



# Chester County Law Reporter

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# Chester County Law Reporter

(USPS 102-900)

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**Canyon Atlantic Partners, LLC v. Tower Health, et al**

## Preliminary injunction

1. To qualify for a preliminary injunction, a party must establish each of six prerequisites. First, the party must present evidence that an injunction is necessary to prevent immediate and irreparable harm that cannot be adequately compensated by damages. Second, the party must show that greater injury would result from refusing an injunction than from granting it and, concomitantly, that issuance of an injunction will not substantially harm other interested parties in the proceedings. Third, the party must show that a preliminary injunction will properly restore the parties to their status, as it existed immediately prior to the alleged wrongful conduct. Fourth, the party seeking the injunction must show that the activity it seeks to restrain is actionable, that its right to relief is clear, and that the wrong is manifest, or, in other words, must show that it is likely to prevail on the merits. Fifth, the party must show that the injunction it seeks is reasonably suited to abate the offending activity. Sixth, the party seeking an injunction must show that a preliminary injunction will not adversely affect the public interest.
2. When the claim is based on a breach of contract, irreparable injury may be found in two situations: (a) where the subject matter of the contract is of such a special nature or peculiar value that damages would be inadequate; or (b) where because of some special and practical features of the contract, it is impossible to ascertain the legal measure of loss so that money damages are impracticable.
3. Harm is irreparable when it cannot be adequately compensated in damages, either because of the nature of the right that is injured, or because there exists no certain pecuniary standards for the measurement of damages.
4. Contracts for the sale of land have traditionally been accorded a special place in the law of specific performance. A specific tract of land has long been regarded as unique and impossible of duplication by the use of any amount of money.
5. Specific performance compels the surrender of a thing in itself, because that thing is unique and cannot by its nature be duplicated.
6. Specific performance will be granted only if a plaintiff clearly is entitled to such relief, there is no adequate remedy at law, and the trial court believes that justice requires such a decree.
7. Plaintiff brought this action to enforce an Asset Acquisition Agreement with Defendants by which Plaintiff would acquire Jennersville Hospital and Brandywine Hospital. After signing the Agreement, Canyon sought financial information, etc. from Tower Health, as permitted by the Agreement, but Tower Health hindered Canyon's efforts, and repeatedly set arbitrary and unilateral deadlines unsupported by the Agreement. Tower Health's conduct interfered with Canyon's ability to complete the sale. Twenty-one days after signing the Agreement, Tower Health notified Canyon the Agreement was terminated despite the fact that none of the conditions within the Agreement which would

allow termination had occurred. Tower Health closed Jennersville Hospital on December 31, 2021 and Brandywine Hospital on January 31, 2022.

8. The Court determined, upon Tower Health's termination of the Agreement without cause, Canyon had suffered immediate and irreparable harm that cannot be adequately compensated by damages; Canyon is permitted to appeal to a court of equity seeking to enforce the contract and to compel specific performance; the harm to Canyon is substantial; absent enforcement of the Agreement, Canyon will lose this opportunity forever; no harm is suffered by Tower Health if the relief sought by Canyon is entered; Tower Health cannot be heard to say, with its unclean hands, that the entry of an injunction against it is unjust; an injunction will properly restore the parties to their status as it existed immediately prior to the alleged wrongful conduct; the evidence presented at the hearing supports the conclusion that Tower Health breached and terminated the Agreement without justification and Canyon is more likely than not to prevail on the merits; the issuance of an injunction will not adversely affect the public interest because the public will suffer immediate and irreparable harm due to service cuts in the absence of injunctive relief; and Canyon has established each of the elements necessary to obtain preliminary injunctive relief.
9. The Court entered a Preliminary Injunction Order that Defendants' Notice of Termination is null and void; Defendants shall maintain and secure Jennersville Hospital and Brandywine Hospital; Plaintiff shall have 90 days to evaluate the assets, determine what steps are necessary to complete closing and thereafter complete closing; and Defendants shall specifically perform their obligations under the Agreement. Further, Plaintiff shall post a bond in the amount of one million dollars within 10 days.

R.E.M.

C.C.P. Chester County, Pennsylvania, Civil Action No. 2022-00407-CT; Canyon Atlantic Partners, Inc. v. Tower Health, Tower Health Medical Group Holding Company, LLC, West Grove Clinic Company, LLC, Coatesville Cardiology Clinic, LLC, Jennersville Hospital, and Brandywine Hospital

Benjamin Post, Maureen M. McBride and Guy A. Donatelli for Plaintiff  
 Stacey A. Scrivani, Elizabeth A. Ware and Matthew A. Banta for Defendants  
 Griffith, J., February 14, 2022:-

CANYON ATLANTIC PARTNERS, LLC  
Plaintiff

v.

TOWER HEALTH, TOWER HEALTH  
MEDICAL GROUP HOLDING  
COMPANY, LLC, WEST GROVE  
CLINIC COMPANY, LLC,  
COATESVILLE CLINIC COMPANY,  
LLC, COATESVILLE CARDIOLOGY  
CLINIC, LLC, JENNERSVILLE  
HOSPITAL, and BRANDYWINE  
HOSPITAL

Defendants

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

CIVIL ACTION

NO. 2022-00407-CT

**MEMORANDUM OPINION AND ORDER**

Plaintiff, Canyon Atlantic Partners, LLC (“Canyon”), brought this action to enforce an Asset Acquisition Agreement (“Agreement”) with Defendants, Tower Health (“Tower Health”), Tower Health Medical Group Holding Company, LLC (“THMGHC”), West Grove Clinic Company, LLC, Coatesville Clinic Company, LLC, Coatesville Cardiology Clinic, LLC, Jennersville Hospital, and Brandywine Hospital (collectively, “Defendants”).<sup>1</sup> Canyon seeks specific performance of the Defendants’ obligations under the Agreement. A hearing was held over two days, February 2 and 4, 2022, on Plaintiff’s request for preliminary injunctive relief.

On November 17, 2021, Canyon and Defendants entered into the Agreement for the sale of Jennersville Hospital and Brandywine Hospital (collectively, “Hospitals”) and related assets. Canyon agreed to continue operating the Hospitals as acute care facilities for a period of not less than two years from the closing date. Closing was to occur on December 31, 2021.

Upon signing the Agreement, Canyon sought financial information, accounts receivable, and license information from Tower Health as permitted by the Agreement. Tower Health hindered Canyon’s efforts by disputing the need for the information, setting arbitrary limits on what information would be provided, and insisting that information had been provided when it had not. Canyon’s efforts to transition ownership in an orderly fashion were slowed further when Tower Health required

<sup>1</sup> Tower Health and THMGHC executed the Agreement. Tower and THMGHC were identified as “Sellers” in the Agreement. Defendants Brandywine Hospital, Jennersville Hospital, West Grove Clinic Company, LLC, Coatesville Clinic Company, LLC, and Coatesville Cardiology Clinic, LLC were identified as “Seller Entities.” (Exh. P-2)

Canyon to be escorted when in Hospital facilities and by Tower Health insisting that interactions with Hospital personnel and staff take place at planned meetings. Although the Office of the Attorney General of Pennsylvania (“OAG”) required information, Tower Health instructed Canyon not to communicate with the OAG. Tower Health repeatedly set arbitrary and unilateral deadlines unsupported by the Agreement. Tower Health’s conduct interfered with Canyon’s ability to provide necessary information to its finance partners, respond to Tower Health’s questions regarding financing, work through the regulatory process to secure licenses, and complete other necessary tasks.

On December 8, 2021, twenty-one days after signing the Agreement, Tower Health notified Canyon by letter that the Agreement was terminated. The next day, press reported that the deal had been scuttled by Tower Health and Tower Health publicly criticized Canyon’s regulatory and operational preparedness and Canyon’s financial ability to complete the transaction. Although the Agreement provided for termination upon the occurrence of certain conditions, none of those conditions had been met.<sup>2</sup> Canyon quickly lost the confidence of its financing partners. Because of the chaos caused by Tower Health, Canyon continually scrambled to secure and resecure financing.

Tower Health closed Jennersville Hospital on December 31, 2021 and Brandywine Hospital on January 31, 2022.

To qualify for a preliminary injunction, a party must establish each of six prerequisites. First, the party must present evidence that an injunction is necessary to prevent immediate and irreparable harm that cannot be adequately compensated by damages. Second, the party must show that greater injury would result from refusing an injunction than from granting it and, concomitantly, that issuance of an injunction will not substantially harm other interested parties in the proceedings. Third, the party must show that a preliminary injunction will properly restore the parties to their status, as it existed immediately prior to the alleged wrongful conduct. Fourth, the party seeking the injunction must show that the activity it seeks to restrain is actionable, that its right to relief is clear, and that the wrong is manifest, or, in other words, must show that it is

<sup>2</sup> Tower Health’s witness, David Ahern, conceded as much. Tower Health never declared Canyon to be in breach. The termination provision of the Agreement is set forth at Article IX and provides:

This Agreement may be terminated by the Parties only in accordance with, and to the extent permitted by, the provisions of this Article IX. Any such termination shall be subject in all respects to applicable Regulations, including without limitation, any notice, consent or other regulatory requirements.

