



Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

(USPS 102-900)

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In re: Estate of Richard A. Chennisi, Deceased

9/11 Victim Compensation Fund – Pretermitted spouse – Air Transportation Safety and System Stabilization Act – Probate, Estate and Fiduciaries Code - Asset of the estate

1. Pursuant to 20 Pa. C.S.A. §2507 (3), if the testator marries after making a will, the surviving spouse shall receive the share of the estate to which he would have been entitled had the testator died intestate, unless the will shall give him a greater share or unless it appears from the will that the will was made in contemplation of marriage to the surviving spouse.
2. Pursuant to the provisions of 20 Pa. C.S.A. Section 2102 (2), the share of a surviving spouse would be calculated as follows: if there is no surviving issue of the decedent but he is survived by a parent or parents, the share of surviving spouse is the first \$30,000 plus one-half of the balance of the intestate estate. Notwithstanding the foregoing, in the case of a decedent who died as a result of the terrorist attacks of September 11, 2001, a surviving spouse shall be entitled to 100% of any compensation award paid pursuant to the Air Transportation Safety and System Stabilization Act [ATSSSA] (Public Law 107-42, 115 Stat. 230).
3. Section 405 (c)(2)(A)(i)(ii) of Public Law 107-42, September 22, 2011, 115 Stat 230, limits the eligible claimants (an individual or relatives of a deceased individual) as follows: an eligible claimant is an individual who, was present at the World Trade Center, the Pentagon or the site of the aircraft crash at Shanksville, Pennsylvania at the time, or in the immediate aftermath of the terrorist-related aircraft crashes of September 11, 2001, and suffered physical harm or death as a result of such an air crash.
4. When engaging in statutory construction, a court's duty is to give effect to the legislature's intent and to give effect to all of a statute's provisions. The best indication of legislative intent is the plain language of the statute. In ascertaining the plain meaning, we consider the statutory language in context and give words and phrases their common and approved usage. When statutory language is clear and unambiguous, courts must give effect to the words of the statute and must not disregard the text to implement its objective. Only if the statute is ambiguous, and not explicit, does a court resort to other means of discerning legislative intent.
5. The language of 20 Pa. C.S.A. §2102 (2) is clear and unambiguous that a surviving spouse of a person who died as a result of the 9/11 attacks shall be entitled to 100% of any compensation award paid pursuant to the ATSSSA. That act defined eligible persons as those who were present at the WTC at the time or in the immediate aftermath of the 9/11 aircraft crashes and suffered physical harm or death as a result of the crashes.

Decedent was not at the World Trade Center and he did not suffer physical harm on September 11, 2001. Decedent's cancer was an injury that was not eligible for the award under the ATSSSA. 20 Pa.C.S.A. Section 2102 (2) does not provide for subsequent reauthorizations which changed the eligibility requirements established in the ATSSSA. Thus, the Court *Held* the Victim Compensation Fund award was not paid pursuant to the ATSSSA. Accordingly, the spouse is not entitled to 100% of the award. The award is properly included as an asset in Decedent's estate.

R.E.M.

C.C.P. Chester County, Pennsylvania, Orphans' Court Division, No. 1516-2003;
In re: Estate of Richard A. Chennisi, Deceased

Adam T. Gusdorff for Executor Michael Chennisi

Shari J. Odenheimer for Lauren Newman

Jennifer D. Gayle for Elaine Chennisi and Michael Chennisi in his individual capacity and as Trustee

Platt, J., January 12, 2021:-

[Editor's note: Notice of Appeal filed by Lauren Newman.]

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
IN RE: ESTATE OF RICHARD A. CHENNISI, DECEASED
1516-2003

OPINION

Before me is a request to adjudicate a question raised in Executor/Accountant Michael Chennisi's Statement of Proposed Distribution appended to his First and Interim Account in the referenced estate. Executor/Accountant seeks guidance from the Court as to allocation of \$731,662.58 received by the Estate from the September 11th Victim Compensation Fund : Should it be allocated to Decedent's estate and therefore be administered as an asset of the Estate; or should it be distributed fully to Decedent's surviving spouse?

Background

In September 2001, Richard A. Chennisi (Decedent) lived in New York City near the World Trade Center. On November 5, 2016, Decedent died a resident of Chester County, Pennsylvania. He died of leukemia, thought to be caused by his exposure to pollutants and carcinogens released in the immediate aftermath of the 9/11 terrorist attacks. In August 2020, Decedent's estate received an award from the 9/11 Victim Compensation Fund (the "VCF")¹.

Decedent left a Will dated November 30, 2012 naming his brother, Michael S. Chennisi as Executor ("Michael" or "Executor").² The Will was admitted to probate and Letters Testamentary granted to Michael on November 10, 2016. In addition to his brother, Decedent was survived by his mother Elaine Wenda Chennisi (Elaine), and his wife of four (4) days, Lauren Newman (Lauren).

Decedent's Will provided for Lauren to receive all of Decedent's personal property, except any motorcycles owed by him at his death which were bequeathed to Michael. The Will further specifically devised Decedent's residential real estate, subject to any mortgage, to Lauren if they were still co-habiting at his death, which they apparently were. The residuary estate was placed in trust for the primary benefit of Elaine during her lifetime, with the contingent remainder divided between Lauren (1/3) and Michael (2/3). Michael was named Trustee of the Residuary Trust.

¹ The estate received \$731,662.58 on August 22, 2020 representing the award less counsel fees.

² As Michael is also Trustee of Residuary Trust under the Will, he will be referenced as "Michael as Trustee" where appropriate.

Legal Issues

The marriage between Decedent and Lauren occurred after the execution of the 2012 Will, and no subsequent will was executed. Under these circumstances, Lauren is a “pretermitted spouse”, entitled to receive the share of the estate to which she would have been entitled had Decedent died intestate.

Pursuant to 20 Pa. C.S.A. §2507 (3),

If the testator marries after making a will, the surviving spouse shall receive the share of the estate to which he would have been entitled had the testator died intestate, unless the will shall give him a greater share or unless it appears from the will that the will was made in contemplation of marriage to the surviving spouse.

