



# Chester County Law Reporter

(USPS 102-900)

*The Official Legal Publication for Chester County*

Vol. 69

WEST CHESTER, PENNSYLVANIA, MAY 27, 2021

No. 21

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# 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*

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**Kilroy vs. Owen J. Roberts School District**

Tort Claims Act – Real property exception to immunity – Motion for summary judgment

1. School districts, as local government agencies, are generally immune from tort liability under the Tort Claims Act.
2. There are limited exceptions to such immunity and an injured party may recover in tort from a local governmental agency if (a) damages would be otherwise recoverable under common law or statute, (b) the injury was caused by the negligent act of the local agency or an employee acting within the scope of his official duties, and (c) the negligent act of the local agency falls within one of eight enumerated categories.
3. Real property is an enumerated exception to immunity, applicable for the care, custody or control of real property in the possession of the local agency.
4. Whether a chattel, such as the metal shelf, is real property or personal property is a question of law, based upon facts as to the property owner's manifest conduct. The following principles are applied to determine whether a chattel used in connection with real estate constitutes personalty or realty: first, those chattels which are manifestly furniture, as distinguished from improvements, and not peculiarly fitted to the property with which they are used; these always remain personalty; second, those which are so annexed to the property, that they cannot be removed without material injury to the real estate or to themselves; these are realty, even in the face of an expressed intention that they should be considered personalty; third, those which, although physically connected with the real estate, are so affixed as to be removable without destroying or materially injuring the chattels themselves, or the property to which they are annexed; these become part of the realty or remain personalty, depending on the intention of the parties at the time of annexation.
5. Plaintiffs sued Defendant school district, seeking damages arising from an accident in which allegedly the minor's thumb was injured on a metal shelf. The evidence offered indicated the metal shelf was attached to the wall with six small screws, able to be promptly removed with a simple screwdriver, leaving only screw holes able to be patched putty or left alone, depending on the owner's desire. The shelf was intended to be easily removed or replaced without damaging the property itself. There was no evidence that the bathroom was physically altered to accommodate the metal shelf or that the metal shelf must remain in its current location. Thus, the Court concluded the metal shelf in this case is personalty, not a fixture, and granted the Defendant's Motion for Summary Judgment.

R.E.M.

C.C.P. Chester County, Pennsylvania Civil Action No. 2018-09778; Cheryl and Blaise Kilroy, w/h, as Individuals in their own right and as Parents of Minor, Bronson Kilroy

Frank P. Murphy for Plaintiffs

John F. Kennedy and Nicole E. Jackson for Defendant

Sommer, J., January 11, 2021:-

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[69 Ches. Co. Rep. **Kilroy vs. Owen J. Roberts School District**

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CHERYL and BLAISE KILROY, w/h, : IN THE COURT COMMON PLEAS  
as Individuals in Their Own Right and as:  
Parents of Minor, BRONSON KILROY : CHESTER COUNTY, PENNSYLVANIA  
:  
VS. : NO. 2018-09778-TT  
:  
OWEN J. ROBERTS SCHOOL :  
DISTRICT : CIVIL ACTION

Frank P. Murphy, Esquire, on behalf of Plaintiffs

John F. Kennedy, Esquire and Nicole E. Jackson, Esquire, on behalf of Defendant

### **ORDER**

AND NOW, this 11th day of January, 2021, upon review and consideration of the Motion of Defendant Owen J. Roberts School District for Summary Judgment, and Plaintiffs' Response thereto, said Motion is **GRANTED**.<sup>1</sup>

It is hereby ORDERED and DECREED that judgment is entered in favor of Defendant Owen J. Roberts School District.

BY THE COURT:

/s/ Jeffrey R. Sommer J.

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<sup>1</sup> Defendant moves for summary judgment, seeking judgment to be entered in its favor on Plaintiffs' negligence action. Defendant's motion is based upon Plaintiffs' complaint in which Plaintiffs sued Defendant school district, seeking damages arising from an accident in which allegedly the minor's thumb was injured on a metal shelf. The minor was attempting to block a ball being thrown in the boy's bathroom and hit his right hand on a metal shelf.

School districts, as local government agencies, are generally immune from tort liability under the Tort Claims Act. 42 Pa. Cons. Stat. §8541. There are limited exceptions to such immunity and an injured party may recover in tort from a local governmental agency if:

- (1) damages would be otherwise recoverable under common law or statute, (2) the injury was caused by the negligent act of the local agency or an employee acting within the scope of his official duties, and (3) the negligent act of the local agency falls within one of eight enumerated categories.

*Wells v. Harrisburg Area Sch. Dist.*, 884 A.2d 946, 948 (Pa. Cmwlth. 2005). The category the Plaintiffs assert they fall under is real property. Real property is an enumerated exception to immunity. *Id.* See 42 Pa. C.S. §8542(b)(3). Section 8542 provides an exception to immunity for the "care, custody or control of real property in the possession of the local agency, except that the local agency shall not be liable for damages on account of any injury sustained by a person intentionally trespassing on real property in the possession of the local agency." *Id.* (quoting 42 Pa. C.S. §8542(b)(3)).

Therefore, the question at issue is whether the metal shelf falls under the real property exception to governmental immunity set forth in Section 8542(b)(3). Whether a chattel, such as the metal shelf, is real property or personal property is a question of law, based upon facts as to the property owner's manifest conduct. *Wells*, 884 A.2d at 950 (citing *Wilson v. Ridgway Area Sch. Dist.*, 141 Pa. Cmwlth. 607, 596 A.2d 1161, 1164 (Pa. Cmwlth. 1991)). Our courts have applied the following principles to determine whether a chattel used in connection with real estate constitutes personalty or realty:

First, those [chattels] which are manifestly furniture, as distinguished from improvements, and not peculiarly fitted to the property with which they are used; these always remain personalty. Second, those which are so annexed to the property, that they cannot be removed without material injury to the real estate or to themselves; these are realty, even in the face of an expressed intention that they should be considered personalty . . . . Third, those which, although physically connected with the real estate, are so affixed as to be removable without destroying or materially injuring the chattels themselves, or the property to which they are annexed; these become part of the realty or remain personalty, depending on the intention of the parties at the time of annexation; in this class fall such chattels as boilers and machinery affixed for the use of an owner or tenant but readily removable.