Section 9.02 of the Agreement provides:

This Agreement may be terminated at any time prior to the Closing Date as follows:

- (a) by the mutual written consent of both CAP and the Sellers, as evidenced by the vote of their respective Boards to terminate this Agreement; or
- (b) by either CAP or the Sellers, upon not less than thirty (30) days' prior written notice to the other party, if a federal or state court of competent jurisdiction, any Governmental Authority or other regulatory or administrative agency or commission shall have issued an order, decree or ruling or taken any other action permanently restraining, enjoining or otherwise prohibiting the transactions contemplated by this Agreement, and such order, decree, ruling or other action shall have become final and nonappealable; provided that the Party(ies) seeking to terminate this Agreement pursuant to this clause (c) shall have used all reasonable efforts to remove such injunction, order or decree.”

likely to prevail on the merits. Fifth, the party must show that the injunction it seeks is reasonably suited to abate the offending activity. Sixth, the party seeking an injunction must show that a preliminary injunction will not adversely affect the public interest. *Kuhstoss v. Steele*, 2020 PA Super 150, 234 A.3d 789, 792–93 (Pa. Super. Ct. 2020) (citing *Summit Towne Ctr., Inc. v. Shoe Show of Rocky Mount, Inc.*, 573 Pa. 637, 828 A.2d 995, 1001 (2003)). When a mandatory injunction is sought, the right to relief must be clear. *Greenmoor, Inc. v. Burchick Const. Co., Inc.*, 2006 PA Super 252, ¶ 8, 908 A.2d 310, 313 (Pa. Super. Ct. 2006). We address each of the prerequisites below.

*1. Canyon has suffered immediate and irreparable harm that cannot be adequately compensated by damages.*

“When the claim is based on a breach of contract, irreparable injury may be found in two situations: (1) where the subject matter of the contract is of such a special nature or peculiar value that damages would be inadequate; or (2) where because of some special and practical features of the contract, it is impossible to ascertain the legal measure of loss so that money damages are impracticable.” *ECRI v. McGraw-Hill, Inc.*, 809 F.2d 223, 226 (3d Cir. 1987)(internal citation omitted). “Harm is irreparable when it cannot be adequately compensated in damages, either because of the nature of the right that is injured, or because there exists no certain pecuniary standards for the measurement of damages.” *Nat’l Bus. Servs., Inc. v. Wright*, 2 F.Supp.2d 701, 709 (E.D. Pa. 1998)(internal citation omitted). “Contracts for the sale of land have traditionally been accorded a special place in the law of specific performance. A specific tract of land has long been regarded as unique and impossible of duplication by the use of any amount of money.” *Oliver v. Ball*, 2016 PA Super 45, 136 A.3d 162, 167 (Pa. Super. Ct. 2016).

The Hospital assets are unique and Canyon’s request for specific performance is an appeal to the court’s equitable powers. *See Lackner v. Glosser*, 2006 PA Super 14, 892 A.2d 21, 31 (Pa. Super. Ct. 2006). “Specific performance compels the surrender of a thing in itself, because that thing is unique and cannot by its nature be duplicated.” *Cimina v. Bronich*, 517 Pa. 378, 537 A.2d 1355, 1357 (1988). Specific performance will be granted only if a plaintiff clearly is entitled to such relief, there is no adequate remedy at law, and the trial court believes that justice requires such a decree. *Id.*

The Agreement provides for the sale of Tower Health real estate. When the agreement was executed, it delivered and vested in Canyon equitable title to that real estate. *Payne v. Clark*, 409 Pa. 557, 187 A.2d 769, 770 (1963) (internal citation omitted). Upon Tower Health’s termination of the Agreement without cause, Canyon was harmed. Canyon is permitted to appeal to a court of equity seeking to enforce the contract and to compel specific performance. *Payne*, 187 A.2d at 770–71 (internal citations omitted). Specific performance is an appropriate remedy to compel the conveyance of real estate where a seller violates a realty contract and specific enforcement of the contract would not be contrary to justice. *See Borie v. Satterthwaite*, 180 Pa. 542, 37 A. 102 (1897) (affirming specific performance for

breach of real estate agreement); *Rusiski v. Pribonic*, 511 Pa. 383, 515 A.2d 507, 510 (1986) (affirming only the award of specific performance for breach of a realty agreement); *Cimina*, 537 A.2d at 1360 (affirming grant of specific performance for a breach of realty agreement).

*2. Greater injury would result to Canyon from refusing an injunction than from granting it and, concomitantly, that issuance of an injunction will not substantially harm other interested parties in the proceedings.*

The harm to Canyon is substantial. Absent enforcement of the Agreement, Canyon will lose this opportunity forever. No harm is suffered by Tower Health if the relief sought by Canyon is entered. Mr. Ahern admitted that while Tower Health is receiving inquiries from interested suitors, Tower Health is not currently marketing the Hospital properties. Tower Health finds itself in the position it is in because of its own conduct. Given this history, Tower Health cannot now be heard to say, with its unclean hands, that the entry of an injunction against it is unjust.

*3. An injunction will properly restore the parties to their status, as it existed immediately prior to the alleged wrongful conduct.*

This Agreement was extant on December 7, 2021. On that date, Canyon was performing its obligations. Tower Health then terminated the Agreement. Canyon's requested relief returns the parties to the *status quo* as of December 7, 2021, when the parties could perform. Tower Health is returned to a point where it can comply with its obligation to “use all reasonable efforts ... to carry out the purposes of this Agreement[.]” (Agreement, § 8.02) The parties can work toward closing. Canyon has represented that it is ready, willing, and able to perform. Given Tower Health’s conduct, equitable considerations support granting Canyon additional time to perform to restore the operation of the Hospitals.

*4. Canyon's right to relief is clear, the wrong is manifest, and Canyon has shown that it is likely to prevail on the merits.*

The evidence presented at the hearing supports the conclusion that Tower Health breached and terminated the Agreement without justification. Canyon’s witnesses, Michael Zwetschkenbaum and David Kreye, testified concerning Canyon’s compliance with the terms of the Agreement and efforts to insure an orderly transition of ownership. Canyon was in the Hospitals’ facilities daily meeting with personnel and attempting to gain information to keep the Hospitals operating. Canyon continually sought necessary financial and licensing information from Tower Health. Canyon was coordinating financing and identifying executives to take over management positions.

Daniel Ahern, who testified for Tower Health, conceded on cross-examination that nothing in the Agreement justified Tower Health’s insistence on compliance



with non-existent deadlines and benchmarks. Mr. Ahern was unable to articulate a basis under Article IX of the Agreement for Tower Health's decision to terminate the Agreement. Mr. Ahern could not identify any provision of the Agreement that Canyon had violated.

While the parties' claims will be more fully evaluated in later proceedings, the record created at the hearing supports the conclusion that Canyon is more likely than not to prevail on the merits.

*5. The injunction sought is reasonably suited to abate Tower's offending activity.*

The injunctive relief has been narrowly tailored to compel Tower Health to do those things to which it is obligated under the Agreement. The order voids the Termination Notice, requires Tower to cooperate with Canyon to effectuate closing in ninety days, and assures that the assets as they currently exist are not allowed to deteriorate further.

*6. The issuance of an injunction will not adversely affect the public interest.*

The Hospitals provide significant health resources for Chester County and its citizens. The Hospitals are critically important to their local communities. Both Hospitals provide emergency room services. The absence of a local emergency room increases the risk of death to critically ill patients. Brandywine provides much needed behavioral health services. The impact of the Hospital closures spreads beyond the local community. Neighboring hospitals will be overburdened rendering health resources scarcer to a greater community. "Harm to the public is an additional consideration in the issuance or denial of a preliminary injunction." *Allegheny Anesthesiology Associates, Inc. v. Allegheny Gen. Hosp.*, 826 A.2d 886, 893 (Pa. Super. Ct. 2003)(internal citation omitted). The risk to public health if these Hospitals permanently close is substantial. *See Allegheny Anesthesiology Associates, Inc.*, 826 A.2d at 893 (threat of death, enhanced by injury or serious disruption to ongoing medical care is of "paramount importance" in determining immediate and irreparable harm); see also *New Castle Orthopedic Associates v. Burns*, 481 Pa. 460, 467-468, 392 A.2d 1383, 1387 (1978) (considering the effect of an injunction on the availability and rising cost of medical services). The public will suffer immediate and irreparable harm due to service cuts in the absence of injunctive relief.

