey, 310 N. Broad St., Kennett Square, PA 19348, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 211 E. State St., P.O. Box 363, Kennett Square, PA 19348-3111, atty.

**STEIMER**, Joyce E., late of East Pikeland Township. Harlan I. Gustafson, Jr., 114 Airport Road, Pottstown, PA 19464, Executor. CYNTHIA A. McNICHOLAS, Esquire, 225 N. Olive Street, P.O. Box 1065, Media, PA 19063, atty.

**TIMKO**, Irene M., late of West Goshen. Robert J. Timko, 920 Sassafras Circle, West Chester, PA 19382, Executor.

### 3rd Publication

**BLACKBURN**, Melanie T., late of Downingtown Borough. Donn R. Zang & Janice M. Zang, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Co-Executors. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**BUTLER**, William J., late of West Chester. Steven M. Romano, Esquire, 250 W. Lancaster Ave., Suite 160, Paoli, PA 19301, Executor. STEVEN M. ROMANO, Esquire, 250 W. Lancaster Ave., Suite 160, Paoli, PA 19301, atty.

**CASHMAN**, Ellen Mary, late of West Whiteland Township. Anne Y. Walters, care of WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, Executrix. WILLIAM R. HAGNER, Esquire, 211 West Lancaster Avenue, Paoli, PA 19301, atty.

**CIONTI**, Anthony J., late of Phoenixville Borough. Theresa Evans, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, Executrix. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460, atty.

**COOPER, SR.** William Hughes, a/k/a William H. Cooper and William H. Cooper, Sr., late of East Fallowfield Township. William H. Cooper, Jr., 6286 Prominence Pointe Dr., Anchorage, AK 99516, Executor. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

**CROWELL**, Georgia C., a/k/a Georgia Comyns Crowell, late of Oxford Borough. Rebecca A. Hobbs, 110 Hudson Dr., Phoenixville, PA 19460, Administratrix C.T.A. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

**FAWCETT**, Sylvia L., late of Chester County. Barbara Fawcett, 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.

**FITZGERALD**, Dorothy Marie, a/k/a Dorothy Fitzgerald, Dorothy M. Fitzgerald, late of Caln. Edwin Fitzgerald, care of STEVEN R. SOSNOV, Esquire, 540 Swede Street, Norristown, PA 19401, Executor. STEVEN R. SOSNOV, Esquire, Sosnov & Sosnov, 540 Swede Street, Norristown, PA 19401, atty.

**GASPARD**, Keith Michael, late of Willistown Township. James B. Schittler and Goldie S. Schittler, 7495 Boyertown Pike, Douglassville, PA 19518, Administrators C.T.A. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19341, atty.

**HUGHES**, Robert Francis, late of Phoenixville. Amy Curran, 522 West Pothouse Road, Phoenixville, PA 19460, Executrix. SUZANNE BENDER, Esquire, 216 Bridge St, Phoenixville, PA 19460, atty.

**KELLY**, Mary Jane, a/k/a Jane Kelly, late of West Goshen Township. Colleen Barthel and Sharon Horgan, care of MARITA MALLOY HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, Executrices. MARITA MALLOY HUTCHINSON, Esquire, Law Office of Marita Malloy Hutchinson, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

**KIM**, Young Hwan, a/k/a Young H. Kim, late of Upper Uwchlan Township. Hyon Kim, care of JESSICA L. WILSON, Esquire, 30 Cassatt Ave., Ber

wyn, PA 19312, Executrix. JESSICA L. WILSON, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan, P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

**MENSACK**, Adrienne Lydia, late of Elverson Borough. Christopher P. Mensack & Lisa J. Barbadora, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Co-Executors. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**PALMA**, Joseph E., late of Birmingham Township. Bonnie Greatrix Palma, care of STEPHEN M. PORTER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. STEPHEN M. PORTER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**RALSTON**, Lucille R., late of West Chester. Jane L. Ralston Wagner & Thomas P. Ralston, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executors. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

**RECK**, Frank, late of Penn Township. Donald B. Lynn, Jr. & Patrice Zimmerman, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**RENNER**, Grace Wilson Morris, a/k/a Grace M. Renner, Grace Renner, late of Willistown Township. Robert Renner, care of RYAN M. BORNSTEIN, Esquire, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, Executor. RYAN M. BORNSTEIN, Esquire, Harvey, Ballard and Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312, atty.