(*Lofurno v. Garnet Val. Sch. Dist.*, 904 A.2d 980 (Pa. Cmwlth. 2006) (citing *Clayton v. Lienhard*, 312 Pa. 433, 436-37, 167 A. 321, 322 (1933)). In *Lofurno*, the Commonwealth Court reversed the Court of Common Pleas' conclusion that the sander, which was bolted to the school floor, was a fixture. The Commonwealth Court reasoned that the record was devoid of evidence that, once bolted, the machine could not easily be unbolted in order to be moved, let alone that to do so would cause material injury to the classroom or the sander. Rather, the only evidence offered indicated that the equipment was plugged into a receptacle, rather than hardwired, and simply attached to a dust collection system from which it was easily removed for cleaning. There was no evidence that the classroom had been physically altered to accommodate the electrical requirements of the sander or that the sander must remain in its current location in order to physically connect to either the 220-volt electrical line or the dust collection system.

In the instant case, the evidence offered indicates that the metal shelf is attached to the wall with six small screws. The shelf can be removed with a simple screwdriver, an electric screw driver, or power drill in a matter of seconds or minutes depending on the apparatus used, with only screw holes being left remaining on the concrete wall. Said small screw holes can be patched with putty, or left alone depending on the owner's desire. The shelf is intended to be easily removable for purposes of replacement without damaging the property itself. There is no evidence that the bathroom has been physically altered to accommodate the metal shelf, or that the metal shelf must remain in its current location. Moreover, the metal shelf itself is a standard shelf attached to the wall and used in numerous bathrooms across the country.

Based upon the factors considered in above precedents, we conclude that the metal shelf in this case is personalty, not a fixture, as a matter of law. Accordingly, we must grant the Motion for Summary Judgment and enter judgment in favor of Defendant.

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CLERK OF THE ORPHANS' COURT  
DIVISION OF THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
**NOTICE OF FILING ACCOUNTS**  
ACCOUNTS LISTED FOR AUDIT ON  
WEDNESDAY, JUNE 2, 2021  
Courtroom 15 at 9:00 A.M. PREVAILING TIME

**THE HONORABLE MARK L. TUNNELL**

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.

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<b>IN RE: HAYM SALOMON MEMORIAL PARK, INC., TRUST</b>	<b>1510-1707</b>
SIX AND INTERIM ACCOUNT	
OF: HAYM SALOMON MEMORIAL PARK, INC., TRUSTEE	
ATTORNEY(S):	
CHRISTOPHER C. POPPER, ESQUIRE	

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<b>IN RE: KEITH A. FORD, TRUST</b>	<b>1521-1042</b>
FIRST AND FINAL ACCOUNT	
OF: EDWARD L. MCCANDLESS JR, TRUSTEE	
PNC BANK, N.A., TRUSTEE	
ATTORNEY(S):	
KELLY BARSE, ESQUIRE	
NINA B. STRYKER, ESQUIRE	

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<b>ESTATE OF HARVEY M. THOMAS, DECEASED</b>	<b>1551-24556</b>
THIRD ACCOUNT	
OF: WELLS FARGO BANK, N.A., TRUSTEE	
ATTORNEY(S):	
KAREN M. STOCKMAL, ESQUIRE	

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<b>ESTATE OF JAMES E. BUYSSE, DECEASED</b>	<b>1515-0970</b>
FIRST AND FINAL ACCOUNT	
OF: W. STEVEN WOODWARD, ADMINISTRATOR DBN-CTA	
ATTORNEY(S):	
PETER J. BIETZ, ESQUIRE	
WAYNE STEVEN WOODWARD, ESQUIRE	



**NOTICES**

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

**CIVIL ACTION****LAW NO. 2021-01223-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Jaida Nicole Barker was filed in the above-named court and will be heard on Monday, June 7, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, February 26, 2021  
Name to be changed from: Jaida Nicole Barker to: Nathan English

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. 2021-03257-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Parita Rameshchandra Trivedi was filed in the above-named court and will be heard on Monday, August 16, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, May 14, 2021  
Name to be changed from: Parita Rameshchandra Trivedi to: Parita Paresh Pandya

Any person interested may appear and show cause,

if any they have, why the prayer of the said petitioner should not be granted.

**COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA**

**CIVIL ACTION – LAW****NO. 2021-00706-NC**

NOTICE IS HEREBY GIVEN on 4/26/21 that the Petition of Patricia Ann Dietrich, plenary guardian, on behalf of JON CAMPBELL BASRALIAN, was filed in the above-named Court, praying for a Decree to change his name to JON CAMPBELL MYERS. The Court has fixed 7/26/21 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.

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

**CIVIL ACTION****LAW NO. 2021-02380-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Kelly Ta Gillis on behalf of minor child Jayla Mei Sen was filed in the above-named court and will be heard on Monday, July 19, 2021 at 2:00 PM, in Courtroom NUMBER at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, April 12, 2021  
Name to be changed from: Jayla Mei Sen to: Jayla Angelina Ta-Gillis

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

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT, pursuant to the provisions of Section 6129 of the Business Corporation Law of 1988, Polymart, Incorporated a corporation in the State of Delaware with its principal office at 129 Ridgway Dr., Bordentown, NJ 08505 and registered in Pennsylvania at 823 1/2 STARVEGUT RD KENNETT SQUARE PA

19348-0 in PA which on 05/24/1990 was granted a Certificate of Authority to transact business in the Commonwealth, has on 11/12/2020 filed an Application for Termination of Authority with the Department of State.

### 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

**BALL**, George Francis, a/k/a George Ball, George F. Ball, late of West Nantmeal Township. Elizabeth Nace, care of 486 Dohner Drive, Lancaster, PA 17602, Executrix.

**BURGHARDT**, Concetta, late of East Pikeland Township. Lynda A. Yelenovsky, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

**CALL**, Kevin L., late of Kennett Square. Barbara Saunders 320 Longwood Road, Kennett Square, PA 19348, Executor. MAYLEE MARSANO, Esquire, Marsano Law LLC, 2126 Cherry Street, Philadelphia, PA 19103, atty.

**COMITO**, Francis S., a/k/a Francis Comito, Frank Comito, Frank S. Comito, late of Phoenixville. Joseph M. Comito, 615 Waitkus Alley, Phoenixville, PA 19460, Executor. CHRISTOPHER WOLF, Esquire, 166 Allendale Road, King of Prussia, PA 19406, atty.

**COX, JR.**, David, a/k/a David G. Cox, Jr., late of West Grove Township. Jonathan A. Cox, 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.