Canyon has established each of the elements necessary to obtain preliminary injunctive relief. For the reasons stated, we enter this

### **PRELIMINARY INJUNCTION ORDER**

AND NOW, this 14th day of February, 2022, following a hearing conducted February 2 and 4, 2022, and upon consideration of Plaintiff's Motion for Preliminary

and Special Injunction, Defendants' response and all related filings, it is hereby ORDERED and DECREED that

- a. Defendants' Notice of Termination of the Agreement dated December 8, 2021, is null and void and Defendants are enjoined from taking any action consistent with the Notice of Termination;
- b. Defendants shall maintain and secure the physical facilities comprising Jennersville Hospital and Brandywine Hospital, the assets related to them, and all of the other Assets (as defined in the Agreement) in the same state as they currently exist as of the date of this Order and are enjoined from any further dissipation, transfer or abandonment of those Assets;
- c. Plaintiff shall have a period of ninety (90) days from the date of this Order to evaluate the nature and condition of the Assets, determine what steps are necessary for the parties to complete closing under the Agreement, and thereafter complete closing; and
- d. Defendants shall provide Plaintiff access to the Assets and all related documents and information reasonable and necessary to comply with this Order and permit Plaintiff to proceed to closing under the Agreement, and Defendants shall perform all remaining obligations under the Agreement reasonable and necessary for the parties to proceed to closing on the Agreement, and Defendants shall be compelled to specifically perform their obligations under the Agreement including all obligations enumerated in Articles I through XI.

This Court shall retain jurisdiction to resolve any differences or disputes that may arise among the parties with respect to their respective rights, duties and obligations under this Order.

This Injunction shall continue in effect until further Order of this Court.

Plaintiff shall post a bond with the Prothonotary of Chester County in the amount of ONE MILLION (\$1,000,000.00) DOLLARS within 10 days.

BY THE COURT:

/s/ Edward Griffith, J.

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**CHANGE OF NAME NOTICE**

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

**LAW NO. 2022-01324-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Michael Joseph Norcross was filed in the above-named court and will be heard on Monday, May 23, 2022 at 2:00 PM, in Courtroom 5 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.  
Date of filing the Petition: Thursday, February 17, 2022

Name to be changed from: Michael Joseph Norcross to: Emily Edith Wallace

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. 2021-09639-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Briheem Adger-Thomas was filed in the above-named court and will be heard on Monday, March 7, 2022 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: Tuesday, December 7, 2021

Name to be changed from: Briheem Adger-Thomas to: Briheem Adger

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. 2021-09947-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Peter James Loudon was filed in the above-named court and will be heard on Monday, March 21, 2022 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, December 17, 2021

Name to be changed from: Peter James Loudon to: Harper Sophia Loudon

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

**CORPORATION NOTICE**

NOTICE is hereby given that the Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913.

The name of the corporation is: 916 TYSON, LLC and the Certificate of Organization was filed on: December 23, 2021.

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

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT the directors of **NICE FACE, LLC**, a PA LLC, with an address of 104 Verdant Dr., Phoenixville, PA 09460, have approved a proposal that the LLC voluntarily dissolve, and that the directors are now engaged in winding up and settling the affairs of the corp. under the provisions of PA Limited Liability Company

Law. JANNA M. PELLETIER, Solicitor, 535 N. Church St., Ste. 309, West Chester, PA 19380

### 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

**BUSH**, Patricia, a/k/a Pat Bush, late of Phoenixville. John Robert Bush, Jr., 104 East Roland Road, Parkside, PA 19015, & James Patrick Bush, 1530 N. Laurel Avenue, Apartment 7, Los Angeles, CA 90046, Executors. DIANE M. ZABOWSKI, Esquire, Zabowski Law, LLC, 100 Springhouse Drive, Suite 205E, Colledgeville, PA 19426, atty.

**CARFREY**, Dolores A., late of West Pikeland Township. Carolyn Weaver, 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.

**DiARCANGELO**, Arthur M., late of Caln Township. Bruce DiArcangelo, 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.

**DILWORTH**, James E., late of Pocopson Township. Mark Dilworth, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

**GEARTY**, Sarah Anne, late of Chester County, PA and Chelsea, United Kingdom. Rosemary C. Gearty, care of KEVIN D. BIRKHEAD, Esquire, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Executrix. KEVIN D. BIRKHEAD, Esquire, Timoney Knox LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

**GRAFINGER**, Paul L., late of Phoenixville. Jason L. Grafinger, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

**GRIFFIN**, William E., late of Carson City, Neva-

da. Carl W. Griffin, 730 Inverness Drive, West Chester, PA 19380, Executor. CYNTHIA A. McNICHOLAS, Esquire, 225 N. Olive St., PO BOX 1065, Media, PA 19063, atty.

**GRIFFITH**, Charles Norman, late of Oxford. Charlene Petraghani, 421 West Street Rd., Kennett Square, PA 19348, Executor.

**HAYES**, Ellen H., late of Penn Township. Stacey Hayes Hunting, 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.

**HERKINS**, Amy Bernadette, late of Uwchlan Township. Tracy DiGinto, 4 Amy Lane, Malvern, PA 19355, & Susan Herkins, Esquire, 105 Fairfax Court, Phoenixville, PA 19460, Executrices. KELLY KOSCIL, Esquire, KMS Law Offices, LLC, 1235 Westlakes Drive, Suite 320, Berwyn, PA 19312, atty.

**LUDOVICO**, Louis J., late of East Goshen Township. Valerie Ludovico, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**McLEISTER**, Kathleen, late of Tredyffrin Township. Hillsdale College, care of ANDREW GAVRIN, Esquire, 306 Clairemont Rd., Villanova, PA 19085, Executor. ANDREW GAVRIN, Esquire, The Law Office Of Andrew Gavrin, 306 Clairemont Rd., Villanova, PA 19085, atty.

**MILLER**, Maurice E., late of West Chester. Michael Miller & Thomas Miller, care of KEVIN J. RYAN, Esquire, 220 West Gay Street, West Chester, PA 19380, Executors. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 220 West Gay Street, West Chester, PA 19380, atty.

**MOWERY**, Amy L., late of South Coventry Township. Chelle L. Carlson, 1532 Briarwood Lane, Pottstown, PA 19464, Executor. KENNETH E. PICARDI, Esquire, Yergey.Daylor.Allebach.Schefey.Picardi, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, atty.

**MYERS**, Nancy Jane, late of East Pikeland Township. Catherine Lee Ghaner, 218 Sherwood Ln., Phoenixville, PA 19460, Administratrix. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464, atty.

**NATALE, JR.**, Paul J., late of Phoenixville Borough. Carol J. Hershey, care of JULIE D. GOLDSTEIN, Esquire, Ten Sentry Parkway, Ste. 200, P.O.

Box 3001, Blue Bell, PA 19422-3001, Administrator. JULIE D. GOLDSTEIN, Esquire, Fox Rothschild LLP, Ten Sentry Parkway, Ste. 200, P.O. Box 3001, Blue Bell, PA 19422-3001, atty.

**PAGELS**, James A., late of Uwchlan Township. Jessica Taylor, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Administrator. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

**PEIRSON**, Linda Lee, late of West Grove Borough. D'Ette W. Devine, care of TRISHA W. HALL, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executrix. TRISHA W. HALL, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

**PLOVER**, Joseph P., late of Berwyn. Stuart T. Shmookler, care of STUART T. SHMOOKLER, Esquire, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105, Personal Representative. STUART T. SHMOOKLER, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105, atty.

**POWELL**, Dora J., late of Thornbury Township. Diane Grubb, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Administrator. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

**ROSS**, Arlene B., late of Oxford Borough. Alan Ross, Jr., 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.

**SAVAGE**, Nancy Lee, late of Penn Township. Harvey G. Allaband, Jr., care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**SWANKOSKI**, Mark V., late of West Brandywine Township. Janet L. Swankoski, care of CHARLES J. DURANTE, Esquire, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, Executrix. CHARLES J. DURANTE, Esquire, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801, atty.

**THOMPSON**, Mary Redd, late of East Caln Township. Roland Thompson, 1111 Judson Drive, West Chester, PA 19380, Administrator. BRETT M. FEGELY, Esquire, Hartman, Valeriano, Magovern

& Lutz P.C., 1025 Berkshire Blvd., Suite 700, Wyomissing, PA 19610, atty.