The Will does not contemplate Decedent and Lauren’s marriage, and Lauren’s share under the Will is smaller than her intestate share, even without regard to the VCF award. Thus, pursuant to the provisions of 20 Pa. C.S.A. Section 2102 (2) Lauren’s share as surviving spouse would be calculated as follows:

If there is no surviving issue of the decedent but he is survived by a parent or parents, [the share of surviving spouse is] the first \$30,000 plus one-half of the balance of the intestate estate. Notwithstanding the foregoing, in the case of a decedent who died as a result of the terrorist attacks of September 11, 2001, a surviving spouse shall be entitled to 100% of any compensation award paid pursuant to the Air Transportation Safety and System Stabilization Act (Public Law 107-42, 115 Stat. 230).³

The last sentence of the foregoing statutory section is central to the dispute before me.

On September 8, 2020, Executor filed a First and Interim Account along with two (alternate) Statements of Proposed Distribution. Executor states that he knew there was going to be a dispute regarding the allocation of the VCF award, thus he presented the court with alternate proposed distribution schemes: (1) payment of the award to Decedent’s estate and distribution as an asset of the estate, or (2) distributing 100% payment of the award to Lauren. Both Statements allocate a portion of Decedent’s debts and the estate’s administrative expenses to be paid from the VCF award.

Lauren filed multiple Objections to the Account, Petition for Adjudication and the Statements of Proposed Distribution. Elaine Chennisi and Michael,

³ The Pennsylvania legislature amended Section 2102(2) in October of 2003 to include the language regarding the 9/11 compensation award.

individually and as beneficiaries of the Residuary Trust under the Will also filed Objections to the Petition for Adjudication/Statement of Proposed Distribution.

This opinion, however, only addresses those objections regarding the allocation of the VCF award. All other objections are preserved.

Lauren claims that since Decedent married her after he executed his Will, she is entitled to the first \$30,000, plus 50% of the balance of the estate as a pretermitted spouse. She contends that the other half of the estate is to be paid in trust for the benefit of Decedent's mother, per the will. With respect to the VCF award, Lauren claims she is entitled to 100% of any compensation award paid pursuant to the Air Transportation Safety and System Stabilization Act (Public Law 107-42, 115 Stat. 230) ("the ATSSSA"). Elaine, as beneficiary of the Residuary Trust, and Michael, as Trust beneficiary and Trustee argue that the VCF award was not "paid pursuant to" the ATSSSA, within the meaning of 20 Pa. C.S.A. Section 2102 (2), and therefore the award must be distributed to the Estate to be further administered as an asset of the Estate.

More specifically, the issues before me are: (1) Was the VCF payment received by Decedent's estate paid pursuant to the ATSSSA or paid under a fund established by amendments to the ATSSSA [in 2011, 2015-2016 and 2019], and (2) If the award was the result of amendments that expanded the group of individuals who suffered physical harm as a result of the 9/11 attacks, and extended the time period during which eligible claimants could submit claims, is Lauren entitled to 100% of the award under Section 2102 (2) of the Probate, Estate and Fiduciaries Code?

The ATSSSA

Section 405 (c)(2)(A)(i)(ii) of Public Law 107-42, September 22, 2011, 115 Stat 230, limits the eligible claimants (an individual or relatives of a deceased individual) as follows:

An eligible claimant is an individual who,

was present at the World Trade Center, the Pentagon or the site of the aircraft crash at Shanksville, Pennsylvania at the time, or in the immediate aftermath of the terrorist-related aircraft crashes of September 11, 2001, and suffered physical harm or death as a result of such an air crash.

Elaine, and Michael as beneficiary and Trustee, assert the 2001 fund created under the ATSSSA could not have paid an award to persons such as Decedent, who did not suffer physical injury as defined.⁴ At the time Decedent had a risk of a

⁴ Elaine and Michael note that in 2001 and 2002 the Department of Justice promulgated an Interim Final Rule and a Final Rule narrowing the eligibility requirements to persons who were at the crash site at the time or in the immediate aftermath of the aircraft crashes and who suffered physical harm. 28 C.F.R. §104.2 [2002].

future injury which did not manifest within the statutory time period for the 2001 VCF. Elaine and Michael claim Decedent's award is and must be regarded as not having been paid pursuant to the ATSSSA. Further, she notes that the ATSSSA had a sunset provision, mandating the filing of claims within 2 years after the date on which regulations are promulgated. The VCF stopped accepting application and expired by its own terms on December 22, 2003. Elaine and Michael contend that claims submitted and awards paid after December 22, 2003 cannot accurately be said to have been paid pursuant to the ATSSSA within the meaning of Section 2102(2).

Elaine and Michael assert that Decedent remained ineligible as a claimant until amendments to the ATSSSA and further administrative rulemaking expanded covered health conditions in 2015-2016, and that it was not until the 2019 VCF Permanent Authorization Act amended the ATSSSA that Decedent qualified as an eligible claimant and there was a fund from which his claim could be paid.

Lauren contends that the VCF was established in 2001 as a mechanism for the beneficiaries of the victims of the 9/11 attacks. The fund was reactivated in 2011 by the James Zadroga 9/11 Health and Compensation Act of 2010, and the 2015-2106 James Zadroga 9/11 Health and Compensation Reauthorization Act. She claims the 2001 ATSSSA was recently amended in 2019 by the "Never Forget the Heroes Act" (the 2019 VCF Permanent Authorization Act, P.L. 116-34, July 20, 2019). Lauren claims that none of the subsequent reauthorizations created a new fund or source of payment of the claims. Any award paid from the fund is an award made under the Air Transportation Safety and System Stabilization Act.

When engaging in statutory construction, a court's duty is to give effect to the legislature's intent and to give effect to all of a statute's provisions. The best indication of legislative intent is the plain language of the statute. In ascertaining the plain meaning, we consider the statutory language in context and give words and phrases their common and approved usage. When statutory language is clear and unambiguous, courts must give effect to the words of the statute and must not disregard the text to implement its objective. Only if the statute is ambiguous, and not explicit, do we resort to other means of discerning legislative intent. *Crown Castle NG East LLC v. Pennsylvania Public Utility Commission*, 234 A.3d 665, 674 (Pa. 2020) (citations omitted).

The language of 20 Pa. C.S.A. §2102 (2) is clear and unambiguous that a surviving spouse of a person who died as a result of the 9/11 attacks shall be entitled to 100% of any compensation award paid pursuant to the Air Transportation Safety and System Stabilization Act. That act defined eligible persons as those who were present at the WTC at the time or in the immediate aftermath of the 9/11 aircraft crashes and suffered physical harm or death as a result of the crashes. Decedent was not at the WTC and he did not suffer physical harm on September 11, 2001. Decedent (or his personal representative) could not have filed a claim for compensation because his latent injury (cancer) did not manifest itself until years after the ATSSSA application deadline to file a claim for the fund expired – the end of December of 2003.