**EASTRIDGE**, Betty Jane, late of Landenberg. Gregory Eastridge, care of R. SAMUEL McMICHAELE, Esquire, P.O. Box 296, Oxford, PA 19363, Administrator. R. SAMUEL McMICHAELE, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

**FALLON**, Jane M., late of Willistown Township. Patricia Clymer, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049,

Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

**GERRESS**, Rose Marie, a/k/a Rose Gerress, late of Willistown Township. Linda Branca, care of SEAN MURPHY, Esquire, 340 N. Lansdowne Ave., Lansdowne, PA 19050, Executrix. SEAN MURPHY, Esquire, 340 N. Lansdowne Ave., Lansdowne, PA 19050, atty.

**HEGEDUS**, Mary A., late of North Coventry Township. Rita Ferraro, 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.

**HODGES**, Morizel M., late of Valley Township. Morizel M. Hodges, Jr., care of ROBERT W. MAHER, Esquire, 400 Greenwood Ave., First Floor, Wyncote, PA 19095, Executor. ROBERT W. MAHER, Esquire, Dyer & Maher, 400 Greenwood Ave., First Floor, Wyncote, PA 19095, atty.

**HORTON**, Rodney, late of Landenberg. Heather Horton, 4 Kings Ct, Landenburg, PA 19350, Administrator.

**HOWE**, Jessie A., late of West Chester. Diane H. Alesiani, 274 Glen Roy Road, Nottingham, PA 19362, Executor. DONALD F. KOHLER, Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

**KEHLER**, Julianne Marie, late of West Chester. Barbara Tammara, care of DAVID W. CROSSON, Esquire, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, Administratrix. DAVID W. CROSSON, Esquire, Crosson Richetti & Daigle LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101, atty.

**LANG**, Ronald K., a/k/a Ronald Kim Lang, late of East Whiteland Township. Fritz M. Lang, 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.

**LUCKOWSKI**, Stephen, late of Willistown Township. Shelby Ann Luczkowski, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantr & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

**MAY**, Robin Lee, a/k/a Robin L. May, late of West Brandywine Township. Loren M. Pearson, care of ANTHONY MORRIS, Esquire, 118 W. Market

Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**PYLE**, Albert H., a/k/a Albert Pyle, late of Penn Township. Lisa DeNenno, care of Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Penn Township. Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., Esquire, 300 W. State St., Ste. 300, Media, PA 19063, atty.

**RIFENBURG, JR.**, Orville L., late of Oxford. David Rifenburg, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

**RITCHIE**, Robert J., late of Birmingham Township. Joanne M. Ritchie, 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.

**SARACENI**, Mark D., late of Phoenixville Borough. Robert A. Saraceni, Jr., 548½ E. Main St., Ste. A, Norristown, PA 19401, Administrator. ROBERT A. SARACENI, JR., Esquire, 548½ E. Main St., Ste. A, Norristown, PA 19401, atty.

**SAVILL, III**, Robert M., late of West Whiteland Township. Andrew C. Savill, care of KRISTEN L. BEHRENS, Esquire, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002, Administrator. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002, atty.

**SEMET**, Pauline C., late of East Coventry Township. John H. Semet, 898 Englesville Rd., Boyertown, PA 19512, Administrator C.T.A. JOHN A. KOURY, JR., Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

**SLAUGHTER, JR.**, John M., a/k/a John M. Slaughter, late of East Vincent Township. John M. Slaughter, III, 315 Quarry Rd., Spring City, PA 19475, Executor. ROBERT FREEDENBERG, Esquire, Skarlatos Zonarich, 320 Market St., Ste. 600 West, Harrisburg, PA 17101, atty.

**VATTILANO**, Nancy A., late of Pocopson Township. Linda Vattilano Mento, 2511 Saint George Street, Wilmington, DE 19808, Administrator. DONALD C. TURNER, Esquire, Unruh, Turner, Burke & Frees, P.C., P.O. Box 515, West Chester PA 19381-

0515, atty.

**WALLEIGH**, Donald J., late of Oxford. Randall Willis, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

**WISSMILLER**, Georgia A., late of Kennett Township. James E. Wissmiller, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Executor. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

## 2nd Publication

**ALLEN**, Bertha Louise, late of East Pikeland Township. Stephanie R. Allen, 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.

**ARAYATA**, Carlos Edward L., a/k/a Carlos E.L. Arayata, late of Downingtown Borough. Charles Jonathan De Leon Arayata, 802 N. Bucknell St., Philadelphia, PA 19130 and Ma Teresa De Leon Arayata, 333 Meadowlake Dr., Downingtown, PA 19335, Executors. MARITA M. HUTCHINSON, Esquire, 1250 Fieldstone Dr., West Chester, PA 19382, atty.

**ARNOLD**, Cleon M., late of Coatesville. Alan J. Jarvis, care of JOHN S. CARNES, JR., Esquire, 101 W. Main St., Parkesburg, PA 19365, Executor. JOHN S. CARNES, JR., Esquire, 101 W. Main St., Parkesburg, PA 19365, atty.

**BAGWELL**, Jean Y., late of West Chester Borough. Donald Bagwell, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

**BEHRNDT**, Linda S., late of East Caln Township. Julie Behrnt, 102 Center Street, Gibbstown, NJ 08027 and Adam Neuhauser, 501 Valley Ave., Atglen, PA 19310, Executors. JERRY L. JOHNSON, Esquire, P.O. Box 218, Downingtown, PA 19335, atty.

**BLISS**, Edward M., a/k/a Edward M. Bliss, Sr., Edward Bliss, late of Spring City Borough. Anna C. Dougherty, care of ANDREW C. LAIRD, Esquire, 360 West Main Street, Trappe, PA 19426, Executrix. ANDREW C. LAIRD, Esquire, King Laird, P.C., 360 West Main Street, Trappe, PA 19426, atty.

**BOLE**, H. Ann, late of East Pikeland Township.

Robert J. Bole, 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.

**DAUGHEN**, Joan P., a/k/a Joan Daughen, late of East Pikeland Township. Joan Cadigan, 213 Dylan Lane, Phoenixville, PA 19460, Executrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

**DAUGHEN**, Joseph R., a/k/a Joseph Daughen, late of East Pikeland Township. Joan Cadigan, 213 Dylan Lane, Phoenixville, PA 19460, Executrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

**DeHAVEN**, Maryanne R., a/k/a Mary Anne DeHaven, late of Honey Brook Township. William R. Butler, Jr. and Michael Butler, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**DOYLE**, Charles Joseph, a/k/a Chuck J. Doyle, late of Malvern. Preva H. Doyle, 604 Highland Avenue, Downingtown, PA 19335, Personal Representative.