**SANDS**, Therese M., a/k/a Therese Marie Sands, late of Willistown Township. David A. Sands, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executor. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

**SCERNI**, Luise Haag, late of Kennett Square. Gary Scerni & Carolina Bedolla, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executors. JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

**SMITH**, Stanley J., late of Valley Township. Charlotte Smith, 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.

**STANKO**, Kimberly L., late of Phoenixville Borough. Charles J. Stanko & Gloria M. Stanko, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Administrators. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**SUDELL**, Jean Marie, late of Chester County. Kathleen S. Hondros, 15 Ile Dhuyere, Devon, PA 19333, Administrator.

**TRAPP, JR.**, David R., late of Willistown Township. George B. Trapp, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**TWADDELL**, Mary T., a/k/a Mary Theresa Twaddell, late of Honey Brook Township. Donna J. Witwer, 35 Majestic Lane, Sinking Spring, PA 19608, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**WALTON, SR.**, Robert L., a/k/a Robert Louis Walton, Sr., late of Atglen Borough. Cindy Lou Wertz, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Administratrix C.T.A. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

**ZECH**, Thomas C., late of Downingtown. Charles & Ann Zech 683 Heatherton Lane, West Chester, PA 19380, Administrators.

**ZEI**, Mabel E., a/k/a Mabel Elaine Zei, late of Downingtown Borough. Robert W. Zei, 1006 Chiswell Dr., Downingtown, PA 19335, Executor. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

---

### FICTITIOUS NAME

*NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an ap-*

*plication 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*

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 25, 2020 for **Pink Moon Designs** at 1973 French Creek Road Phoenixville, PA 19460. The name and address of each individual interested in the business is Cindy Adams at 1973 French Creek Road Phoenixville, PA 19460. This was filed in accordance with 54 PaC.S. 311.

---

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 04, 2021 at **S&P consulting and coaching** at 555 Rose Dale Rd. Kennett Square, PA 19348. The name and address of each individual interested in the business is Andrew J. Lawrie at 555 Rose Dale Rd. Kennett Square, PA 19348. This was filed in accordance with 54 PaC.S. 311.

---

An application for registration of the fictitious name **BETTY'S ORIGINALS**, 992 Sheep Hill Rd., Pottstown, PA 19465, was filed in the Department of State at Harrisburg, PA, January 29, 2021, pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Angie Raker-Reinert, 992 Sheep Hill Rd., Pottstown, PA 19465.

---

### CORPORATION NOTICE

#### LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that on Thursday, January 14, 2021 a Certificate of Organization was filed in the Pennsylvania Department of State for **GOLDFINCH COACHING, LLC**, in accordance with the provisions of the Limited Liability Act of 1994.

Eric C. Frey, Esquire, Solicitor  
Dischell, Bartle & Dooley, P.C.  
224 King Street  
Pottstown, PA 19464

---

#### NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State on February 27, 2020 for the

purpose of forming a nonprofit corporation under the name West Chester Community Good Neighbors pursuant to the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended. The corporation has been organized for the following purposes: To improve the living environment of individuals residing in subsidized housing in West Chester, Pennsylvania.

---

**2nd publication of 3**

**Trust Notice**

The Ashbrook Family Trust dated December 19th, 2014

Notice is hereby given that Glindon Ashbrook, Jr., Harold Ray Ahsbrook and Christopher Charles Ashbrook, is/are the Successor Trustee(s) of the above named Trust. All persons indebted to Joan Ashbrook are requested to make payment and all those having claims against Joan Ashbrook are directed to present the same to: Glindon Ashbrook, Jr., Harold Ray Ahsbrook and Christopher Charles Ashbrook, Trustee(s) c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.