The award to Decedent's estate was paid pursuant to the James Zadroga 9/11 Health and Compensation Act of 2010, the James Zadroga 9/11 Health and Compensation Reauthorization Act (2015-2016) and the 2019 Never Forget the Heroes Act. The Final Rule issued by the Department of Justice on September 2, 2016, permitted claims for injury as a result of rescue and recovery of debris removal at the WTC, and expanded the WTC – Related Physical Health Condition to include an injury that was treated by a medical professional within a reasonable time from the date of discovering such harm. 28 C.F.R. §104.2 (d)(1)(2). Decedent's cancer was an injury that was not eligible for the award under the Air Transportation Safety and System Stabilization Act.

The primary indication of the legislature's intent is the plain language of the statute. *In re Borough of Downingtown*, 161 A.3d 844, 870 (Pa. 2017)(citing *Department of Environmental Protection v. Cumberland Coal Resources*, 102 A.3d 962 (Pa. 2014)). 20 Pa. C.S.A. §2102 (2) states that the award is paid pursuant to the Air Transportation Safety and System Stabilization Act. It does not provide for subsequent reauthorizations which changed the eligibility requirements established in the ATSSSA.

Thus, I find that the VCF award was not paid pursuant to the ATSSSA. Lauren is not entitled to 100% of the award. The award is properly included as an asset in Decedent's estate.

Based on the foregoing, the following Order is hereby entered.

[69 Ches. Co. Rep. **In re: Estate of Richard A. Chennisi, Deceased**

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
IN RE: ESTATE OF RICHARD A. CHENNISI, DECEASED
1516-2003

ORDER

AND NOW, this 12th day of January, 2021, upon consideration of the Objections of Lauren E. Newman to the First and Interim Account and Petition for Adjudication and Statement of Proposed Distribution of Michael Chennisi, Executor of the Estate of Richard A. Chennisi, relating to the VCF Award, and the responses thereto, the Court has determined that the VCF Award is an asset of the Estate of Richard A. Chennisi, subject to administration of the Estate.

The remaining Objections to the First and Interim Account shall be listed on a Call of the Contested List.

BY THE COURT:

/s/ Katherine B. L. Platt, J.

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CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the March 17, 2021 for **Gio's Pizza 2, Inc.** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Operate Italian Restaurant Jeffrey R. Boyd, Esquire, 7 East Philadelphia Ave. Boyertown, PA 19512

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

BASCIANI, Mario D., late of New Garden Township. Joanne B. Regester and Mario J. Basciani, care of MICHAEL T. SHIRING, Esquire, P.O. Box 1265, Exton, PA 19341, Executors. MICHAEL T. SHIRING, Esquire, Riley Ripper Hollin & Colagregio, P.O. Box 1265, Exton, PA 19341, atty.

BENFIELD, John H., late of East Coventry Township. Arlan Benfield, care of NICOLE C. MANLEY, Esquire, 105 E. Phila. Ave., Boyertown, PA 19512, Executor. NICOLE C. MANLEY, Esquire, E. Ken-

neth Nyce Law Office, LLC, 105 E. Phila. Ave., Boyertown, PA 19512, atty.

BLACK, Edward Pennington, a/k/a Edward P. Black, late of East Goshen Township. Janet H. Svoboda, 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.

CAMP, Nancy Judy, a/k/a Nancy Ann Judy Camp, late of Pennsbury Township. Robert W. Camp, Jr. and Catherine C. Pierce, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

EMRICH, John William, late of Westtown Township. Johnna A. Rice, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Executrix. MARILYN SEIDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

FRANCESKI, JR., David C., late of Berwyn. Margaret Franceski, 1099 James Lane, Berwyn, PA 19312, Executrix. RUSSELL J. RESSLER, Esquire, Stradley Ronon, 30 Valley Stream Pkwy, Malvern, PA 19355, atty.

GIVLER, Violet, a/k/a Violet V. Givler, late of Caln Township. Sharon D. Hall, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

HAYES, Christina W., late of Tredyffrin Township. Diane Hayes Benham, 1002 Truman Rd., Norristown, PA 19403, Executrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High Street, Pottstown, PA 19464, atty.

HAYES, SR., Jay C., late of West Brandywine Township. Jocelyn Brody, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HELLER, III, Samuel C., late of Phoenixville Borough. Colleen E. Heller Stein, care of ADAM L. FERNANDEZ, Esquire, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-2323, Executrix. ADAM L. FERNANDEZ, Esquire, Wisler Pearlstine, LLP, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422-

2323, atty.

HUFF, Irene Gloseclose, a/k/a Irene G. Huff, late of Schuylkill Township. Anne Crockett Huff, care of KAREN M. STOCKMAL, Esquire, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, Executrix. KAREN M. STOCKMAL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Dr., Ste. 320, Berwyn, PA 19312, atty.

HUNT, Ruth P., a/k/a Ruth Pearl Hunt, late of Caln Township. Eugene M. Hunt, Jr., 860 Whitty Avenue, Yeadon, PA 19050, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

IRRGANG, Edwin Richard, a/k/a E. Richard Irrgang, Richard Irrgang and Edwin R. Irrgang, late of Willistown Township. Dorothy E. Irrgang, Richard T. Irrgang and Bruce E. Irrgang, care of M. HOWARD VIGDERMAN, Esquire, 1735 Market St., 21st Fl., Philadelphia, PA 19103, Executors. M. HOWARD VIGDERMAN, Esquire, Montgomery McCracken Walker & Rhoads, LLP, 1735 Market St., 21st Fl., Philadelphia, PA 19103, atty.

JENKINS, Betty I., late of New London Township. Deborah Dickens, care of EDWARD M. FOLEY, Esquire, 213 E. State St., Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E. State St., Kennett Square, PA 19348, atty.

KIRK, Richard Joseph, a/k/a Richard J. Kirk, late of Kennett Township. Richard J. Kirk, Jr., 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.

LAWSON, Maryann J., late of West Bradford Township. Melissa Ann Cogliati, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

McDONALD, Thomas E., late of Parkesburg. Nancy A. McDonald, care of JOHN S. CARNES, JR., Esquire, 101 W. Main St., Parkesburg, PA 19365, Executrix. JOHN S. CARNES, JR., Esquire, 101 W. Main St., Parkesburg, PA 19365, atty.