**WEBER**, Karl Hans Krabill, late of Malvern. Phyllis Diane Krabill, 175 W. King Street, #311, Malvern, PA 19355, Executor. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

## 2nd Publication

**BARRACLOUGH**, Joan D., late of Uwchlan Township. Robyn Knopf, 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.

**BENEKAM, SR.**, William S., a/k/a William Scott Benekam, Sr., late of Atglen Borough. S. Scott Benekam, 421 Butternut Dr., Parkesburg, PA 19365, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**COLLINS**, Barbara J., late of Kennett Township. Susan C. Dannenberg, 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.

**de MANGE**, William P. Petit, late of Uwchlan Township. Anne E. Flaherty, 601 Aurora Lane, Downingtown, PA 19335, Executor. PETER S. GORDON, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806, atty.

**DIETEL**, Keith Alan, a/k/a Keith A. Dietel, late of West Whiteland Township. David Scott Dietel, care of JOAN AGRAN, Esquire, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, Administrator. JOAN AGRAN, Esquire, McNees Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

**DUKOVIC**, James G., late of East Pikeland Township. John Dukovic, 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.

**DUNWOODY**, Frances M., Frances Dunwoody, late of Willistown Township. David A. Dunwoody, 325 Broad Street, Spring City, PA 19475, Administrator. THOMAS W. FLYNN III, Esquire, Crawford

Diamond Flynn LLC, 19 Waterloo Ave, Berwyn, PA 19312, atty.

**ELLISON**, Helen A., late of Penn Township. Susan E. Lackmann, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**FERGUSON**, Larry Bruce, Larry B. Ferguson, late of Caln Township. Jennifer J. Culp, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executrix. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

**FRAGALE, SR.**, Robert J., late of Kennett Township. Cynthia Sellani, 1297 Clearview Dr., Yardley, PA 19067, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**GEORGE**, Wallace Raymond, a/k/a Wallace R. George, late of West Grove Borough. Donald M. George, care of WILLIAM J. GALLAGHER, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**GOSELINK**, Charlotte P., late of Pennsbury Township. Charles G. Gosselink, 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.

**HAGGERTY**, Edward F., late of New London Township. Kimberly Hawkins, 46010 N. Greens Rest Dr., Great Mills, MD 20634, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**HALLMAN**, Stanley P., late of Pottstown. Randy Hallman, care of R. NICHOLAS NANOVIC, Esquire, 33 S. 7th Street, PO Box 4060, Allentown, PA 18105, Executor. R. NICHOLAS NANOVIC, Esquire, 33 S. 7th Street, PO Box 4060, Allentown, PA 18105, atty.

**HARRIS**, Kimberly H., late of Lower Oxford Township. Jayden S. Foster, care of MEREDITH L. LAMBERT, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Administrator. MEREDITH L. LAMBERT, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

**HOLLAND**, Margaret H., late of Oxford. Barbara 5

A. Roeske, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executrix. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**HOPKINS**, Margaret P., late of Landenberg. Steven J. Hopkins, 216 Hawthorne Road, Morton, PA 19070, Executor. ELIZABETH T. STEFANIDE, Esquire, 339 W. Baltimore Avenue, Media, PA 19063, atty.

**IACONO**, Antoinette D., late of Avondale Borough. Joseph DeJohn, 4731 English Ave., Unit 105, Ft. Meade, MD 20755, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

**KRUSKO**, Elizabeth A., late of West Chester. Evelyn Krusko, 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.

**KUHN**, Ralph Raymond, late of Landenberg. Ruth Ann Kuhn, 105 Reynard Drive, Landenberg, PA 19350, Executrix.

**LEONOWITZ**, Jennie A., late of Honey Brook Township. Christine M. Guth, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**LEVENGOOD**, Charlotte R., late of Valley Township. Michael K. Levengood, 1453 Pemberton Dr., Salisbury, MD 21801, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**MITCHELL**, William H., late of Phoenixville Borough. Tracy Keim, care of COURTNEY E. DOLAWAY, Esquire, 1810 Chapel Ave. West, Cherry Hill, NJ 08002, Executrix. COURTNEY E. DOLAWAY, Esquire, Flaster Greenberg P.C., 1810 Chapel Ave. West, Cherry Hill, NJ 08002, atty.

**MOORE, SR.**, Jerry V., late of West Caln Township. Beth A. Miller, 414 Noble Road, Atglen, PA 19310, Executor. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**MURRAY**, Phyllis O., late of Kennett Township. Wendell P. Murray, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Lar-

more Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**POLIDORE**, Yvonne M., late of Exton. Michael Polidore, care of KARYN L. SEACE, CELA, Esquire, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, Executor. KARYN L. SEACE, CELA, Esquire, Nescio & Seace, LLP, 105 East Evans Street, Evans Building, Suite A, West Chester, PA 19380, atty.

**POLLOCK**, Randall James, late of Easttown Township. Thomas J. Osman, care of RUDOLPH L. CELLI, JR., Esquire, 125 Strafford Ave., Ste. 115, Wayne, PA 19087, Executor. RUDOLPH L. CELLI, JR., Esquire, Celli & Associates, 125 Strafford Ave., Ste. 115, Wayne, PA 19087, atty.

**REESE**, Charles F., late of Kennett Township. Heather Uster and Heidi Yarnall, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**ROSS**, Margaret A., late of East Pikeland Township. William Ross, 51 W. Arcadia Drive, Apt. 1027, Royersford, PA 19468, Executor. BRIAN R. OTT, Esquire, Barley Snyder, 50 N. 5th Street, 2nd Floor, Reading, PA 19603, atty.

**SCHNEIDER**, Sallie B., late of Kennett Township. Sallie Ann Conner, care of TRAVIS G. MAURER, Esquire, 1000 N. King St., Wilmington, DE 19801, Executrix. TRAVIS G. MAURER, Esquire, Young Conaway Stargatt & Taylor, LLP, 1000 N. King St., Wilmington, DE 19801, atty.

**SEARLES**, Milton J., late of East Fallowfield Township. Theodora H. Searles, 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.

**STEEL**, John Schultz, late of Kennett Township. Gertrude Gerbis Steel, 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.

**STRACHAN**, Robert G., late of East Marlborough Township. Ellen P. Wilsterman, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**STROUD**, Norman L., late of Downingtown Borough. Steven Stroud, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Administrator. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

**VANDEVERE**, John Charles, late of Phoenixville. John C. Vandevere Jr, 731 Hilltop Rd., Springfield, PA 19064, and Theresa M. Spitko, 211 Aspen Lane, Gilbertsville, PA 19525, Executors.

**VISCUSO**, Gregg S., late of Uwchlan Township. Joan Viscuso, 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.

**YENOLI**, Beatrice T., late of Elverson Borough. Kathleen K. Good, 3460 Lincoln Highway, Thorndale, PA 19372, Elverson Borough. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**ZOLLERS, JR.**, Thomas, late of Phoenixville Borough. Phoenixville Federal Bank & Trust, 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.

### 3rd Publication

**BRITTAİN**, Delores C., late of Phoenixville. Bonnie L. Warren, 243 Third Avenue, Phoenixville, PA 19460, Executor. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

**CIARROCCHI**, Albert F., late of Penn Township. Barry A. Ciarrocchi, 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.

**CLARKE**, Barbara M., late of East Goshen Township. John A. Clarke and Christopher J. Clarke, care of PAUL C. HEINTZ, Esquire, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, Executors. PAUL C. HEINTZ, Esquire, Obermayer Rebmann Maxwell & Hoppel LLP, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, atty.

**COURTNEY**, Colin James, late of Kennett Township. Charlotte Stilwell, care of CLARE MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administratrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly, LLP,



213 E. State Street, Kennett Square, PA 19348, atty.

**DAGHIR**, Ursula, late of Pennsbury Township. John Nejm Daghir, 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.

**DAVIS**, Carolyn R., late of Honey Brook Township. Mallory R. Davis, 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.

**DeBERARDINIS**, Gilda P., late of Kennett Township. Martin DeBerardinis Jr., care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

**DIXON**, Richard R., late of East Goshen Township. Denise D. Lauber, care of LOUIS N. TETI, Esquire, P.O. Box 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., P.O. Box 660, West Chester, PA 19381-0660, atty.

**DROESCHER**, Anne D., late of East Marlborough Township. Elizabeth D. Swartz, 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.

**FLYNN, SR.**, Martin F., a/k/a Martin Francis Flynn, Sr., and Martin F. Flynn, late of Valley Township. Gerald T. Flynn, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

**HINRICHS**, Kyle Stephen, late of South Coventry Township. Sharon Hinrichs, 111 Lindley Lane, Pottstown, PA 19465, Administrator.