---

**2nd publication of 3**

**ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE**

Trust Estate of RAYMOND A. McCLURE, JR., deceased, late of Kennett Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of RAYMOND A. McCLURE, JR. are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Amy L. Cook, Trustee  
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

---

**2nd publication of 3**

**ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE**

Trust Estate of LESLIE E. PRICE, deceased, late of Penn Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of LESLIE E. PRICE are requested to make

known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Dwight L. Price and Nathaniel B. Price, 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

---

**3rd Publication of 3**

**ADVERTISEMENT OF EXISTENCE OF TRUST NOTICE**

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

Donald B. Lynn, Jr. and Patrice R. Zimmerman, 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

**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, March 18th, 2021 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, April 19th, 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. 21-3-15**

**Writ of Execution No. 2015-03668**

**DEBT \$847,249.17**

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Brandywine, County of Chester and Commonwealth of Pennsylvania, described according to a Final Plan Submission for Hide-A-Way Farms, made by Nave Newell, dated May 4, 2004, last revised June 15, 2005, and recorded as Plan File No. 17557, and being more particularly

bounded and described as follows, to-wit; BEGINNING at a point on the Southerly side of Pennswick Drive, a corner of Lot No. 46 on said Plan; thence extending along said Lot, South 7 degrees 25 minutes 36 seconds East 215.92 feet to a point inline of Open Space; thence extending along same the two following courses and distances:

(1) South 85 degrees 57 minutes 38 seconds West 100.18 feet to a point on the Northerly right-of-way so Sunoco Pipeline L.P. easement; and

(2) North 7 degrees 25 minutes 36 seconds West 210 feet to a point on the Southerly side of Pennswick Drive, thence extending along same, North 82 degrees 34 minutes 24 seconds East 100 feet to the first mentioned point and place of beginning.

BEING LOT NO. 45 on said Plan.

BEING THE SAME PREMISES AS Southdown Homes L.P., a Pennsylvania Limited Partnership by Southdown Properties, Inc., its General Partner, by Deed dated December 21, 2006, and recorded on December 29, 2006, by the Chester County Recorder of Deeds in Deed Book 7045, at Page 1307, as Instrument No. 10716629, granted and conveyed unto Jerard Brown, an Individual.

UPI NO. 29-5-1.45

PLAINTIFF: HSBC Bank USA, National Association, as Trustee for Option One Mortgage Loan Trust 2007-HL 1, Asset-Backed Certificates, Series 2007-HL 1 VS

DEFENDANT: **Jerard Brown and the United States of America**

SALE ADDRESS: 3 Pennswick Drive, Downingtown, PA 19335

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

**SALE NO. 21-3-16****Writ of Execution No. 2018-07313****DEBT \$287,522.35**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, and described according to a Plan made for F. H. Construction Company known as "Hill Brook Park" said Plan made by Chester Valley Engineers, Inc., Consulting Engineers, Paoli, Pennsylvania, dated 1/3/1961 and ALST revised 3/30/1961, as follows, to wit:

BEGINNING at a point on the southeasterly side of Hill Brook Circle (50 feet wide) said point measured by the 5 following courses and distances from a point of curve on the northeasterly side of Conestoga Road (Route #401) (50 feet wide)' (1) leaving Conestoga Road on the arc of a circle curving to the right with the radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the southeasterly side of Hill Brook Circle (said point of tangent being the northwestern portion of "Leg" of Hill Brook Circle which has "U" shaped courses)' (2) north 24 degrees 51 minutes 30 seconds east, measured along the said side of Hill Brook Circle, 92.64 feet to a point of curve in the same; (3) northeastwardly measured still along the said side of Hill Brook Circle on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 1418.47 feet to a point of tangent in the same; (4) north 62 degrees 40 minutes east, measured still along the said side of Hill Brook Circle, 360 feet to a point of curve in the same and (5) northeastwardly measured still along the said side of Hill Brook Circle, on the arc of a circle curving to the right having a radius of 1,590 feet, the arc distance of 356.14 feet to the point of beginning; thence