**EGGLESTON**, Alinda J., a/k/a Alinda Jean Eggleston and Alinda Eggleston, late of Coatesville City. Tariya Edwards, care of E. MARC MILLER, Esquire, 100 Front St., Ste. 100, Conshohocken, PA 19428, Administratrix. E. MARC MILLER, Esquire, Flaster Greenberg PC, 100 Front St., Ste. 100, Conshohocken, PA 19428, atty.

**FINN**, George A., late of East Marlborough Township. Thomas J. Finn, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executor. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

**GRESKO**, Paul R., late of West Vincent Township. Kathy Gresko, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executrix. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

**HAWKINS**, Priscilla Jane, late of West Fallowfield Township. Robert McComsey, care of ERIC L. WINKLE, Esquire, 363 West Roseville Road, Lancaster, PA 17601, Executor. ERIC L. WINKLE,

Esquire, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601, atty.

**HUNTSMAN**, Margaret L., late of East Goshen Township. Kerry Hanson, care of STANLEY E. LUONGO, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

**IRONS**, Lulu, late of West Chester. Hampton O. Raymond, 201 North Benjamin Drive, West Chester, PA 19382, Administrator. JOHN L. ROLLINS, Esquire, 1408 Burke Road, West Chester, PA 19380, atty.

**MURRAY**, Donna L., a/k/a Donna Lee Murray, late of Schuylkill Township. Edward Collin Murray, 105 Oakwood Ln., Phoenixville, PA 19460, Executor. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

**ORTIZ SALINAS**, Lizandro, late of Cochranville. Virginia Salinas Acuna, 35 Becky Lane, Cochranville, PA 19330 and Ignacio Ortiz Diaz, 35 Becky Lane, Cochranville, PA 19330, Executors. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

**PETRONDI**, James Birchall, late of East Vincent Township. Cindy Moltz, 4 Ebelhare Rd., Pottstown, PA 1946, Executrix. JENNIFER FELD, Esquire, Col-liton Elder Law Associates, 790 E. Market St., Ste. 250, West Chester, PA 19482, atty.

**PHILIPANICS**, Viola, late of Pottstown. Melissa Albright, 235 Laurelwood Road, Pottstown, PA 19465, Executor.

**THOMPSON**, Suzanne C., a/k/a Suzanne Coley Thompson, late of West Brandywine Township. Peter Thompson, Jr. & Jane Thompson Willgren, 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.

**WASSON, JR.**, Samuel C., late of Easttown Township. Christopher W. Wasson, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executor. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

**WHITE**, Jennifer G., late of East Whiteland Township. Richard G. White & Judith J. White, 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.

### 3rd Publication

**ARRELL**, John A., late of New London Township. John A. Arrell, Jr., Robert B. Arrell, and Amy E. Coppock, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Co-Executors. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

**DIXON**, Ellen, late of East Pikeland Township. Michael S. Dixon, care of CYNTHIA J. RAYMOND, Esquire, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, Executor. CYNTHIA J. RAYMOND, Esquire, 1255 Drummers Ln., Ste. 105, Wayne, PA 19087, atty.

**DOLL**, Neal Arthur, a/k/a Neal A. Doll and Neal Doll, late of West Bradford Township. Sherry Rae Spence, 112 N. Berwick Crescent, Virginia Beach, VA 23452, and Tammy Linn Doll, 220 Fairway Road, Paoli, PA 19301, Executors.

**ELLIS**, Arlene M., a/k/a Arlene M. Menkes and Arlene M. Marchese, late of West Chester. Judi Hart, 4386 N Twin Valley Rd, Morgantown, PA 19543, and Christine Cary, 351 Creamery Way, Un 1410, Exton, PA 19341, Administrators.

**GIBSON**, Robert T., late of West Chester. Pierce Gibson & Shane Gibson, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Administrators. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

**MILLER, III**, Frederick W., late of Penn Township. Lisa Schulz, 48 E Stephen Dr., Newark, DE 19713, Administratrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E State St, Kennett Square, PA 19348, atty.

**GORDON**, John D., late of East Bradford Township. Keith Madow, care of SUSAN E. PIETTE, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Executor. SUSAN E. PIETTE, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, atty.

**GRIFFITH, SR.**, Marvin Gene, late of West Grove. Kimberly Osborne, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Administratrix. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

**HAYES**, Kevin J., a/k/a Kevin Hayes, late of

Downingtown. Scott E. Hayes, 1714 Ilwaco Ave., NE, Renton, WA 98059, Administrator. THERESE L. MONEY, Esquire, Law Office Therese L. Money, LLC, 109 E. Evans St., Suite A, West Chester, PA 19380, atty.

**HEYSER**, Robert H., late of West Vincent Township. Robert Steven Heyser & Jane Heyser Jones, care of ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, Executors. ELIZABETH R. HOWARD, Esquire, 301 Gay Street, P.O. Box 507, Phoenixville, PA 19460, atty.

**HO**, May H., a/k/a May Hsiao-Ling Ho, late of Kennett Township. Wendy Jean Ho Schnell and Valerie J. H. Gibson, care of LOUIS N. TETI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrices. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**JONES**, Gordon L., late of Penn Township. Sally Ann Jones, care of P. KRISTEN BENNETT, Esquire, 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807, Executrix. P. KRISTEN BENNETT, Esquire, Gawthrop Greenwood PC, 3711 Kennett Pike, Ste. 100, Wilmington, DE 19807, atty.

**KREPSHAW**, Anne T., a/k/a Anna T. Krepshaw, late of East Coventry Township. Patricia C. Haas, care of ERIC C. FREY, Esquire, 105 E. Philadelphia Ave., Boyertown, PA 19512, Executor. ERIC C. FREY, Esquire, E. Kenneth Nyce Las Office, LLC, 105 E. Philadelphia Ave., Boyertown, PA 19512, atty.

**McALLISTER**, Miriam A., late of West Caln Township. Miriam E. Wealer, 160 Cedar Knoll Road, Coatesville, PA 19320, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

**MUNZ**, William C., a/k/a William Charles Munz, late of Honey Brook Township. S&T Bank, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street New Holland, PA 17557, Executor. PATRICK A. DEIBLER, Esquire, Kling and Deibler, LLP, 131 W. Main Street New Holland, PA 17557, atty.