**HOAK**, Vera E., late of Coatesville. Daniel L. Hoak, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

**JOHNSON**, Charles L., late of Caln Township. Nancy J. Johnson, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Administrator. W. MARSHALL PEAR-

SON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

**MAZZOLI**, George Albert, late of West Whiteland Township. David Albert Mazzoli, care of RAYMOND J. FALZONE, JR., Esquire, 22 East Third Street, Media, PA 19063, Administrator. RAYMOND J. FALZONE, JR., Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

**MORETZSOHN**, David Keddy, a/k/a David K. Moretzsohn, late of Uwchlan Township. Emma Christine Moretzsohn, care of LISA A. SHEARMAN, Esquire, P.O. Box 1479, Lansdale, PA 19446-0773, Executrix. LISA A. SHEARMAN, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, P.O. Box 1479, Lansdale, PA 19446-0773, atty.

**REITER**, William C., late of East Bradford Township. Janet L. Reiter, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**ROMERO**, Theresa R., late of Phoenixville Borough. Laura A. Swain, 606 Onward Ave., Phoenixville, PA 19460, Executrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19460, atty.

**SCHENK**, Richard Robert, a/k/a Richard R. Schenk, late of West Sadsbury Township. Elisa Nickel, 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.

**TUTTLE**, Mary Anne B., late of West Whiteland Township. Susan Hingley, 7 Rose Ln., West Chester, PA 19380, Executrix. JENNIFER FELD, Esquire, 312 Huntington Court, West Chester, PA 19380, atty.

**WAEDEL**, William B., late of Pocopson Township. Alex Waegel, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**YATES**, Kimberly Lynn, late of Kennett Square Borough. Michelle Y. Reckert, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

**ZUNINO**, Margaret A., late of West Grove. Robert C. Zunino & Joanne M. Marvel, care of RE-

BECCA M. YOUNG, Esquire, 119 East Main Street, Macungie, PA 18062, Executors. REBECCA M. YOUNG, Esquire, Young & Young, 119 East Main Street, Macungie, PA 18062, atty.

Patricia Daughtry, known Heir of Verna W. Akings, deceased; Dwayne Butler, known Heir of Verna W. Akings, deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Verna W. Akings, deceased  
DEFENDANTS

**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 February 7, 2022, for:

Queen Street Condominium Association  
707 Eagleview Boulevard, Suite 400  
Exton, PA 19341

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

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CHESTER COUNTY

NO: 2020-00752-RC

**NONPROFIT CORPORATION NOTICE**

In pursuant to 15 Pa. C.S. § 6124 **Non-Resident Nepali Association National Coordination Council of USA** is planning to register to do business in the commonwealth of Pennsylvania under chapter 4 with its jurisdiction of formation in the State of Tennessee registered at 4409 Kirkbrook Nashville, TN 37221 USA. Non-Resident Nepali Association National Coordination Council of USA will operate in the State of Pennsylvania as a Nonprofit 501C3 organization. It will be located at 406 Windsor Cir, Exton PA 19341 in Chester County.

To the Defendants, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Verna W. Akings, deceased: TAKE NOTICE THAT THE Plaintiff, Specialized Loan Servicing LLC has filed an action Mortgage Foreclosure, as captioned above.

**NOTICE**

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

**1st Publication of 1**

**NOTICE**

LOGS LEGAL GROUP LLP  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

KRISTEN D. LITTLE, PA I.D. NO. 79992  
ELIZABETH L. WASSALL, PA I.D. NO. 77788  
LESLIE J. RASE, PA I.D. NO. 58365  
SAMANTHA GABLE, PA I.D. NO. 320695  
LILY CALKINS, PA I.D. NO. 327356  
HEATHER RILOFF, PA I.D. NO. 309906  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
E-MAIL: PAHELP@LOGS.COM  
LLG FILE NO. 19-062834  
Specialized Loan Servicing LLC

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

PLAINTIFF

VS.

Chester County Lawyer Referral Service  
Chester County Bar Assn.  
15 W. Gay Street, 2nd Floor

West Chester, PA 19380

**3rd Publication of 3**

**TRUST NOTICE**

THE ROMERO LIVING TRUST  
THERESA R. ROMERO, Deceased  
Late of Phoenixville Borough, 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 LAURA A. SWAIN, TRUSTEE, 606 Onward Ave., Phoenixville, PA 19460,

Or to her Attorney:  
REBECCA A. HOBBS  
O'DONNELL, WEISS & MATTEI, P.C.  
41 E. High St.  
Pottstown, PA 19460

**3rd Publication of 3**

**TRUST NOTICE**

THE JAMES A. SEARS REVOCABLE TRUST  
dated OCTOBER 1, 1999, as Amended  
JAMES A. SEARS, Deceased  
Late of West Grove Borough, 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 LULA MAE SEARS, TRUSTEE, c/o Christopher M. Brown, Esq., 300 W. State St., Ste. 300, Media, PA 19063,

Or to her Attorney:  
  
CHRISTOPHER M. BROWN  
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
SLOANE, MATTHEWS & AUSLANDER, P.C.  
300 W. State St., Ste. 300  
Media, PA 19063

**2nd Publication of 3**

**TRUST NOTICE**

DEED OF TRUST OF GWEN A. CLENDENNING  
dated December 23, 2009  
GWEN A. CLENDENNING a/k/a GWEN CLENDENNING, 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 JOHN CLENDENNING and BANK OF AMERICA, N.A., TRUSTEES, c/o Erica A. Russo, Esq., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428,  
Or to their Attorney:  
ERICA A. RUSSO  
HECKSCHER, TEILLON, TERRILL & SAGER  
1001 Conshohocken State Rd., Ste. 1-300  
West Conshohocken, PA 19428

**Public Notice**  
**Appointment of New Magistrate Judge in the**  
**United States District Court for the Eastern**  
**District of Pennsylvania**

The Judicial Conference of the United States has authorized the appointment of a full-time United States magistrate judge for the Eastern District of Pennsylvania at Reading or Philadelphia. The appointee may be required to preside at court sessions to be held at Reading, Philadelphia, Allentown, and Easton. The essential function of courts is to dispense justice. An important component of this function is the creation and maintenance of diversity in the court system. A community's belief that a court dispenses justice is heightened when the court reflects the community's diversity.

The duties of the position are demanding and wide-ranging, and will include, among others: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants. The basic authority of a United States magistrate judge is specified in 28 U.S.C. § 636.

To be qualified for appointment an applicant must:

1. Be, and have been for at least five years, a member in good standing of the bar of the highest court of a state, the District of Columbia, the Commonwealth of Puerto Rico, the Territory of Guam, the Commonwealth of the Northern Mariana Islands, or the Virgin Islands of the United States, and have been engaged in the active practice of law for a period of at least five years;
2. Be competent to perform all the duties of the office; be of good moral character; be emotionally stable and mature; be committed to equal justice under the law; be in good health; be patient and courteous; and be capable of deliberation and decisiveness;
3. Be less than seventy years old; and
4. Not be related to a judge of the district court.

A merit selection panel composed of attorneys and other members of the community will review all applicants and recommend to the district judges in confidence the five persons it

considers best qualified. The court will make the appointment following an FBI full-field investigation and an IRS tax check of the applicant selected by the court for appointment. The individual selected must comply with the financial disclosure requirements pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 90 Stat. 1824 (1978) (codified at 5 U.S.C. app. 4 §§ 101-111) as implemented by the Judicial Conference of the United States. An affirmative effort will be made to give due consideration to all qualified applicants without regard to race, color, age (40 and over), gender, religion, national origin, or disability. The current annual salary of the position is \$205,528.00. The term of office is eight (8) years.

The application is available on the court's web site at <https://www.paed.uscourts.gov/> Only applicants may submit applications and applications **must be received by Thursday, March 31, 2022.**

All applications will be kept confidential, unless the applicant consents to disclosure, and all applications will be examined only by members of the merit selection panel and the judges of the district court. The panel's deliberations will remain confidential.

Applications must be submitted by email to **paedhumanresources@paed.uscourts.gov** with the subject line **"Magistrate Judge Application."** An /s/ or e-signature on the application will be accepted.

Applications will only be accepted by email. Applications sent by mail will not be considered. Due to the overwhelming number of applications expected, applicants should not contact the court regarding the status of their application.

**APPLICATION FOR UNITED STATES MAGISTRATE JUDGE**

Please answer all questions. If a question is not applicable, indicate this by marking "N/A" in the relevant space. Submit the completed form via email to [paedhumanresources@paed.uscourts.gov](mailto:paedhumanresources@paed.uscourts.gov) with the subject line "Magistrate Judge Application." Applications submitted by mail will not be considered. Please do not call the court regarding the status of your application. If you are unable to sign and scan your application, an /s/ or e-signature will be accepted.