extending from said point of beginning measured along the said side of Hill Brook Circle, the 2 following courses and distances; (1) northeastwardly on the arc of a circle curving to the right having a radius of 1,590 feet the arc distance of 165.58 feet to a point, the chord of said bearing north 78 degrees 29 minutes east, 165.50 feet to a point of tangent in the same, (2) north 81 degrees 28 minutes east, 15.23 feet to a point, thence extending south 8 degrees 32 minutes east, 23.9 feet to a point, thence extending south 57 degrees 30 minutes east, 164.37 feet to a point; thence extending north 14 degrees 30 minutes west 291.62 feet to the first mentioned point and place of beginning.

Being Lot #23 as shown on the above-mentioned Plan.

Being the same premises which Carol R. Judge nka Carol Burke by deed dated 1/23/93 and recorded 2/8/93 in Chester County in Record book 3502 Page 291 conveyed unto Barbara R. Guenther and Richard W. Guenther, W/H, in fee.

And being the same premises which Richard Guenther by Deed dated 6/27/11 and recorded in Chester County in record book 8210 page 1004 conveyed his interest unto Barbara R. Guenther, in fee.

Being UPI # 42-3-32.7

PLAINTIFF: Trumark Financial Credit Union

VS

DEFENDANT: **Diane D. Weaver and James E. Weaver, Jr.**

SALE ADDRESS: 28 Hillbrook Circle, Malvern, PA 19355

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

**SALE NO. 21-3-17**

**Writ of Execution No. 2019-02485**

**DEBT \$529,586.10**

ALL THOSE CERTAIN LOTS OR  
PIECES OF GROUND SITUATE IN  
EAST VINCENT TOWNSHIP, CHES-  
TER COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 7 COOKS  
ROAD, SPRING CITY, PA 19475

IMPROVEMENTS:RESIDENTIAL  
PROPERTY

BEING PARCEL NUMBER: 21-04-  
0032.0400

IMPROVEMENTS thereon: Residen-  
tial Property

PLAINTIFF: Deutsche Bank National  
Trust Company, as Indenture Trustee for  
American Home Mortgage Investment  
Trust 2005-2

VS

DEFENDANT: **Nancy W. Pine, Es-  
quire, in her Capacity as Administra-  
trix of the Estate of Jeffrey Stiles a/k/a  
Jeffrey D. Stiles**

SALE ADDRESS: 7 Cooks Glen Road,  
Spring City, PA 19475

PLAINTIFF ATTORNEY: **RAS CIT-  
RON, LLC 855-225-6906**

**SALE NO. 21-3-18**

**Writ of Execution No. 2017-09330**

**DEBT \$29,782.04**

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

BEING KNOWN AS: 909 CHARLES  
STREET COATESVILLE, PA 19320

IMPROVEMENTS:RESIDENTIAL  
PROPERTY

BEING PARCEL NUMBER:  
805C00861000

IMPROVEMENTS thereon: Residen-  
tial Property

PLAINTIFF: Liberty Savings Bank,  
FSB

VS

DEFENDANT: **Larry M. Dovin; Unit-  
ed States of America, Department of  
the Treasury - Internal Revenue Ser-  
vice**

SALE ADDRESS: 909 Charles Street,  
Coatesville, PA 19320

PLAINTIFF ATTORNEY: **RAS CIT-  
RON, LLC 855-225-6906**

**SALE NO. 21-3-19**

**Writ of Execution No. 2018-05925**

**DEBT \$315,539.00**

All that certain tract or piece of land  
with the buildings and improvements  
thereon erected, hereditaments and ap-  
purtenances, situate in Caln Township,  
County of Chester, Commonwealth of  
Pennsylvania, Bounded and described  
according to a plan of Fern M. Pike es-  
tate, made by Berger and Hayes, Inc.,  
Consulting Engineers and Surveyors,  
Thorndale, PA dated 4/5/1988.