**NASON**, Diantha, late of East Pikeland Township. William B. Cooper, III, P.O. Box 673, Exton, PA 19341, Administrator C.T.A. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

**NATALE**, Joseph J., a/k/a Joseph John Natale, late of East Pikeland Township. Joanne Calibeo, care of MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, Executrix. MARK A. GIAMPIETRO, Esquire, P.O. Box 267, Phoenixville, PA 19460-0267, atty.



**PETERSON**, Carolyn J., late of North Coventry Township. Deborah L. Benner, 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.

**PORTER**, Gerald H., late of East Goshen Township. Geraldine W. Porter, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**RYESKY**, Helene Ann, late of North Coventry Township. Alan Jerome Silberman, 417 Douglass Drive, Douglassville, PA 19518, Executor. JUDITH STUTMAN IZES, Esquire, Gazan & John, P.C., 30 West Airy Street, Norristown, PA 19401, atty.

**SELAGY**, Frank, a/k/a Frank Selagyi, late of East Marlborough Township. F. Randall Selagy, 150 Beverly Drive, Kennett Square, PA 19348, Executor. F. RANDALL SELAGY, Esquire, 150 Beverly Drive, Kennett Square, PA 19348, atty.

**STANDIFER**, Charles R., late of New Garden Township. L. Peter Temple, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**VEIGEL**, Hildegard, a/k/a Hildegard Katharina Veigel, late of East Caln Township. Ralph E. Veigel & Karen E. Stoltzfus, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**WALLER**, Teresa M., late of New Garden Township. Michael Marrone, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**WILLIAMS**, Dan E., late of London Britain Township. Janet S. Williams, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administratrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

## 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 **Delaware Valley VEG**.

Articles of Incorporation were filed on Thursday, April 22, 2021

## NONPROFIT CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation – Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about April 14, 2021, for:

Meadows at Hillview Community Association, Inc.  
160 Hulnick Road  
Coatesville, PA 19320

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

## 1st Publication of 3

### TRUST NOTICE

DEED OF TRUST OF ELIZABETH ANN SOMERS DATED FEBRUARY 5, 2020

ELIZABETH ANN SOMERS a/k/a ELIZABETH R. SOMERS, Deceased

Late of Tredyffrin 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 JOSEPH V. SOMERS, JR. and LESLIE SOMERS, TRUSTEES, c/o Jill R. Fowler, Esq., 100 Four Falls, Ste. 300, West Conshohocken, PA 19428-2950,

Or to their Attorney:

JILL R. FOWLER  
HECKSCHER, TEILLON, TERRILL & SAGER,  
P.C.

100 Four Falls, Ste. 300  
West Conshohocken, PA 19428-2950

**2nd Publication of 3****REVOCABLE TRUST AGREEMENT OF  
DONNA L. MURRAY**

dated 1/4/2000

DONNA L. MURRAY a/k/a DONNA LEE MURRAY, Deceased

Late of Schuylkill Township, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to EDWARD COLLIN MURRAY, TRUSTEE, 105 Oakwood Lane, Phoenixville, PA 19460, Or to his Attorney:

REBECCA A. HOBBS  
O'DONNELL, WEISS & MATTEI, P.C.  
41 E. High St.  
Pottstown, PA 19464

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**3rd Publication of 3****NOTICE OF TRUSTEE**

HELENE ANN RYESKY, Deceased  
Late of East Coventry Township, Chester County, Pennsylvania.

NOTICE is hereby given that The AARON AND HELENE RYESKY IRREVOCABLE TRUST is in existence, that Helene Ann Ryesky and Aaron Ryesky are deceased, and that Kenneth H. Ryesky, Esq. and Tamara E. Weiss are the Trustees. ALL persons indebted to the Trust are requested to make payment, and those having claims or demands against the same to make them known without delay to: Kenneth H. Ryesky, Esq.

Dira 27  
Rechov Ben-Gurion 31  
Petach Tikva 49552  
ISRAEL  
Telephone (USA): 929/243-9504  
E-mail: kenneth.ryesky@gmail.com

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**BUCKLEY, BRION,  
MCGUIRE & MORRIS LLP**  
By: Michael S. Gill, Esquire  
Attorney I.D. No. 86140  
118 West Market Street  
West Chester, Pennsylvania 19382  
610.436.4400

ATTORNEYS FOR CONDEMNOR  
PENNSYLVANIA TURNPIKE COMMISSION

IN RE	:	COURT OF COMMON PLEAS
CONDEMNATION BY	:	CHESTER COUNTY,
PENNSYLVANIA TURNPIKE COMMISSION	:	
OF LAND LOCATED	:	
LOCATED IN THE	:	CIVIL ACTION NO. 2021-00152-MJ
TOWNSHIP OF EAST NANTMEAL,	:	
COUNTY OF CHESTER,	:	IN REM
COMMONWEALTH OF PENNSYLVANIA,	:	EMINENT DOMAIN
FOR THE TOTAL RECONSTRUCTION AND	:	
WIDENING OF	:	
THE PENNSYLVANIATURNPIKE BETWEEN	:	
MILEPOST 302 AND MILEPOST 308	:	
HEDGE ROAD BRIDGE ELIMINATION	:	
(PARCEL ID NO. 24-03-026)	:	

**CONDEMNEDS: THE ESTATE OF ROBERT E. WILSON, DECEASED,  
HIS HEIRS, SUCCESSORS-IN-INTEREST AND ASSIGNS;**

**THE ESTATE OF JOSEPH M. STIMMLER, DECEASED,  
HIS HEIRS, SUCCESSORS-IN-INTEREST AND ASSIGNS; AND**

**THE ESTATE OF JOHN GAMBONE, DECEASED,  
HIS HEIRS, SUCCESSORS-IN-INTEREST AND ASSIGNS,**

**ALL AS THEIR INTERESTS MAY APPEAR**

**NOTICE TO CONDEMNED(S)**

IN ACCORDANCE WITH SECTION 305 OF THE EMINENT DOMAIN CODE, 26 PA.C.S.A. § 305, THE PENNSYLVANIA TURNPIKE COMMISSION HEREBY GIVES NOTICE THAT:

1. The Pennsylvania Turnpike Commission (the “Condemnor”) filed an Amended Declaration of Taking on January 21, 2021, in the Court of Common Pleas of Chester County, Pennsylvania, as above-captioned at Civil Action No. 2021-00152-MJ pursuant to the requirements of the Pennsylvania Eminent Domain Code, as amended, 26 PA.C.S.A. § 101, *et seq.*
2. Condemnor is the Pennsylvania Turnpike Commission, an instrumentality of the Commonwealth of Pennsylvania having its principal office at Exit 247 of the Pennsylvania Turnpike system (the “Pennsylvania Turnpike”) located in the Township of Lower Swatara, County of Dauphin, Commonwealth of Pennsylvania. Condemnor’s post office address is Post Office Box No. 67676, Harrisburg, Pennsylvania 17106-7676.