**General**

1. Full name: \_\_\_\_\_

2. All other names by which you have been known: \_\_\_\_\_

3. Office address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_

4. Residential address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Place of Birth: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

6. Length of residence in state: \_\_\_\_\_

7. If you are a naturalized citizen, state the date and place of naturalization:  
\_\_\_\_\_

8. Military Service:

Branch: \_\_\_\_\_ Dates: \_\_\_\_\_

Rank or Rate at Discharge: \_\_\_\_\_ Type of Discharge: \_\_\_\_\_

If still a Reserve or National Guard Member, give service, branch, unit, and

present rank: \_\_\_\_\_

\_\_\_\_\_

9. Are you related by blood or marriage to any judges of this court?

Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, give name(s) and relationship: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Health**

10. What is the present state of your health?

\_\_\_\_\_

\_\_\_\_\_

11. Do you have any mental or physical impairment that would affect your ability to perform the duties of a magistrate judge with or without reasonable accommodation?

\_\_\_\_\_

\_\_\_\_\_

**Education**

12. Colleges and universities attended, dates, and degree: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

13. Continuing legal education courses completed within the last 10 years:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Honors**

- 14. Were you a member of law review? Yes \_\_\_\_\_. No \_\_\_\_\_. If yes, describe role: \_\_\_\_\_  
\_\_\_\_\_
- 15. If you have published any legal books or articles, list them, giving citations and dates: \_\_\_\_\_  
\_\_\_\_\_
- 16. List any honors, prizes, or awards you have received. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Professional Admissions**

- 17. List all courts (including state bar admissions) and administrative bodies having special admission requirements in which you are presently admitted to practice, giving the dates of admission in each case:

<u>Court or Administrative Body</u>	<u>Date of Admission</u>
_____	_____
_____	_____
_____	_____
_____	_____



**Law Practice**

18. State the names, addresses, and dates of employment for all law firms with which you have been associated in practice, all government agencies, and all private business organizations in which you have been employed. Also, provide all dates during which you have practiced as a sole practitioner.

Organization	Address	Position	Dates
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

19. Describe the general nature of your current practice including any legal specialties and character of your typical clients; also, if your practice is substantially different now than previously, give details of prior practice. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

20. Do you regularly appear in court? Yes \_\_\_\_\_ No \_\_\_\_\_

What percentage of your appearances in the last five years was in the following forums?

- 1. Federal courts? ..... \_\_\_\_\_%
- 2. State or local courts of record? ..... \_\_\_\_\_%
- 3. Administrative bodies? ..... \_\_\_\_\_%
- 4. Other? ..... \_\_\_\_\_%
- ..... \_\_\_\_\_%
- ..... \_\_\_\_\_%

21. During the past five years, what percentage of your practice has been trial practice? ..... %

22. How frequently have you appeared in court? ..... times/mo.

23. How frequently have you appeared at administrative hearings? ..... times/mo.

24. What percentage of your practice involving litigation has been:

Civil ..... %

Criminal ..... %

Other ..... %

..... %

..... %

25. State the number of cases you have tried to conclusion in courts of record during the past five years, indicating whether you were sole, associate, or chief counsel. Give citations of any reported cases. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

26. Summarize your courtroom experience for the past five years. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

27. State the names and addresses of adversary counsel against whom you have litigated your primary cases over the past five years. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Public Office**

28. Have you ever run for, or held, public office? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, give details. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Prior Judicial Experience**

29. a) Have you ever held judicial office or been a candidate for judicial office? If so, state the courts involved and the dates of service, or dates of candidacy.

\_\_\_\_\_  
\_\_\_\_\_

b) If you have held judicial office, state the names and addresses of counsel who have appeared before you who would be knowledgeable of your work, temperament, and abilities. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

c) Prior quasi-judicial service:

Names of agency: \_\_\_\_\_

Position held: \_\_\_\_\_

Hearings on what type of issues: \_\_\_\_\_

\_\_\_\_\_

Number of cases adjudicated: \_\_\_\_\_

Dates of service: \_\_\_\_\_

**Business Involvement**

30. a) If you are now an officer, director, or otherwise engaged in the management of any business enterprise, state the name of such enterprise, the nature of the business, the nature of your duties, and whether you intend to resign such position

immediately upon your appointment to judicial office.

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b) Since being admitted to the Bar, have you ever engaged in any occupation, business, or profession other than the practice of law? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, give the details, including dates.

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c) During the past five years have you received any fees or compensation of any kind, other than for legal services rendered, from any business enterprise, institution, organization, or association of any kind? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, identify the source of such compensation, the nature of the business enterprise, institution, organization or association involved, and the dates such compensation was paid.

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31. a) Have you ever been arrested, charged, or convicted for violation of any federal law, state law, county or municipal law, regulation, or ordinance? Yes \_\_\_ No \_\_\_  
If yes, give details. (Do not include traffic violations for which a fine of \$200 or less was imposed unless it also included a jail sentence.)

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b) Have you, to your knowledge, ever been under federal, state, or local investigation for possible violation of a criminal statute? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, give particulars. \_\_\_\_\_

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32. a) Have you ever been sued by a client? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, give particulars. \_\_\_\_\_

b) Have you or your professional liability insurance carrier ever settled a claim against you for professional malpractice? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, give particulars, including the amounts involved. \_\_\_\_\_

33. Have you ever been charged in any civil or criminal proceedings with conduct alleged to involve moral turpitude, dishonesty, or unethical conduct? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, give particulars. \_\_\_\_\_

34. Have you ever been disciplined or cited for a breach of ethics or unprofessional conduct by any court, administrative agency, bar association, or other professional group? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, give particulars.

35. Have you filed appropriate tax returns as required by federal, state, local, and other government authorities? Yes \_\_\_\_\_ No \_\_\_\_\_ If no, explain. \_\_\_\_\_

36. Have any liens or claims ever been instituted against you by the federal, state, or local authorities? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, explain. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Professional and Other Activities**

37. a) List all bar associations and legal professional societies of which you are a member and give the titles and dates of any office you have held in such groups, and committees to which you belonged. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

b) List all organizations and clubs, other than bar associations and professional societies identified in response to Question No. 37 a), of which you have been a member during the past ten years, including the titles and dates of any offices you have held in each such organization. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

c) Have you ever served on a merit selection panel to consider the appointment or reappointment of a United States magistrate judge in this district? If yes, please provide date(s) or appointment(s). \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Supplemental Information**

38. State any achievements or actions you have accomplished, demonstrating your commitment to equal justice under the law. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

39. State any additional education or other experiences you believe would assist you in holding judicial office. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

40. State any other pertinent information reflecting positively or adversely on you, which you believe should be disclosed to the district court and the merit selection panel in connection with your possible selection as United States magistrate judge.

\_\_\_\_\_

\_\_\_\_\_

41. a) List three individuals as references who are familiar with your abilities.

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

b) List three individuals as references who are familiar with your personal character.

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_  
Email \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_  
Email \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_  
Email \_\_\_\_\_

**Confidentiality Statement**

This form will be kept confidential and will be examined only by members of the merit selection panel and the judges of the district court. The individuals whom you have listed as references above may be contacted by the panel, but no other employers, colleagues, or other individuals will be contacted without your prior approval.

I declare under penalty of perjury that the foregoing is true and correct.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

\*If you are unable to sign and scan your application, an /s/ or e-signature will be accepted.



**Sheriff Sale of Real Estate**

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, March 17th, 2022 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, April 18th, 2022.** 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 of 3**

**SALE NO. 22-3-49**

**Writ of Execution No. 2020-05627**

**DEBT \$3,136.03**

ALL THAT CERTAIN lot of land, on which is located a brick dwelling house, designated as No. 58 Gap Road, Situate in the Township of Valley, County of Chester and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point on the South-

ern side of the Old Gap Road, a corner of land now or late of Getz Sarvetnick, distant 115.2 feet Eastwardly from the East line of land late of Joseph Bohovitz, thence measuring along the Southern side of the Old Gap Road Westwardly 14.2 feet and extending Southwardly between parallel lines of that width at right angles to the said Old Gap Road 110 feet to land now or late of the Estate of Richard Strode, Deceased.

BOUNDED on the North by the Southern line of the Old Gap Road on the East by land now or late of Getz Sarvetnick; on the South by land now or late of the Estate of Richard Strode, Deceased and on the West by land now or late of Meyer Chertok. The West line passes through the center of the partition wall between the house on the land herein conveyed and the house on the land adjoining on the West.

TAX PARCEL NO. 38-6A-14

PLAINTIFF: Coatesville Area School District

VS

DEFENDANT: **Long Term Ventures, L.L.C.**

SALE ADDRESS: 58 Gap Road, Valley Township, PA 19320

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

**SALE NO. 22-3-51**

**Writ of Execution No. 2019-02578**

**DEBT \$2,012.90**

ALL THAT CERTAIN piece, parcel or tract of land, SITUATE on the North side of Charles Street in the Township of Valley, County of Chester, and State of Pennsylvania.