BEING UPI # 39-3L-110

All that certain lot or tract of land situ-  
ate in the Township of Caln, County of  
Chester and Commonwealth of Pennsyl-  
vania said land being known as lot no.  
32 as shown on a plan known as Carver  
Court, Caln Township, Chester County,  
Pennsylvania, dated 11/23/1948, revised  
1/4/1954, and recorded on 3/12/1954 in  
plan book 3 page 53, in the land records  
of Chester County, Pennsylvania.

BEING UPI # 39-3-104

PLAINTIFF: Prosper Bank



VS

DEFENDANT: **Coatesville Solar Initiative LLC**

SALE ADDRESS: 1103 Foundry Street and 110 Foundry Street, Coatesville, PA 19320

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

**SALE NO. 21-3-20**

**Writ of Execution No. 2019-07880**

**DEBT \$1,338,969.84**

ALL THAT CERTAIN lot or parcel of land with buildings and improvements thereon erected, SITUATE in the Township of Schuylkill, County of Chester, State of Pennsylvania, bounded and described according to a Final Overall Title Plan of "Valley Park" for Valley Park Realty Associates, L.P. made by D.L. Howell & Associates, INC., West Chester, PA dated 12/4/2003, last recorded 8/11/2004 as Plan # 17146 as follows, to wit:

BEGINNING at a point on the Southwest side of Waverly Circle (50 feet wide), said of being a corner of Lot #24 (as shown on said plan): Thence from the said point of beginning extending along the 6 following courses and distances: 1) South 56 degrees 45 minutes 06 seconds East 27.84 feet to a point of curve, thence 2) On a line curving to the right having a radius of 130.00 feet an arc distance of 83.36 feet to a point, thence 3) South 20 degrees 01 minutes 42 seconds East 175.85 feet to a point of curve, thence 4) On a line curving to the right having a radius of 25.00 feet and arc distance of 39.43 feet to a point on the Northwesterly side of said road, thence 5) South 70 degrees 20 minutes 20 seconds West 86.79 feet to a point of curve, thence 6) On a line curving to

the left having a radius of 175.00 feet an arc distance of 125.00 feet to a point, a corner of Lot #1; Thence leaving said road extending along Lot #1 North 25 degrees 10 minutes 54 seconds West 207.96 feet to a point, a corner of Lot #24, Thence extending along Lot #24 the 4 following courses and distances: 1) North 44 degrees 34 minutes 48 seconds East 117.84 feet to a point, thence 2) North 36 degrees 13 minutes 21 seconds East 41.47 feet to a point, thence 3) North 10 degrees 52 minutes 52 seconds East 41.95 feet to a point, thence 4) 37 degrees 37 minutes 48 seconds East 48.12 feet to the first mentioned point and place of beginning.

Tax parcel # 27-6-68.22

PLAINTIFF: Citadel Federal Credit Union

VS

DEFENDANT: **Timothy A. Yocum and Nicole Lembo, The United States of America c/o The Eastern District of the United States Attorney for the Eastern District of PA**

SALE ADDRESS: 99 Waverly Circle, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **M. JACQUELINE LARKIN, ESQUIRE 215-569-2400**

**SALE NO. 21-3-21**

**Writ of Execution No. 2019-12851**

**DEBT \$39,312.13**

PROPERTY SITUATE IN BOROUGH OF HONEYBROOK

TAX PARCEL NO.: 12-02-0134.070

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: HAROLD J. DUNN AKA HAROLD DUNN and KATHRYN L. DUNN AKA KATH-

RYN DUNN  
 IMPROVEMENTS thereon: Residential Dwelling  
 PLAINTIFF: ABS REO Trust V  
 VS  
 DEFENDANT: **Harold J. Dunn aka Harold Dunn and Kathryn L. Dunn aka Kathryn Dunn**  
 SALE ADDRESS: 99 Dorsheimer Lane, Honey Brook, PA 19344  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