3. Condemnor is authorized and empowered by Section 3 of the Act of July 18, 2007, P.L. 169, No. 44, as amended, to acquire by condemnation any lands, rights, easements, franchises and other property deemed necessary or convenient for the construction or efficient operation of the Turnpike.

4. The Amended Declaration of Taking amended that certain Declaration of Taking which Condemnor filed at the above term and number on January 7, 2021 (the "Original Declaration of Taking"). The Code requires "the condemnor, upon filing its declaration of taking, shall on the same day lodge for record a notice of the declaration in the office of the recorder of deeds of the county in which the property is located." On January 7, 2021, Condemnor electronically submitted the Original Declaration of Taking for filing with the Office of the Prothonotary. The Original Declaration of Taking, however, was not accepted as filed until January 11, 2021. Therefore, a time-stamped copy of the Original Declaration of Taking was not available until January 11, 2021. Accordingly, the Notice of Declaration of Taking was not filed on the same day as the Original Declaration of Taking. Condemnor, therefore, filed the Amended Declaration of Taking so that filing and the Notice of Condemnation were lodged for record on the same day, as required by the Code.

5. The Original Declaration of Taking was authorized by a Resolution which Condemnor adopted September 1, 2020. The record of the proceedings regarding this adoption may be examined at Condemnor's Central Office at Exit 247 of the Pennsylvania Turnpike.

6. The purpose of the condemnation is to acquire property interests necessary to construct the total reconstruction and widening of the Pennsylvania Turnpike between Milepost 302 to Milepost 308, including the elimination of the Hedge Road Bridge, and its requirements.

7. The property which is the subject of this condemnation is *situate* within the jurisdictional limits of the Township of East Nantmeal, County of Chester, Commonwealth of Pennsylvania and is known to the Board of Assessment of the County of Chester as Tax Map Parcel No. 24-03-026, a total take (the "Condemned Property"). A plan of the property condemned, sufficient for its identification, was filed with the Amended Declaration of Taking, which Condemnor filed on January 21, 2021 with the Office of the Prothonotary and with the Office of the Recorder of Deeds in and for Chester County, Pennsylvania, all in accordance with Section 304 of the Code, 26 PA. C.S.A. § 304. The property as described above has been condemned by Condemnor.

8. The nature of the title in and to the property hereby condemned is (A) fee simple in the surface, (B) only so much of any coal beneath the surface or any separate estate in such coal as is necessary for the lateral and subjacent support of the surface and any improvements now or hereafter erected thereon, (C) the right to access coal, oil, or gas from the surface of the land hereby condemned, excepting and reserving unto Condemnees, however, all of the oil and gas to which Condemnees hold title, provided access to any such oil and gas must be obtained from beyond the Condemned Property, the land hereby condemned.

9. A plan showing the condemned property may be inspected at the office of Condemnor's counsel, Buckley, Brion, McGuire & Morris LLP, 118 West Market Street, West Chester, Pennsylvania 19380, during regular business hours.

10. Just compensation is secured by the Bond which Condemnor filed simultaneously with its filing of the Amended Declaration of Taking, as aforesaid.

11. Condemnee(s) is/are **NOTIFIED** that if they wish to challenge the power or the right of Condemnor to appropriate the condemned property, the sufficiency of security, the procedure followed by Condemnor or the Declaration of Taking, they are required to file preliminary objections within thirty (30) days after service of this **NOTICE**.

**BUCKLEY, BRION,  
MCGUIRE & MORRIS LLP**

**Attorneys for Condemnor  
The Pennsylvania Turnpike Commission**

**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, June 17th, 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, July 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. 21-6-57**

**Writ of Execution No. 2017-06507**

**DEBT \$3,761.72**

ALL THAT CERTAIN lot or piece of ground with the messuage and tenements thereon erected, situate in the Township of Tredyffrin, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 43-11F-242

PLAINTIFF: Tredyffrin/Easttown School District

VS

**DEFENDANT: Cortwright Wetherill, Jr. & Janice Wetherill & United States of America**

**SALE ADDRESS: 40 Grove Avenue, Tredyffrin Township, PA 19333**

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

**SALE NO. 21-6-58**

**Writ of Execution No. 2017-05713**

**DEBT \$6,027.01**

All that certain residential unit situate in Upper Uwchlan Township, County of Chester and Commonwealth of Pennsylvania, being Lot #222 according to a Final Subdivision Plan (Section I), Marsh Harbour, Phase Two, made by NEPO Associates, Inc. dated 10/13/1989, revised 10/14/1993, recorded in Chester County as Plan File No. 12280.

Tax Parcel # 30-3Q-222

PLAINTIFF: Marsh Harbour Community Association

VS

**DEFENDANT: Lauren C. Graham & Robert D. Graham**

**SALE ADDRESS: 1810 Harbour Ridge Lane, Downingtown, PA 19335**

**PLAINTIFF ATTORNEY: STEVEN L. SUGARMAN & ASSOCIATES 610-889-0700**

**SALE NO. 21-6-59**

**Writ of Execution No. 2020-09296**

**DEBT \$720,401.89**

ALL THAT CERTAIN lot or piece of ground Situate in Willistown Township Chester County PA bounded and de-

scribed according to a Plan of Property for Frank Stout made by Henry S. Conrey Inc., dated 7/14/1975 last revised 8/21/1975 and recorded in Chester County as Plan No. 134 as follows to wit:

BEGINNING at a point on the Southwesterly side of a 40 feet wide right of way on the said plan, a corner of Lot No. 4 on said plan; thence along the said Southwesterly side of the said 40 feet wide right of way the following 3 courses and distances; (1) along the arc of a circle curving to the left, having a radius of 50 feet the arc distance of 102.16 feet to a point of reverse curve; (2) along the arc of a circle curving to the right, having a radius of 50 feet; the arc distance of 47.14 feet to a point of reverse curve; and (3) along the arc of a circle curving to the left, having a radius of 120 feet, partly crossing a 20 feet wide drainage easement on the said side, the arc distance of 35.85 feet to a point, a corner of Lot No. 2 on the said plan; thence along the said Lot No. 2, South 30 degrees 509 minutes 44 seconds West 183.56 feet to a point in line of land of various owners, thence alone the said land of various owners, North 24 degrees 53 minutes 30 seconds West, partly crossing the said 20 feet wide drainage easement 340 feet to a point; a corner of the said lot No. 4; thence along the said Lot No. 4, South 68 degrees 59 minutes 29 seconds East 123.49 feet to the first mentioned point and place of beginning.