TAX PARCEL NO. 38-5C-86.7

PLAINTIFF: Township of Valley  
 VS  
 DEFENDANT: **Susan F. Boyd Noel**  
 SALE ADDRESS: 915 Charles Street,  
 Valley Township, PA 19320  
 PLAINTIFF ATTORNEY: **PORTNOFF  
 LAW ASSOCIATES, LTD. 484-690-  
 9300**

**SALE NO. 22-3-54**  
**Writ of Execution No. 2016-07240**  
**DEBT \$1,878.08**

ALL THAT CERTAIN lot or piece of  
 ground, situate in the Township of West  
 Bradford, County of Chester, and State of  
 Pennsylvania.  
 TAX PARCEL NO. 50-5A-141  
 PLAINTIFF: West Bradford Township  
 VS  
 DEFENDANT: **Rebecca L. Miller**  
 SALE ADDRESS: 1313 Walker Drive,  
 West Bradford, PA 19320  
 PLAINTIFF ATTORNEY: **PORTNOFF  
 LAW ASSOCIATES, LTD. 484-690-  
 9300**

**SALE NO. 22-3-55**  
**Writ of Execution No. 2018-08589**  
**DEBT \$1,649.72**

ALL THAT CERTAIN tract of land, situ-  
 ated in the Township of Caln, County of  
 Chester, and State of Pennsylvania.  
 TAX PARCEL NO. 39-3R-133  
 PLAINTIFF: Caln Township Municipal  
 Authority and Township of Caln  
 VS  
 DEFENDANT: **Steven J. Schuster**  
 SALE ADDRESS: 103 S. Seventeenth

Avenue, Caln Township, PA 19320  
 PLAINTIFF ATTORNEY: **PORTNOFF  
 LAW ASSOCIATES, LTD. 484-690-  
 9300**

**SALE NO. 22-3-61**  
**Writ of Execution No. 2016-01428**  
**DEBT \$4,489.89**

ALL THAT CERTAIN lot of piece of  
 ground, situate in West Whiteland Town-  
 ship, Chester County, Pennsylvania.  
 TAX PARCEL NO. 41-6-109  
 PLAINTIFF: West Whiteland Township  
 VS  
 DEFENDANT: **Dunn Investments LP**  
 SALE ADDRESS: 734 Springdale Drive,  
 West Whiteland, PA 19380  
 PLAINTIFF ATTORNEY: **PORTNOFF  
 LAW ASSOCIATES, LTD. 484-690-  
 9300**

**SALE NO. 22-3-62**  
**Writ of Execution No. 2017-09989**  
**DEBT \$8,231.78**

ALL THAT CERTAIN lot or piece of  
 ground, situate in East Whiteland Town-  
 ship, Chester County, Pennsylvania.  
 TAX PARCEL NO. 42-4-38  
 PLAINTIFF: Great Valley School Dis-  
 trict  
 VS  
 DEFENDANT: **Diane M. Washington,  
 Mala L. Washington & Lance Gooden  
 Washington**  
 SALE ADDRESS: 154 Conestoga Road,  
 East Whiteland Township, PA 19355  
 PLAINTIFF ATTORNEY: **PORTNOFF  
 LAW ASSOCIATES, LTD. 484-690-  
 9300**

**SALE NO. 22-3-63**

**Writ of Execution No. 2019-06413**

**DEBT \$1,422.37**

ALL THAT CERTAIN unit located in the property known, named and identified as Roundhill a Condominium, located in the Township of Valley, County of Chester and Commonwealth of Pennsylvania.

TAX PARCEL NO. 38-1-184

PLAINTIFF: Township of Valley

VS

DEFENDANT: **Harry London**

SALE ADDRESS: 377 Larose Drive, Valley Township, PA 19320

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

**SALE NO. 22-3-65**

**Writ of Execution No. 2019-05994**

**DEBT \$3,972.27**

ALL THAT CERTAIN message and lot of land, situate on the North side of West Miner Street in the Borough of West Chester, County of Chester and commonwealth of Pennsylvania.

TAX PARCEL NO. 1-8-487

PLAINTIFF: Borough of West Chester

VS

DEFENDANT: **BAMC 413 W Miner, L.L.C.**

SALE ADDRESS: 413 W. Miner Street, West Chester, PA 19382

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

**SALE NO. 22-3-66**

**Writ of Execution No. 2021-05355**

**DEBT \$230,241.23**

ALL THAT CERTAIN lot or piece of ground situated in West Vincent & Upper Uwchlan Townships, County of Chester, Commonwealth of Pennsylvania bounded and described according to a lot line change plan for lot 22 Cotswood, Estate made by D.L. Howell & Associates, Inc. dated 11/7/2000 revised 3/26/2000 recorded in Chester County as Plan # 15710 as follows to wit:

BEGINNING at a point in the north-easterly side of Wyndemere Lake Drive a corner of Lot 2 shown on said plan; thence from said point of beginning along Wyndemere Lake Drive a corner of Lot 2 shown on said plan; thence from said point of beginning along Wyndemere Lake Drive on the arc of a circle curving to the left a radius of 174.99 feet the arc distance of 251.98 feet to a point a corner of lands now or late of Neal & Gabelle Rubinstein; thence along same north 24 degrees 37 minutes 47 degrees east 685.21 feet to a point on the south-west side of Red Bone Road; thence along same south 51 degrees 30 minutes 00 seconds east 51.50 feet to a point a corner of land now or late of John F. & Mary Ann O'Brien; thence along same the 2 following courses and distance; (1) south 5 degrees 00 minutes 00 seconds east 250.00 to a point; (2) south 23 degrees 25 minutes 22 seconds east 185.00 feet to a point a corner of Lot 2; thence along Lot 2 the 3 following courses and distances: (1) south 74 degrees 51 minutes 54 seconds west 118.77 feet to a point; (2) south 25 degrees 27 minutes 55 seconds west 216.86 feet to a point; (3) south 47 degrees 43 minutes 41 seconds west 97.21 feet to the first mentioned point and place of beginning.

BEING UPI # 25-7-280

PLAINTIFF: Citadel Federal Credit Union  
VS

DEFENDANT: Jeffrey C. Duffy & Carol Gaspar

SALE ADDRESS: Lot 1 Wyndemere Lake Drive, Chester Springs, PA 19425

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

DEFENDANT: Lauren K. Smith

SALE ADDRESS: 1706 Valmont Drive, Coatesville, PA 19320

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

**SALE NO. 22-3-68**

**Writ of Execution No. 2021-05616**

**DEBT \$171,754.22**

**SALE NO. 22-3-67**

**Writ of Execution No. 2021-02040**

**DEBT \$182,642.68**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected,

SITUATE in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, described according to a Survey thereof made by J.W. Harry, Civil Engineer on January 28, 1954, to wit:

BEGINNING in the South side of Valmont Drive (formerly called Valentine Street) 33 feet wide, 284.94 feet East from the Southeast corner of Seventeenth Avenue and Valmont Drive, thence North 85 degrees 03 minutes and 30 seconds East along the South side of Valmont Drive, 100 feet in front or breadth; and thence South 04 degrees 56 minutes and 30 seconds East between parallel lines of that width or frontage and at right angles to Valmont Drive 178 feet in length or depth.

BEING part of Lot # 117, all of Lot # 118 on Plan of Lots called "Valmont", made by J.W. Harry, Civil Engineer, Coatesville, PA on 10/27/1930 and also known as premises #1706 Valmont Drive.

BEING UPI # 47-01R-0047

PLAINTIFF: Citadel Federal Credit Union  
VS

ALL THAT CERTAIN LOT OR PARCEL OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF WEST GOSHEN, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF SUBDIVISION OF FRESH MEADOWS FOR RAYMOND POMPEIL, MADE BY CHESTER VALLEY ENGINEERS, INC., PAOLI, PA., DATED 1/24/1984, LAST REVISED 4/10/1985, RECORDED 6/27/1985 IN PLAN FILE #6640, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD (NORTH LEG) (60 FEET WIDE) A CORNER OF LOT #35; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG LOT #35, SOUTH 50 DEGREES 53 MINUTES 07 SECONDS EAST, 179.34 FEET TO A POINT IN-LINE OF LOT #41; THENCE EXTENDING PARTLY ALONG THE SAME AND ALSO ALONG LOT #42 AND PARTLY ALONG LOT #43, SOUTH 47 DEGREES 52 MINUTES 28 SECONDS WEST, 120.55 FEET TO A POINT A CORNER OF LOT #33; THENCE EXTENDING ALONG THE SAME, NORTH 42 DEGREES 07 MINUTES 35 SECONDS EAST, 173.45 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF OXFORD ROAD, AFORESAID; THENCE

EXTENDING ALONG THE SAME THE 2 FOLLOWING COURSES AND DISTANCES: (1) NORTH 47 DEGREES 52 MINUTES 25 SECONDS EAST, 43.75 FEET TO A POINT OF CURVE AND (2) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 325.00 FEET ON THE ARC DISTANCE OF 48.66 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT #34 AS SHOWN ON SAID PLAN, CONTAINING 18,658 SQUARE FEET, MORE OR LESS.