**SALE NO. 21-3-22**

**Writ of Execution No. 2013-03428**  
**DEBT \$30,249.33**

ALL THAT CERTAIN tract or piece of ground, Situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 43-5-85  
 PLAINTIFF: Tredyffrin/Easttown School District  
 VS  
 DEFENDANT: **Stephen W. Duncan, Administrator for the Estate of Evelyn S. Duncan**  
 SALE ADDRESS: 966 N. Valley Forge Road, Tredyffrin Township, PA 19333  
 PLAINTIFF ATTORNEY: **PORTNOFF LAW ASSOCIATES, LTD. 484-690-9300**

**SALE NO. 21-3-23**

**Writ of Execution No. 2019-01307**  
**DEBT \$241,276.05**

PROPERTY SITUATE IN TOWNSHIP OF CALN  
 TAX PARCEL NO. 39-04-0359.0000

IMPROVEMENTS: A RESIDENTIAL DWELLING  
 SOLD AS THE PROPERTY OF: JOHN P. BOCCELLI  
 IMPROVEMENTS thereon: Residential Dwelling  
 PLAINTIFF: U.S. Bank National Association, not individually but solely as Trustee for Bluewater Investment Trust 2017-1  
 VS  
 DEFENDANT: **John P. Boccelli**  
 SALE ADDRESS: 404 Country Edge Road, Downingtown, PA 19335  
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C.215-627-1322**

**SALE NO. 21-3-24**

**Writ of Execution No. 2019-09957**  
**DEBT \$204,458.91**

ALL THAT CERTAIN Unit in the property known, named and identified as Roundhill a Condominium, located in the Township of Valley, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et. Seq by the recording in the Recorder of Deeds in and for the County of Chester a Declaration recorded on March 23, 2007 in Record Book 7113 page 1016, et seq. First Amendment to Declaration recorded in Book 7229 page 314, Second Amendment to Declaration recorded in Book 7345 page 2155, Third Amendment to Declaration recorded in Book 7397 page 2310, Fourth Amendment to Declaration as set forth in Record Book 7412, page 2209, Fifth Amendment to Declaration as set forth in Record Book 7440, Page 556, Sixth Amendment to Declaration as set forth in Book 7454, page 037, Seventh Amendment to Dec-

laration, as set forth in Book 7495 page 258, Corrective Amendment to Seventh Amendment to Declaration as set forth in Book 7516, page 1912, Eighth Amendment to Declaration as set forth in Book 7558 page 1160, Ninth Amendment to Declaration as set forth in Book 7575 page 788, Tenth Amendment to Declaration as set forth in Book 7669 page 906, Eleventh Amendment to Declaration as set forth in Book 7801 page 192 and any and all amendments hereto. Being designated as Unit No. 386 as described in said Declaration and Declaration Plan.

TOGETHER with a proportionate undivided interest in the Common Elements (as set forth in said Declaration of Condominium) of 2.18%

BEING PART OF THE SAME PREMISES WHICH EGTC LP, a Pennsylvania limited partnership, by Indenture bearing date March 5, 2010 and recorded March 16, 2010 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7882 page 423, granted and conveyed unto NVR, Inc., a Virginia corporation trading as Ryan Homes, in fee.

ALL THAT CERTAIN concrete foundation, located approximately 184 feet west of the intersection of Larose Drive and Tifton Lane situate on the northerly side of Larose Drive, located within the Round Hill Development said development being situate on the northerly side of Lincoln Highway (S.R. 3070) on the Northwest side of the intersection of Buckthorn Drive and Lincoln Highway (S.R. 3070) and shown as Unit 386 on a plan titled "Round Hill Development", prepared by McCarthy Engineering Associates, P.C. recorded January 4, 2007, in the Township of Valley, County of Chester, and Commonwealth of Pennsylvania, said unit as described in the Declaration of Condominium being contained within the building as fol-

lows:

COMMENCING at a point in the bed of Lincoln Highway (S.R. 3070) at the intersection of Lincoln Highway (S.R. 3070) and Buckthorn Drive, said point being the south easterly most property corner of the said Round Hill Development;

THENCE crossing the northerly right of way line of Lincoln Highway (S.R. 3070) and into land of the Round Hill Development herein, North 28 degrees 25 minutes 32 seconds West, as distance of 1444.78 feet to the point of beginning.