Being Lot No. 3 on the said Plan.

BEING the same premises with A. William Newbould and Lynn A. Newbould, by Deed dated 10/1/2003 and recorded 10/9/2003 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 5928 Page 2187, granted and conveyed unto David Waldmann and Carol Waldmann, husband and wife.

UPI NO. 54-2C-122

PLAINTIFF: Pentex Holdings, LLC

VS

DEFENDANT: **Carol Waldmann & David Waldmann**

SALE ADDRESS: 6 Robin Road, Malven, PA 19355

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

**SALE NO. 21-6-60**

**Writ of Execution No. 2019-05281**

**DEBT \$232,359.10**

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of a Portion of "Inglewood Development" made by Berger and Hay's Inc. Consulting Engineers and Surveyors, Coatesville, PA., dated August 4, 1968 and revised February 18, 1969, as follows, to wit:

BEGINNING at a point on the Easterly side of Municipal Drive (fifty feet wide) which point is measured the two following courses and distances from a point of curve on the Southerly side of a fifty feet wide Unnamed road, (1) extending from said point of curve on a line curving to the left having a radius of twenty five feet; the arc distance of thirty nine and twenty seven one-hundredths feet to a point of tangent; and (2) south 0 degrees, thirty minutes,

twenty seconds West, sixty-three and eighty-six one-hundredths feet to the point and place of beginning; thence extending from said beginning point South Eighty nine degrees, twenty nine minutes, forty seconds East, one hundred sixty five feet to a point; thence ex-

tending south 0 degrees, thirty minutes, twenty seconds West, Eighty five feet to a point; thence extending north eighty nine degrees, twenty nine minutes, forty seconds West, one hundred sixty five feet to a point on the Easterly side of Municipal Drive aforesaid; thence extending along the same North 0 degrees, thirty minutes, twenty seconds East, Eighty five feet to the first mentioned point and place of beginning.

CONTAINING 14,025 square feet of land, be the same more or less. Being Lot # 208 as shown on the above mentioned Plan

Being same premises which Alan M. Milberg and Rita K. Milberg, his wife by deed dated 7/8/83 and recorded 7/20/83 in Chester County in Record book T61 Page 86 conveyed unto Barry Jerome Stewart and Brenda V. Stewart, his wife, in fee.

Being UPI # 39-4C-125

PLAINTIFF: Residential Mortgage Loan Trust 2013-TT2, by U.S. Bank National Association, Not in its Individual Capacity but Solely as Legal Title Trustee

VS

DEFENDANT: **Barry J. Stewart & Brenda V. Stewart**

SALE ADDRESS: 511 Municipal Drive, Thorndale, PA 19372

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

**SALE NO. 21-6-61**

**Writ of Execution No. 2020-09175**

**DEBT \$70,861.79**

ALL THAT CERTAIN lot or parcel of land situated in the Caln Township, County of Chester, Commonwealth of Pennsylvania, being more fully de-

scribed in Deed dated June 25, 1985 and recorded in the Office of the Chester County Recorder of Deeds on August 30, 1985, in Deed Book Volume 59 at Page 8 and Instrument # 010234.

Tax Parcel No. 39-05E-0057

PLAINTIFF: New Residential Mortgage Loan Trust 2019-4 c/o Citibank, N.A. as Owner Trustee of NRMLT2019-4

VS

DEFENDANT: **Melvin P. Dutton, Jr.**

SALE ADDRESS: 147 Ascot Street a/k/a 2147 Ascot Street, Downingtown, PA 19335

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

**SALE NO. 21-6-62**

**Writ of Execution No. 2014-11972**

**DEBT \$259,937.92**

PROPERTY SITUATE IN TOWNSHIP OF EAST WHITELAND TAX ID NO. 42-07A-0026

IMPROVEMENTS: A RESIDENTIAL DWELLING

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **Donna L. Favata**

SALE ADDRESS: 56 Carol Lane, Malvern, PA 19355

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

**SALE NO. 21-6-63****Writ of Execution No. 2018-09490****DEBT \$166,940.95**

Owner(s) of property situate in the Township of Tredyffrin, Chester County, Pennsylvania being: 214 Drummers Lane, Wayne PA 19087-1533

BLR No. 43-6A-414

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: US Bank Trust, National Association, as Trustee of the Lodge Series IV Trust

VS

DEFENDANT: **Peter E. Tavani**

SALE ADDRESS: 214 Drummers Lane, Wayne, PA 19087-1533

PLAINTIFF ATTORNEY: **LYNCH LAW GROUP 724-776-8000**

**SALE NO. 21-6-64****Writ of Execution No. 2020-03311****DEBT \$702,824.33**

ALL THAT CERTAIN tract of ground situate in Pennsbury Township, Chester County, Pennsylvania according to a survey made by George E. Regester, Jr. & Sons, Inc., Registered Surveyors, dated September 14, 1976, last revised March 2, 1978, as follows, to wit:

BEGINNING at a point set at the point of intersection of the centerline of a 25 foot wide right of way, to be used in common by the grantee, grantor herein, their heirs and assigns, with the centerline of a 10 feet wide right of way to be used in common by the Grantee, Grantor herein, their heirs and assigns, said point of beginning marking the Northwestern corner of this about to be described tract a corner of remaining

land of Grantor herein and set in a line of "Chadds Ford Knoll" Development, said point of beginning being set the three following courses and distances to wit, from a point marking the intersection of said centerline of said 25 foot wide private right of way with the title line of Route 1, known as "Baltimore Pike" marking the Northeasterly corner of said land of "Chadds Ford Knoll" and the Northwesterly corner of land of Gaetano Cozza and Glenn R. Combs: (1) South 06° 46' 40" East 850.22' to an old spike; (2) by a line curving to the left having a radius of 677.29' and an arc length of 164.66' to an old spike; and (3) South 18° 46' 00" East 8.81' to the point of beginning; thence leaving said point of beginning and leaving the centerline of said 25 foot wide private right away and by the centerline of said 10 foot wide private right of way and by said remaining land of the Grantor herein, the following four courses and distances, to wit: (1) North 71° 15' 00" East 41.29' to a point; (2) North 43° 51' 30" East 21.06' to a point; (3) North 42° 19' 00" East 104.44' to a point; and (4) North 49° 23' 00" East 24.86' to a point set for the Northeasterly corner of this; thence leaving said centerline and still by said land of the grantor South 27° 50' 31" East 831.77' to a point set for the Southeasterly corner of this and sent in line of land of William send and set in the North right of way line of Pennsylvania railroad; thence by said land and measured along said line by a line curving to the left having a radius of 2,884.85' and an arc length of 256.04' to a point set for the Southwesterly corner of this and send in the centerline of said 25 foot wide private right of way; thence by said centerline the following three courses and distances to wit, measured along said land of "Chadds Ford Knoll"; (1) North 22° 37' 00" West 625.68' to and old spike; (2) North 23° 54' 00" West 96.04' to and old spike; and (3) North



18° 45' 00" West 53.03' to a point being the place of BEGINNING.

BEING the same Premises which U.S. Bank National Association, as Trustee for CMALT REMIC Series 2006-A7, by Deed, dated March 18, 2019 and recorded on September 24, 2019 in the Office of the Recorder of Deeds in and for the County of Chester in Book 10006, Page 2256, granted and conveyed unto Lucrative REI, LLC.

BEING the same Premises which Lucrative REI, LLC, by Deed dated July 18, 2019 and recorded on October 3, 2019 in the Office of the Recorder of Deeds in and for the County of Chester in Book 10013, Page 1167, granted and conveyed unto John S. Carpenter, IV as sole Owner.

Tax Parcel ID 64-4-15.1

PLAINTIFF: FTF Lending, LLC

VS

DEFENDANT: **Lucrative REI, LLC**

SALE ADDRESS: 305 Fairville Road, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **MICHAEL J. PALUMBO,ESQ. 216-503-9512**

**SALE NO. 21-6-65**

**Writ of Execution No. 2019-11992**

**DEBT \$171,239.61**

All that certain lot or parcel of land with the buildings and improvements thereon erected situate in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a final subdivision plan of Sandy Hill, made by Commonwealth Engineers, Inc., Dated 2/8/2001, last revised 6/18/2002 and recorded 9/16/03 as Plan # 16745 as follows wit:

BEGINNING at a point of curve on the Southwesterly Side of Sandy Way (50

feet wide), said point being a corner of Lot #13 (as shown on said Plan); thence from said point of beginning extending along said Road the 2 following courses and distances: (1) on a line curving to the Right having a radius of 975.00 Feet an arc distance of 58.83 feet to a point, Thence 2) South 43 degrees 57 minutes 25 seconds East 50.00 feet to a point, being a corner of Lot #11; Thence leaving said road extending along Lot # 11 South 46 degrees 02 minutes 35 seconds West 180.00 feet to a point in line of open space area North 47 degrees 52 minutes 40 seconds West 97.85 feet to a point, being a corner of Lot #13; Thence leaving open space extending along Lot #13 and crossing a utility easement North 42 degrees 35 minutes 09 seconds East 185.25 Feet to the first mentioned point and place of beginning.

Being Lot #12 on the above mentioned plan

Title is vested in Eric M. Querey and Cheryl M. Querey, by deed from All County Partnership, PA General Partnership, dated 08/17/2004 and recorded 09/14/2004, in the Recorder of Deeds for Chester County, in Book 6280 and Page 1130, as Instrument #: 10459473.

Tax ID: 28-5-106.13

PLAINTIFF: Citibank Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2005-2, U.S. Bank National Association, as Trustee

VS

DEFENDANT: **Eric M. Querey & Cheryl M. Querey**

SALE ADDRESS: 112 Sandy Way, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PARKER McCAY PA 856-596-8900**

**SALE NO. 20-11-345****Writ of Execution No. 2017-08433****DEBT \$17,904.50**

ALL THAT CERTAIN lot or piece of ground, with the hereditaments and appurtenances thereon, SITUATE in the Township of West Caln, County of Chester and State of Pennsylvania, bounded and described according to a Subdivision of land for Harry A. Siter, made by DeArmit & Hayes, Engineers and Surveyors, Coatesville, PA., dated April 29, 1963, as follows, to wit:

BEGINNING at a point of the North-easterly side of T-427, which point is measured the 2 following courses and distances from a point of curve on the Southeasterly side of T-364: (1) on an arc of a circle curving to the left, having a radius of 24.29 feet, the arc distance of 54.81 feet to a point of reverse curve; and (2) on the line curving to the right, having a radius of 194.51 feet, the arc distance of 112.82 feet to the point and place of beginning; thence extending from said beginning point, North 16 degrees 49 minutes East, 197.11 feet to a point; thence extending South 68 degrees 24 minutes 25 seconds East; 139.14 feet to a point; thence extending South 21 degrees 35 minutes 35 seconds West, 201.33 feet to a point in the North-easterly side of T-427, aforesaid; thence extending along the same and 2 following courses and distances; (1) North 65 degrees 15 minutes West, 95.97 feet to a point of curve and (2) on a line curving to the left, having a radius of 194.51 feet the arc distance of 26.93 feet to the first mentioned point and place of beginning.

BEING Lot #5 as shown on said Plan

BEING UPI NO. 28-5-55

BEING the same premises which Robert A. Erling, Sheriff of the County of Chester by Deed dated December 6,

1996 and recorded December 6, 1996 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 4115 page 1420, granted and conveyed unto Thomas C. Reynolds, in fee.

PLAINTIFF: West Caln Township

VS

DEFENDANT: **Thomas C. Reynolds**

SALE ADDRESS: 283 Coffroath Road  
(311 Coffroath Road) Coatesville, PA  
19320

PLANTIFF ATTORNEY: **JONATHAN  
R. LONG 610-436-4400**



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