Fee Simple Title Vested in ROBERT J. VAUGHN, JR AND KRISTINE A PELOSI-VAUGHN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, by deed from WILLIAM N. CAPRONI AND COLLEEN J. CAPRONI, HUSBAND AND WIFE, dated 02/01/1994, recorded 03/16/1994, in the Chester County Clerk’s Office in Deed Book 3723, Page 2060, as Instrument No. 6447658

PARCEL #: 52-03Q-0291-0000

PLAINTIFF: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

VS

DEFENDANT: **Kristine A. Pelosi-Vaughn & Robert J. Vaughn, Jr.**

SALE ADDRESS: 206 Oxford Road, West Chester, PA 19380

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

**SALE NO. 22-3-69**

**Writ of Execution No. 2019-10716**

**DEBT \$174,431.89**

ALL THAT CERTAIN lot or piece of

ground, situate in the Township of North Coventry, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan prepared by Pennoni Associates, Inc., dated 2/3/1990, last revised 10/11/1990 and recorded as Plan No. 10800, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Coventry Pointe Lane, a corner of Lot No. 2-1 on said Plan; thence from said beginning point, leaving Coventry Pointe Lane and extending along Lot 2-1, North 27 degrees 00 minutes 00 seconds West, 179.26 feet to a point in line of lands now orate of Albert A. and Genevieve E. Stewartz and said plan; thence extending along same, North 28 degrees 35 minutes 25 seconds East, 19.06 feet to a point, a corner of Lot No. 3-1 on said plan; thence extending along Lot No. 3-1, South 74 degrees 56 minutes 28 seconds East, 5.76 feet to a point, a corner of Lot No.2-3 on said plan; thence extending along Lot 2-3, South 27 degrees 00 minutes 00 seconds East 188.55 feet to a point on the Northwesterly side of Coventry Pointe Lane aforesaid; thence extending along Coventry Pointe Lane on the arc of a circle curving to the right having a radius of 139.00 feet the arc distance of 20.16 feet to the first mentioned point and place of beginning.

BEING LOT NO. 2-2 on said plan.

CONTAINING 3,736 square feet more or less.

BEING THE SAME PREMISES which Jean Marie Risney by Deed dated March 28, 2002 and recorded April 12, 2002, at Instrument 10072651 in Book 5254, Page 1557 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania granted and conveyed unto William C. Darlington and Mary M. Darlington, husband and wife, in fee.

PARCEL ID # 17-03G-0100  
 PLAINTIFF: Nationstar Mortgage LLC  
 d/b/a Mr. Cooper  
 VS  
 DEFENDANT: **Mary M. Darlington  
 and William C. Darlington**  
 SALE ADDRESS: 202 Coventry Pointe  
 Lane, Pottstown, PA 19465  
 PLAINTIFF ATTORNEY: **LOGS LE-  
 GAL GROUP LLP 610-278-6800**

**SALE NO. 22-3-70**  
**Writ of Execution No. 2019-03378**  
**DEBT \$221,085.10**

Property situate in the CITY OF COATES-  
 VILLE, CHESTER County, Pennsylva-  
 nia, being  
 BLR # 16-04-0256  
 IMPROVEMENTS thereon: a residential  
 dwelling  
 PLAINTIFF: Freedom Mortgage Corpo-  
 ration  
 VS  
 DEFENDANT: **Fateema Burns**  
 SALE ADDRESS: 133 Country Run  
 Drive, Coatesville, PA 19320  
 PLAINTIFF ATTORNEY: **BROCK &  
 SCOTT, PLLC 844-856-6646**

**SALE NO. 22-3-71**  
**Writ of Execution No. 2018-01988**  
**DEBT \$187,966.83**

Property situate in the TOWNSHIP OF  
 EAST BRANDYWINE, CHESTER  
 County, Pennsylvania, being  
 BLR # 30-5K-24  
 IMPROVEMENTS thereon: a residential  
 dwelling

PLAINTIFF: Branch Banking and Trust  
 Company  
 VS  
 DEFENDANT: **Kim Gilbert Prior**  
 SALE ADDRESS: 137 Ridgewood Cir-  
 cle, Downingtown, PA 19335  
 PLAINTIFF ATTORNEY: **BROCK &  
 SCOTT, PLLC 844-856-6646**

**SALE NO. 22-3-72**  
**Writ of Execution No. 2020-07627**  
**DEBT \$300,041.87**

PROPERTY SITUATE IN BIRMING-  
 HAM TOWNSHIP  
 SOLD AS THE PROPERTY OF: ROB-  
 ERT CYRUS MORELAND AKA R.  
 CYRUS MORELAND and CYNTHIA  
 LEE MORELAND AKA CYNTHIA L.  
 MORELAND  
 UPI PARCEL # 65-3C-6  
 IMPROVEMENTS thereon: a residential  
 dwelling PLAINTIFF: Fairview Loans IV,  
 LLC  
 VS  
 DEFENDANT: **Robert Cyrus Moreland  
 AKA R. Cyrus Moreland & Cynthia  
 Lee Moreland AKA Cynthia L. More-  
 land**

SALE ADDRESS: 1111 South Washing-  
 ton Ridge Road, West Chester, PA 19382  
 PLAINTIFF ATTORNEY: **KML LAW  
 GROUP, P.C. 215-627-1322**

**SALE NO. 22-3-73**  
**Writ of Execution No. 2019-09566**  
**DEBT \$216,992.21**

ALL THAT CERTAIN lot or piece of  
 ground, hereditaments, and appurtenanc-

es, situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Plan of property for Tomaski Residential Development, made by Berger & Hayes, Inc., Professional Engineers and Surveyors, Thorndale, PA dated 11/13/1995, last revised 01/11/1996, as follows, to wit:

BEGINNING at a point on the title line in the bed of Lincoln Highway, said point being a corner of land now or late of Alice M. Dogue; thence extending from said beginning point along Lincoln Highway South 55 deg 43' 42" East, 100 feet to a point on the Westerly side of Nicholas Avenue; thence extending along same the 2 following courses and distances: (1) South 35 deg 17' 24" West 35 feet to a point; and (2) South 35 deg 17' 14" West 110 feet to a point, a corner of Lot No. 2, thence extending along same North 79 deg 46' 58" West 110.38 Feet to a point in line of land now or late of Alice M. Dogue; thence extending along the same the 2 following courses and distance: (1) North 35 deg 17' 14" East, 155 feet to a point; and (2) North 35 deg 17' 14" East, 35 feet to the first mentioned point and place of beginning.

BEING LOT NO. 1 as shown on said Plan.

BEING THE SAME PREMISES which Rosemary Sahota, by Deed dated November 30, 2006 and recorded December 12, 2006 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 7032, Page 812 as Instrument Number 10712363, granted and conveyed unto Rosemary Sahota, an unmarried person and Robert Henson and Veronica Henson, husband and wife, son-in-law and daughter, in fee.

PARCEL # 3802Q01470000

PLAINTIFF: The Bank of New York

Mellon f/k/a The Bank of New York as Indenture Trustee for Newcastle Mortgage Securities Trust 2007-1

VS

DEFENDANT: **Rosemary Sahota; Robert Henson; and Veronica Henson**

SALE ADDRESS: 804 West Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LOGS LEGAL GROUP LLP 610-278-6800**

**SALE NO. 22-3-74**

**Writ of Execution No. 2018-07357**

**DEBT \$40,407.63**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF COATESVILLE, CHESTER COUNTY, PENNSYLVANIA:

Parcel Number: 16-2-323.1

PLAINTIFF: Nationstar Mortgage LLC d/b/a Mr. Cooper

VS

DEFENDANT: **Darius Green A/K/A Darius L. Green**

SALE ADDRESS: 905 Lumber Street F/K/A 903 Lumber Street, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 855-225-6906**

**SALE NO. 22-3-75**

**Writ of Execution No. 2015-11735**

**DEBT \$313,323.40**

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA:

BEING PARCEL NUMBER: 01-02-0089

IMPROVEMENTS thereon: a residential property

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but solely as Trustee of RMF Buyout Acquisition Trust 2018-1

VS

DEFENDANT: **Patricia G. Semple**

SALE ADDRESS: 531 Marshall Drive, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 855-225-6906**



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