McDONALD, Jerome J., late of Oxford Borough. Timothy D. McDonald and Patricia M. McDonald Valentine, 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.

MORGAN, Ralph, late of Coatesville. Sandra B. Wright and Gail B. House, care of CHRISTOPHER WOLF, Esquire, 166 Allendale Road, King of Prussia, PA 19406, Administrators. CHRISTOPHER WOLF, Esquire, 166 Allendale Road, King of Prussia, PA 19406, atty.

MOYLAN, Sonja D., late of Valley Township. Craig A. Moylan, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19832, Executor. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19832, atty.

MULLIN, Rachel Cochlin, late of West Chester. Mary McNamara, care of DANIEL J. ELY, Esquire, P.O. Box 494, Norristown, PA 19404, Executrix. DANIEL J. ELY, Esquire, Daniel J. Ely, Attorney at Law, P.O. Box 494, Norristown, PA 19404, atty.

ORTLIEB, Maralyn M., late of East Goshen Township. Joseph W. Ortlieb, Jr. and George Trupert Ortlieb, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executors. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

POWELL, Gerald W., late of East Coventry Township. Valarie A. Beckius, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

REILLY, Mary A., late of Caln Township. Anna C. Holod, 1511 West Jane Street, Norristown, PA 19403, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

ROBINSON, Michelle L., late of Valley Township. Daniel G. Phipps, IV, 2004 Turnberry Circle, Glenmoore, PA 19343, Administrator. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

ROSENBERGER, Lawrence L., late of East Coventry Township. Michele L. Wyler, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, atty.

ROWLANDS, Dorothy E., late of West Chester. Robert C. Rowlands, 905 West Miner Street, West

Chester, PA 19382, Executor. DENNIS WOODY, Esquire, 110 West Front Street, Media, PA 19063, atty.

SEIPLE, Donald G., late of East Fallowfield Township. Minda A. Angelo, 915 Maplewood Lane, Enola, PA 17025, Executrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

SHICK, Margaret H., a/k/a Margaret Shick, late of East Pikeland Township. Betty J. Webster, care of HELEN Z. STAUFFER, Esquire, 70 Hemlock Drive, Gilbertsville, PA 19525, Executor. HELEN Z. STAUFFER, Esquire, 70 Hemlock Drive, Gilbertsville, PA 19525, atty.

SHOFFNER, Shirley M., late of West Chester Borough. Donald W. Shoffner, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

STRYCHARZ, Claire, late of Tredyffrin Township. Frederick M. LaValley, 315 S. 12th St., Philadelphia, PA 19107, Executor. FREDERICK M. LAVALLEY, Esquire, Morgan, Lewis & Bockius LLP, 1701 Market Street, Philadelphia, PA 17103-2921, atty.

TAYLOR, Elnora J., a/k/a Elnora Jean Taylor, late of Caln Township. Naimah Taylor, 46 Toth Avenue, Coatesville, PA 19320, Administratrix. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

THOMPSON, Shirley R., late of West Brandywine Township. Cheryl L. Pollak, care of FREDERICK M. LAVALLEY, Esquire, 315 S. 12th St., Philadelphia, PA 19107, Executrix. FREDERICK M. LAVALLEY, Esquire, Morgan, Lewis & Bockius LLP, 1701 Market Street, Philadelphia, PA 17103-2921, atty.

TIEBOUT, Ruth K., late of East Goshen Township. Peter R. Tiebout, care of JEFFREY P. BARNES, Esquire, 111 E. 17th St., Ste. 100, North Wildwood, NJ 08260, Executor. JEFFREY P. BARNES, Esquire, Barnes Law Group LLC, 111 E. 17th St., Ste. 100, North Wildwood, NJ 08260, atty.

TRAMSEN, Robert K., late of Exton. Kye Tramsen Morrow, 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.

TRAMSEN, Reida J., late of Exton. Kye Tramsen Morrow, 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.

WILKINS, III, Elwood S., late of Landenberg Township. Robert J. Forman, 400 S. Cleveland Ave., Wilmington, DE 19085, Executor. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 309, West Chester, PA 19380, atty.

2nd Publication

ACKER, Cheryl A., late of West Brandywine Township. William O. Acker and Kerry S. Acker, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19832, Administrators. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19832, atty.

BEILER, Robin, a/k/a Robin L. Beiler, a/k/a Robin L. Hayden, late of West Nantmeal Township. Cynthia Beiler, 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.

CHEROSKY, Dolores Ann, late of Phoenixville Borough. Eileen T. Paschall, care of BERNARD J. McLAFFERTY, JR., Esquire, 807 Bethlehem Pike, Erdenheim, PA 19038, Executrix. BERNARD J. McLAFFERTY, JR., Esquire, McLafferty & Kroberger, P.C., 807 Bethlehem Pike, Erdenheim, PA 19038, atty.

DAVIS, JR., Edward Russell, a/k/a Edward R. Davis, late of East Pikeland Township. James M. Davis, care of ERIC F. WERT, Esquire, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, Executor. ERIC F. WERT, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, atty.

DiFRANCESCO, Josephine T., late of New Garden Township. Anthony J. DiFrancesco, Jr., care of ALBERT R. RIVIEZZO, Esquire, P.O. Box 673, Exton, PA 19341, Executor. ALBERT R. RIVIEZZO, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

FAUNTLEROY, William Macfee, late of West Goshen. Joseph Dana Fauntleroy, 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.

FICARRO, Stacia A., a/k/a Stacia Ficarro, late of Tredyffrin Township. Joseph P. Ficarro, Jr., care of STEVEN B. GROSS, Esquire, 412 E. Street Rd., Feasterville, PA 19053, Administrator. STEVEN B. GROSS, Esquire, Spigler & Gross, LLP, 412 E. Street Rd., Feasterville, PA 19053, atty.

GLICKMAN, William Joseph, a/k/a William J. Glickman, late of East Vincent Township. Patrick J. Glickman, 145 Meadowland Dr., Colledgeville, PA 19426 and Robert J. Glickman, 653 Garden Road, Glenside, PA 19038, Executors. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

GOWING, Nancy Louise, late of Tredyffrin Township. Susan G. Saiter, 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.

GRIPPI, Adina T., late of West Grove. Thomas J. Lechmanik, 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.

HALL, C. Nelson, late of Upper Oxford Township. Russell D. Hall, care of JEFFREY P. BRYMAN, Esquire, 213 E. State St., Kennett Square, PA 19348, AminTitle. JEFFREY P. BRYMAN, Esquire, Brutscher Foley Milliner Land & Kelly LLP, 213 E. State St., Kennett Square, PA 19348, atty.