THENCE from said Place of Beginning continuing along exterior perimeter of the concrete foundation the following twelve (12) courses and distances:

1. South 73 degrees 43 minutes 03 seconds West, a distance of 22.64 feet to a point;
2. North 16 degrees 16 minutes 57 seconds West, as distance of 2.67 feet to a point;
3. North 73 degrees 43 minutes 03 seconds East, a distance of 0.32 feet to a point;
4. North 16 degrees 16 minutes 57 seconds West, a distance of 30.00 feet to a point;
5. South 73 degrees 43 minutes 03 seconds West, a distance of 0.32 feet to a point;
6. North 16 degrees 16 minutes 57 seconds West, a distance of 9.33 feet to a point;
7. North 73 degrees 43 minutes 03 seconds East, a distance of 12.56 feet to a point;
8. South 16 degrees 16 minutes 57 seconds East, a distance of 12.00 feet to a point;
9. North 73 degrees 43 minutes 03 sec-

onds East, a distance of 9.76 feet to a point;

10. South 16 degrees 16 minutes 57 seconds East, a distance of 26.00 feet to a point;

11. North 73 degrees 43 minutes 03 seconds East, a distance of 0.32 feet to a point;

12. South 16 degrees 16 minutes 57 seconds East, a distance of 4.00 feet to the point of beginning.

CONTAINING in area eight hundred twelve (812) square feet.

BEING the same premises which NVR, Inc., a Virginia Corporation, by Deed dated June 7, 2010 and recorded June 8, 2010 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 7929 Page 902, granted and conveyed unto Bran D. Fernald.

UPI NO. 38-1-252

PLAINTIFF: J.P.Morgan Mortgage Acquisition Corporation

VS

DEFENDANT: **Brian D. Fernald**

SALE ADDRESS: 386 Larose Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **HILL WALLACK LLP 215-579-7700**

**SALE NO. 21-3-25**

**Writ of Execution No. 2020-03820**

**DEBT \$760,954.93**

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Exton Commons, Section 1, made by Henry S. Conrey, Inc. Division of Chester Valley Engineers, Paoli, Pennsylvania dated 12/10/1982 and last

revised 03/11/1983 and recorded as Plan No. 4349 as follows, to wit:

BEGINNING at a point of intersection of the Southeasterly side of Swedesford (55 feet wide) and the Northeasterly side of Mall Entrance Road; thence extending along the said side of Swedesford Road measured North 79 degrees 26 minutes 49 seconds East 159.83 feet to a point; thence leaving the said Swedesford Road and extending along line of Common Area of Exton Commons, measured the following (2) courses and distances, to wit: (1) South 01 degree 57 minutes 40 seconds East 161.45 feet to a point in the bed of a 20 feet wide Sanitary Sewer and Water Main Easement (2) thence South 88 degrees 02 minutes 20 seconds West, 119.38 feet to a point of the Northeasterly side of Mall Entrance Road; thence extending along the said side of the Mall Entrance Road the following (3) courses and distances to wit: (1) North 24 degrees 17 minutes 11 seconds West, 106.54 feet to a point of curve (2) thence on the arc of a circle curving to the right having a radius of 35.00 feet, the arc distance of 35.49 feet to a point of tangent (3) thence North 24 degrees 17 minutes 11 seconds West, 5.70 feet to a point of intersection of the Northeasterly side of Mall Entrance Road and Southeasterly side of Swedesford Road, the first mentioned point and place of beginning.

CONTAINING 21,903 square feet of land, more or less.

BEING known as Unit No. 74 on said plan.

IMPROVEMENTS consist of a one story free standing commercial building with open space and a parking area.

UPI NO. 41-5C-222

PLAINTIFF: ESSA Bank & Trust

VS

**DEFENDANT: DAT Enterprises,  
LLC, Schwarz Enterprises, LLC,  
Schwarz Enterprises II, LLC**

SALE ADDRESS: 100 Exton Commons,  
Exton, PA 19341

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