JOHNSON, Faith C., late of Easttown Township. Robert G. Johnson, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

KAUFFMAN, JR., Clifford Eugene, a/k/a Clifford E. Kauffman, late of Charlestown Township. Linda K. Appler, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

LAWRENCE, Richard, late of Warwick Township. Sharon Nettles, 199 Mountain Mary Road, Boyertown, PA 19512, Executrix. LEE F. MAUGER, Esquire, Mauger Law, LLC, 1800 E. High St., Suite 375, Pottstown, PA 19464, atty.

MACKIN, Joan E., late of Penn Township. R. Scott Mackin, care of WINIFRED MORAN SEBASTIAN, Esquire, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, McMichael, Heiney & Sebastian, LLC, P.O. Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

McDONNELL, Patricia F., late of Uwchlan Township. Pamela Snow and Jeffrey McDonnell, 24 W. Upsal St., Philadelphia, PA 19119, Executors.

METZ, Gail A., late of Penn Township. Sandra T. Campbell, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

MOUNTZ, Jay R., late of Caln Township. Jennifer H Walker, 31 S. High Street, West Chester, PA 19382, Administratrix.

MULLIN, Catherine R., late of Willistown Township. Paul F. Mullin, 221 Atkins Avenue, Coatesville, PA 19320, Executor. G. ELIAS GANIM, Esquire, McLaughlin Ganim, Ltd., 30 S. Valley Rd., Ste. 123-B, Paoli, PA 19301, atty.

ORNUM, Arleen Van, a/k/a Arleen Donna Van Ornum, late of Tredyffrin Township. Eric Ramras and Dawn Ramras, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Co-Executors. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

PIKE, Sybil H., a/k/a Sybil Hillman Pike, late of Pennsbury Township. Robert Kostecki, 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.

PETAK, Victor S., a/k/a Victor Steven Petak, late of West Goshen Township. Steven V. Petak, care of JOHN F. McKENNA, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOHN F. McKENNA, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

RAPP, Grant LeRoy, late of Phoenixville. George W Rapp, 2967 W Philadelphia Ave, Oley, PA 19547, Executor.

REILLY, Patricia A., late of Tredyffrin Township. Kevin R. Markee, 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.

REINERT, Ida E., late of Mendenhall. Norbert Reinert, 11 Woodchuck Lane, Mendanhall, PA 19357, Executor. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

SEGNER, Francis I., a/k/a Mike Segner, late of West Vincent Township. Thomas D. Bickel, 386 Baptist Church Road, Spring City, PA 19475, Executor. MICHAEL L. MAUGER, Esquire, Siana Law, 941 Pottstown Pike, Suite 200, Chester Springs, PA 19425, atty.

SOLOWAY, David P., late of Pocopson Township. Howard Soloway, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Administrator. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

TIMONEY, Norita R., a/k/a Norita Rose Timoney, late of West Grove. Gregory P. Timoney, care of ALFRED RAUCH, III, Esquire, 1617 JFK Blvd., Suite 1575, Philadelphia, PA 19103, Executor. ALFRED RAUCH, III, Esquire, Black & Gerngross, P.C., 1617 JFK Blvd., Suite 1575, Philadelphia, PA 19103, atty.

TODD, Genevieve Catherine, late of West Chester. William Todd, 215 Oxford Road, West Chester, PA 19380, Executor.

ZIELINSKI, John H., late of Coatesville. Laura Sarmento, 72 Emma Ct., Downingtown, PA 19335, Executrix.

3rd Publication

BAUMGARDNER, Michael Timothy, late of East Brandywine Township. Janine Mill, 76 Ann Terrace, Stratford, CT 06614, Administratrix. HEATHER L. TURNER, Esquire, 137 N. Narberth Ave., Narberth, PA 19072, atty.

BLAKE, Richard Jerome, late of Easttown Township. Pamela Blake Fischer, 9110 Hamilton Drive, Fairfax, VA 22031, Executrix.

CACCIUTTI, Joan R., late of Malvern Borough. Anthony F. Cacciutti, 101 Jodi Dr., Coatesville, PA 19320, Administrator. ELIZABETH B. PLACE, Esquire, Skarlatos Zonarich, 320 Market St., Ste. 600W, Harrisburg, PA 17101, atty.

COOPER, Paul L., late of Caln Township. Jessie Fisher, 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.

DIVITO, Jeffrey John, late of Caln Township. David Anthony DiVito, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

FINK, Joan D., late of West Pikeland Township. Douglas Fink, care of STEPHEN I. BAER, Esquire, 1288 Valley Forge Rd., Ste. 63, Phoenixville, PA 19460, Executor. STEPHEN I. BAER, Esquire, 1288 Valley Forge Rd., Ste. 63, Phoenixville, PA 19460, atty.

FRIDIRICI, Jean, late of East Goshen Township. Peter C. Fridirici, care of JON A. SWARTZ, Esquire, 7736 Main Street, Fogelsville, PA 18051, Administrator. JON A. SWARTZ, Esquire, 7736 Main Street, Fogelsville, PA 18051, atty.

HAUSER, William Paul, late of Pennsbury Township. Steven Louis Hauser, care of LISA COMBER HALL, Esquire, 27 S Darlington St., West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St., West Chester, PA 19382, atty.

HAUSER, Marilyn Jean, late of Pennsbury Township. Steven Louis Hauser, care of LISA COMBER HALL, Esquire, 27 S Darlington St., West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S Darlington St., West Chester, PA 19382, atty.

HOLMES, Barbara Clegg, late of Pocopson Township. Lewis Leroy Thompson, 7250 Heather Road, Macungie, PA 18062, Personal Representative.

KIRK, James D., late of Westtown Township. Robert Kirk, James Kirk, Jr. and Kenneth Kirk, care of WILLIAM MORROW, Esquire, 58 E. Penn St., Norristown, PA 19401, Executors. WILLIAM MORROW, Esquire, Morrow and Lefevre, LLC, 58 E. Penn St., Norristown, PA 19401, atty.

LONG, Jacqueline A., late of North Coventry Township. Stephanie Stamy, 3714 Harmonyville Road, Elverson, PA 19520, Executrix. KENNETH E. PICARDI, Esquire, Yergey.Daylor.Allebach.Schef-fey.Picardi, 1129 E. High St., Pottstown, PA 19464, atty.

MacLEAN, Dianne Carol, a/k/a Dianne Lashbrook MacLean, a/k/a Dianne Lashbrook, late of Caln Township. Joshua Grant Lashbrook, care of VINCENT CAROSELLA, JR., Esquire, 882 South

Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

McGOWAN JR., Raymond A., late of Phoenixville. Barbara McGowan, 455 Valley Park Road, Phoenixville, PA 19460, Executrix.

MILLER, Rose C., late of West Grove. John P. Miller, 156 Blackburn Drive, Nottingham, PA 19362, Executor. PETER S. GORDON, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806, atty.

MOSSER, Gerald F., late of Phoenixville Borough. Barbara J. Rhoads, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

NAYLOR, Alison C., late of East Goshen Township. Thomas D. Fant, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

SELLERS, JR., Kenneth B., late of East Marlborough Township. Brian Hicks, P.O. Box 127, Unionville, PA 19375, and Michael Hicks, 470 Faggs Manor Road, Cochranville, PA 19330, Executors. GEORGE T. COOK, Esquire, Blakinger Thomas, PC, 28 Penn Square, P.O. Box 1889, Lancaster, PA 17608-1889, atty.

SIMMERS, Dorothy K., a/k/a Dorothy K. Bailey, late of Chester Springs. Robert M. Simmers, 8661 Stevens Road, Lindley, NY 14858, Executor. CHARLES W. PROCTOR, III, Esquire, PLA Associates, PC, 1450 E. Boot Road, Building 400D, West Chester, PA 19380, atty.

TERRY, Robert Gene, late of Coatesville City. Wesley Terry and Meghan Terry, 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.

TODD, Victoria M., late of Chester County. Sarah B. Todd, 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.

TRIMBLE, Jane F., late of Oxford. Leslie Carpenter, care of CLARE MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, 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 application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of the filing in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of Name: Oxford Veterinary Hospital, with its principal place of business at: 2227 Baltimore Pike, Oxford, PA 19363. The names and addresses of all persons or entities owning or interested in said business is Oxford Veterinary Hospital, LLC, 2227 Baltimore Pike, Oxford, PA 19363. The date of registration is: 11/20/2007.

1st Publication of 3

TRUST NOTICE

Let all persons be on notice that Lawrence H. Linder, late of West Brandywine Township, died on January 1, 2021, leaving a Revocable Living Trust. All persons having claims or demands on the decedent or the trust are requested to make them known, and all persons indebted to the said decedent or trust are requested to make payment without delay. Karen Beth Linder c/o The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Trustee. Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Attorney.

2nd Publication of 3**NOTICE OF TRUSTEE**

PEGGY A. PARKINS, Deceased
Late of East Coventry Township,
Chester County, Pennsylvania.

NOTICE is hereby given pursuant to Section 7755(c) of the Pennsylvania Uniform Trust Act that The Peggy A. Parkins Irrevocable Trust is in existence, that Peggy A. Parkins is deceased, and that Thomas N. Ottey, III is the Trustee. ALL persons indebted to the Trust or to the above named Decedent are requested to make payment, and those having claims or demands against the same will make them known without delay to: Mr.

Thomas N. Ottey, III
1120 Albright Avenue
Wyomissing, PA, 19610 or
Scott C. Painter, Esquire
Attorney for the Trustee,
Thomas N. Ottey, III
906 Penn Ave., P.O. Box 6269
Wyomissing, PA 19610

2nd Publication of 3**ADVERTISEMENT OF EXISTENCE OF
TRUST NOTICE**

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

Robert Kostecki, Trustee
c/o Larmore Scarlett LLP
P. O. Box 384
Kennett Square, PA 19348
Attorney:
Donald B. Lynn, Jr., 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, May 20th, 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, June 21st, 2021.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

2nd Publication

SALE NO. 21-5-48

Writ of Execution No. 2015-07171

DEBT \$8,517.09

ALL THAT CERTAIN Unit in the property known, names and identified in the Declaration Plan referred to below, as Westtown Mews Condominium, located at West Chester Pike, (PA Route 3) and Manley Road, Westtown Township, Chester County, Commonwealth of Pennsylvania.

Tax Parcel No. 67-2-249

PLAINTIFF: Westtown Township
VS

DEFENDANT: **Mabinty D. Kargbo & Noah Abass**

SALE ADDRESS: 1518 Manley Road Apt. B-2, Westtown Township, PA 19382

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

SALE NO. 21-5-50

Writ of Execution No. 2020-03617

DEBT \$304,692.97

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF “PICKERING KNOLL”, MADE BY HILTNER AND HITCHCOCK, REGISTERED SURVEYORS, DATED MAY 1926, AND RECORDED IN PLAN BOOK 1, PAGE 247.

TAX PARCEL # 15-18-9

IMPROVEMENTS thereon: Residential Dwelling & Lot

PLAINTIFF: U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust

VS

DEFENDANT: **Marc F. Novia & Donna D. Novia**

SALE ADDRESS: 24 Anderson Avenue, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI 856-384-1515**

SALE NO. 21-5-51

Writ of Execution No. 2019-11650
DEBT \$270,811.21

ALL OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF WEST CALN, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 138 LILLY ROAD, HONEY BROOK, PA 19344. DEED BOOK VOLUME 8954, PAGE 993.

UPI # 28-01-0027.02C

PLAINTIFF: Northwest Bank, f/k/a Northwest Savings Bank

VS

DEFENDANT: **Eugene F. Hardy, Jr. & Mary S. Hardy**

SALE ADDRESS: 138 Lilly Road, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **KRISTINE M. ANTHOU 412-281-7650**

SALE NO. 21-5-52

Writ of Execution No. 2017-01543
DEBT \$56,691.49

ALL THAT CERTAIN lot or parcel of land situated in the Township of Franklin, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated October 10, 2000 and recorded in the Office of the Chester County Recorder of Deeds on October 11, 2000, in Deed Book Volume 4833 at Page 1715.

Tax Parcel No. 72-5-34.1

PLAINTIFF: U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust

VS

DEFENDANT: **Rudy D. Arnold**

SALE ADDRESS: 1833 New London Road, Landenberg, PA 19350

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

SALE NO. 21-5-53

Writ of Execution No. 2015-01858
DEBT \$169,243.45

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

All that certain lot or piece of ground with the buildings and improvements thereon erected situate in the Township of East Pikeland, County of Chester and Commonwealth of Pennsylvania and described according to a plan & survey made by Earl R. Ewing, Inc. of Phoenixville, PA dated 9/25/1972 and last revised 1/8/1973 as follows, to wit:

Beginning at a point on the centerline of Schuylkill Road at a corner of land conveyed to Robert D. Gallow and Patricia J. Gallow, which said point is also 100 feet measured North 13 degrees 40 minutes West along the said centerline of Schuylkill Road from a corner of land now of formerly of Clarence R. Dillinger, Sr.; thence extending from the said point of beginning along the centerline of said Schuylkill Road North 13 degrees 40 minutes West 135.31 feet to a point; thence extending along lands now or formerly of John G. Catron, et al. North 49 degrees 21 minutes East 301.38 feet to an iron pin; thence extending along said lands of Robert D.

Gallow and Patricia J. Gallow the three following courses and distances, viz: (1) South 47 degrees 05 minutes 23 seconds East 97.50 feet (2) South 13 degrees 15 minutes East 193.02 feet and (3) South 76 degrees 45 minutes West 320.99 feet to the first mentioned point and place of beginning.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA J. GALLOW WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM RALPH R. SMITH AND PATRICIA J. GALLOW, DATED OCTOBER 1, 1995, RECORDED DECEMBER 27, 1995, AT BOOK 3977, PAGE 2092, CHESTER COUNTY, PENNSYLVANIA RECORDS.

BEING UPI NUMBER 26-01-0069

PLAINTIFF: LSF9 Master Participation Trust

VS

DEFENDANT: **Patricia J. Gallow, Jr. & Patricia J. Gallow, Sr.**

SALE ADDRESS: 687 Schuylkill Road, Phoenixville, PA 19460

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

SALE NO. 21-5-54

Writ of Execution No. 2019-07842

DEBT \$265,121.86

Owner(s) of property situate in the Township of East Fallowfield, Chester County, Pennsylvania

UPI # 47-5-504

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: U.S. Bank Trust, National Association as Trustee of the Tiki Series III Trust

VS

DEFENDANT: **Thomas A. Madonna, Jr. & Suzanne J. Madonna**

SALE ADDRESS: 101 South Inverness Way, East Fallowfield, PA 19320

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

SALE NO. 21-5-55

Writ of Execution No. 2020-00182

DEBT \$75,977.57

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF WEST CALN, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, DESCRIBED ACCORDING TO A PLAN OF PROPERTY CONVEYED TO FURMAN GYGER, DATED JUNE OF 1970, AND RECORDED IN THE RECORDER OF DEEDS OFFICE AT WEST CHESTER, PA IN PLAN BOOK 35 PAGE 49, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE TITLE LINE IN THE BED OF TELEGRAPH ROAD (T-435) NOW OPENED 33 FEET WIDE, PROPOSED 50 FEET WIDE, CORNER OF LOT #2 ON SAID PLAN; THENCE LEAVING THE SAID ROAD AND BEING LOT NO. 2 NORTH 20 DEGREES 06 MINUTES 30 SECONDS WEST 4007.69 FEET TO A POINT IN THE LINE OF LANDS NOW OWNED OR LATE OF GRAY BROS., THENCE ALONG SAME NORTH 77 DEGREES 19 MINUTES EAST 124.03 FEET TO A POINT, A CORNER OF LOT #4, ON SAID PLAN; THENCE ALONG SAID LOT SOUTH 21 DEGREES 19 MINUTES EAST 407.62 FEET TO A POINT IN THE TITLE LINE IN THE BED OF TELEGRAPH ROAD; THENCE ALONG THE SAME

SOUTH 76 DEGREES 46 MINUTES WEST 132.56 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 1.190 ACRES OF LAND (BE THE SAME MORE OR LESS)

BEING LOT 3 ON SAID PLAN.

BEING THE SAME PREMISES WHICH HARRY E. KEEN AND MILDRED L. KEEN, HUSBAND AND WIFE, BY DEED DATED SEPTEMBER 28, 1999, AND RECORDED IN CHESTER COUNTY, IN DEED BOOK 3236, PAGE 458, CONVEYED UNTO MATTHEW M. ESTES AND KIMBERLY D. ESTES, HIS WIFE.

BEING UPI # 28-2-58.9

PLAINTIFF: Coatesville Savings Bank VS

DEFENDANT: **Matthew M. Estes & Kimberly D. Estes**

SALE ADDRESS: 1091 Telegraph Road, Coatesville, PA 19320

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

SALE NO. 21-5-56

Writ of Execution No. 2016-11742

DEBT \$2,635,430.92

ALL THAT CERTAIN lot or parcel of ground situate in the Township of West Caln, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Calnshire West made by Edward B. Walsh & Associates, Inc., dated June 28, 2000, last revised August 22, 2002 and recorded in the Chester County Recorder of Deeds as Plan No. 16751.

Premises "A": BEING Lot 40 on said Plan, 147 Durham Drive, West Caln

Township

BEING UPI No. 28-5-276

Premises "B": BEING Lot 62 on said Plan, 116 Cornwall Place, West Caln Township

BEING UPI No. 28-5-298

Premises "C": BEING Lot 64 on said Plan, 120 Cornwall Place, West Caln Township

BEING UPI No. 28-5-300

Premises "D": BEING Lot 81 on said Plan, 115 Cornwall Place, West Caln Township BEING UPI No. 28-5-316

Premises "E": BEING Lot 82 on said Plan, 113 Cornwall Place, West Caln Township

BEING UPI No. 28-5-317

Premises "F": BEING Lot 83 on said Plan, 111 Cornwall Place, West Caln Township

BEING UPI No. 28-5-318

Premises "G": BEING Lot 84 on said Plan, 102 Chantry Lane, West Caln Township

BEING UPI No. 28-5-319

Premises "H": BEING Lot 85 on said Plan, 104 Chantry Lane, West Caln Township

BEING UPI No. 28-5-320

Premises "I": BEING Lot 86 on said Plan, 106 Chantry Lane, West Caln Township

BEING UPI No. 28-5-321

Premises "J": BEING Lot 87 on said Plan, 101 Chantry Lane, West Caln Township

BEING UPI No. 28-5-332

Premises "K": BEING Lot 88 on said Plan, 107 Cornwall Place, West Caln Township

BEING UPI No. 28-5-333

Premises "L": BEING Lot 90 on said Plan, 103 Cornwall Place, West Caln Township

BEING UPI No. 28-5-335

Premises "M": BEING Lot 91 on said Plan, 101 Cornwall Place, West Caln Township

BEING UPI No. 28-5-336

Premises "N": BEING Lot 92 on said Plan, 153 Cornwall Place, West Caln Township

BEING UPI No. 28-5-337

Premises "O": BEING Lot 93 on said Plan, 151 Cornwall Place, West Caln Township

BEING UPI No. 28-5-338

Premises "P": BEING Lot 111 on said Plan, 130 Durham Drive, West Caln Township

BEING UPI No. 28-5-253

Premises "Q": BEING Lot 112 on said Plan, 108 Chantry Lane, West Caln Township

BEING UPI No. 28-5-322

Premises "R": BEING Lot 113 on said Plan, 110 Chantry Lane, West Caln Township

BEING UPI No. 28-5-323

Premises "S": BEING Lot 114 on said Plan, 112 Chantry Lane, West Caln Township

BEING UPI No. 28-5-324

Premises "T": BEING Lot 115 on said Plan, 114 Chantry Lane, West Caln Township

BEING UPI No. 28-5-325

Premises "U": BEING Lot 116 on said Plan, 115 Chantry Lane, West Caln Township

BEING UPI No. 28-5-326

Premises "V": BEING Lot 117 on said

Plan, 117 Chantry Lane, West Caln Township

BEING UPI No. 28-5-327

Premises "W": BEING Lot 118 on said Plan, 111 Chantry Lane, West Caln Township

BEING UPI No. 28-5-328

Premises "X": BEING Lot 119 on said Plan, 109 Chantry Lane, West Caln Township

BEING UPI No. 28-5-329

Premises "Y": BEING Lot 120 on said Plan, 107 Chantry Lane, West Caln Township

BEING UPI No. 28-5-330

Premises "Z": BEING Lot 121 on said Plan, 105 Chantry Lane, West Caln Township

BEING UPI No. 28-5-331

BEING part of the same premises which Stephen E. Cushman and Donald L. Marshman, by Deed dated 6/16/2003 and recorded 10/20/2003 in Chester County in Record Book 5944 page 298, conveyed unto Calnshire Estates, LLC, in fee.

PLAINTIFF: Prudential Savings Bank
VS

DEFENDANT: **Calnshire Estates, LLC**

SALE ADDRESS: 147 Durham Drive, West Caln Township, PA 19320 Lot 40; 116 Cornwall Place, West Caln Township, PA 19320 Lot 62; 120 Cornwall Place, West Caln Township, PA 19320 Lot 64; 115 Cornwall Place, West Caln Township, PA 19320 Lot 81; 113 Cornwall Place, West Caln Township, PA 19320 Lot 82; 111 Cornwall Place, West Caln Township, PA 19320 Lot 83; 102 Chantry Lane, West Caln Township, PA 19320 Lot 84; 104 Chantry Lane, West Caln Township, PA 19320 Lot 85; 106

Chantry Lane, West Caln Township, PA 19320 Lot 86; 101 Chantry Lane, West Caln Township, PA 19320 Lot 87; 107 Cornwall Place, West Caln Township, PA 19320 Lot 88; 103 Cornwall Place, West Caln Township, PA 19320 Lot 90; 101 Cornwall Place, West Caln Township, PA 19320 Lot 91; 153 Cornwall Place, West Caln Township, PA 19320 Lot 92; 151 Cornwall Place, West Caln Township, PA 19320 Lot 93; 130 Durham Drive, West Caln Township, PA 19320 Lot 111; 108 Chantry Lane, West Caln Township, PA 19320 Lot 112; 110 Chantry Lane, West Caln Township, PA 19320 Lot 113; 112 Chantry Lane, West Caln Township, PA 19320 Lot 114; 114 Chantry Lane, West Caln Township, PA 19320 Lot 115; 115 Chantry Lane, West Caln Township, PA 19320 Lot 116; 113 Chantry Lane, West Caln Township, PA 19320 Lot 117; 111 Chantry Lane, West Caln Township, PA 19320 Lot 118; 109 Chantry Lane, West Caln Township, PA 19320 Lot 119; 107 Chantry Lane, West Caln Township, PA 19320 Lot 120; 105 Chantry Lane, West Caln Township, PA 19320 Lot 121

**PLAINTIFF ATTORNEY: OBER-
MAYER REBMANN MAXWELL &
HIPPEL LLP 215-665-3000**

MEETING SPACE?

Looking for just the right meeting space? The Chester County Bar Association facilities are utilized on a regular basis for depositions, client meetings and seminars. We have rooms available for rental by the half-day or full day – a conference room, a board room and seminar rooms. We are located just one block from the Courthouse and convenient parking is available. For more information, visit us at www.chescobar.org. To reserve your room, please call 610-692-1889.

REAL ESTATE ASSOCIATE:

Blakinger Thomas, PC is a well-established general practice law firm in Lancaster. We are seeking a full time PA Bar admitted attorney who focuses on real estate law, has 3+ years of experience and an excellent academic record. Applicant should possess strong oral and written communication, analytical and organizational skills, commitment to client service, and have the knowledge and ability to counsel clients on various real estate and land use matters. Interested candidates should send a cover letter and resume to Hiring Partner, Blakinger Thomas, PC, 28 Penn Square, PO Box 1889, Lancaster, PA 17608-1889, or to hiring@blakingerthomas.com. EEO/AA Employer.

SAMPLE AD

Classified Ads for the Chester County Law Reporter ONLY \$.20 per space/character

Established Chester County atty with busy probate & estate planning practice in Downingtown area & extensive client list interested in discussing some type of affiliation with a high-quality law firm. Interested firms must have excellent reputation & robust estate administration/planning depts. Great poss. satellite office location w/ unlimited free parking in booming part of county. Send confidential inquiries to chescopalawyer@gmail.com. All contacts strictly confidential.

**PARALEGAL/LEGAL ASSISTANT
WANTED**

Busy Chester County solo law firm has immediate need for an experienced paralegal/legal assistant. Proficiency with estates and wills a must, notary is helpful. Hours and pay are negotiable, but candidate must be willing to work in office at least 3-4 days a week. Must have excellent references. Send resume to barry@barryrabinlaw.com.

**CONSULTANT**

(Family Business Succession Planning & Transition Solutions)

[North Group Consultants](http://NorthGroupConsultants.com), Lititz, PA, is seeking a full-time lead Consultant to serve in our Family Business Succession Planning and Transition Solutions. Visit northgroupconsultants.com/jobs/#/jobs/180.