



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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

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[71 Ches. Co. Rep. **In the interest of: J.B., a minor**

In the interest of: J.B., a minor

Dependency – Rule 1925 opinion – Interlocutory appeal – Collateral order – Burden of proof

1. There is no dispute that certain interlocutory orders are appealable by right pursuant to Pa.R.A.P. 311; however, an order granting an application to file a private dependency petition is not one of the listed interlocutory orders appealable by right as set forth in the Rule.
2. An order granting a petition to intervene in a private dependency matter is interlocutory and not appealable.
3. While motions to intervene are different than applications for leave to file dependency petitions and involve different analyses, both occur prior to the hearing on a petition for dependency – they are both steps in an ongoing dispute.
4. Pennsylvania Rule of Appellate Procedure 313(a) states that an appeal may be taken as of right from a collateral order of a trial court or other government unit.
5. A collateral order is defined as an order separable from and collateral to the main cause of action where the right involved is too important to be denied review and the question presented is such that if review is postponed until final judgment in the case, the claim will be irreparably lost.
6. The question of whether a private dependency petition is allowed to be filed is not too important to be denied review.
7. A child is without proper parental care or control, subsistence, education or other care or control necessary for his/her physical, mental or emotional health, or morals based upon evidence of conduct by the parent, guardian or custodian that places the health, safety or welfare of the child at risk, including evidence of the parent's, guardian's or other custodian's use of alcohol or a controlled substance that places the health, safety or welfare of the child at risk.
8. When an Application to File a Private Dependency Petition is filed, the Court must first determine whether the application includes the required information listed in 237 Pa. Code § 1320.
9. In accordance with 237 Pa. Code § 1321, the court must hear testimony to determine a) if there are sufficient facts alleged to support a petition of dependency; and b) whether the person applying for the petition is a proper party to the proceedings.
10. The burden of proof in a dependency proceeding is on the petitioner to demonstrate by clear and convincing evidence that a child meets that statutory definition of dependency.
11. Petitioners filed a Private Dependency Petition and an Order was entered scheduling the matter to be heard before a hearing officer. Thereafter, the Chester County Department of Children Youth & Families filed a Request Under Rule 1187(B)(1) for Hearing Before a Judge. The request was granted

In the interest of: J.B., a minor243 (2023)]

and an adjudicatory hearing was scheduled. Subsequently, a Notice of Appeal was filed by the Chester County Department of Children Youth & Families. Pursuant to Pa.R.A.P. 1925(a)(2)(ii), the Court issued a Statement of the Court seeking dismissal of the appeal.

P.McK.

C.C.P. Chester County, Dependency Action, No. DP-27-23; In the interest of J.B., a minor

Warren Kampf for Chester County Department of Children Youth & Families
Shannon McDonald for Petitioners Mary Ann Pastalone and Richard Mascitti
Phillip Simon for Samantha Pastalone, Mother of J.B.
David Srinivasan for L.B., Father of J.B.
Cecil Hoskins, III, Guardian Ad Litem for J.B.
Sondergaard, J., July 31, 2023:

[Editor's Note: The Court quoted a pleading which identified the child in question by name. The name has been changed to the child's initials to protect his identity and privacy. Further, this matter was appealed to the Superior Court by the Chester County Department of Children Youth & Families. There, it was assigned docket number 2031 EDA 2023.]

[71 Ches. Co. Rep. **In the interest of: J.B., a minor**

IN THE INTEREST OF:	:IN THE COURT OF COMMON PLEAS
J.B., a minor	:CHESTER COUNTY, PENNSYLVANIA
	:DEPENDENCY ACTION
	:NO. DP-27-23
	:SUPERIOR COURT NO. 2031 EDA 2023

Warren Kampf, Esquire, attorney for Chester County Department of Children Youth & Families
 Shannon McDonald, Esquire, attorney for Petitioners Mary Ann Pastalone and Richard Mascitti
 Phillip Simon, Esquire, attorney for Samantha Pastalone, Mother of J.B.
 David Srinivasan, Esquire, attorney for Lamar Boone, Father of J.B.
 Cecil Hoskins, III, Esquire, Guardian Ad Litem for J.B.¹

STATEMENT OF THE COURT

An appeal having been taken, pursuant to Pa.R.A.P. 1925(a)(2)(ii), the following statement is submitted for the children’s fast track appeal.

On June 16, 2023, Petitioners Mary Ann Pastalone and Richard Mascitti filed an Application for Leave to File a Private Dependency Petition Pursuant to Pa.R.J.C.P. 1321 and 1330. On June 20, 2021, an Order was entered scheduling the Application for Leave to File a Private Dependency Petition before a Hearing Officer. On June 21, 2023, the Chester County Department of Children Youth & Families filed a Motion to Intervene and that the Application and Motion be Heard Before a Judge. On June 21, 2023, an Order was entered scheduling the hearing on the Motion to Intervene to be heard on June 30, 2023, before this Court.

On June 30, 2023, the Chester County Department of Children Youth & Families filed a Response to Application for Leave to File a Private Dependency Petition. Following a hearing on June 30, 2023, an Order was entered granting the Chester County Department of Children Youth & Families’ Motion to Intervene. The hearing on June 30, 2023 then moved on to address the underlying Application for Leave to File a Private Dependency Petition Pursuant to Pa.R.J.C.P. 1321 and 1330 that was filed by Petitioners. The hearing was not completed and was resumed on July 10, 2023. At the conclusion of the hearing on July 10, 2023, an Order was entered that set forth the following:

¹ Counsel for Mother and Father and Guardian Ad Litem for Child were not participants at the hearing which serves as the basis for this appeal. We have included counsel as Mother and Father are now parties and a Guardian Ad Litem has been appointed.

1. The Application for Leave to File a Private Dependency Petition is **GRANTED** and Petitioners may file and serve a dependency petition pursuant to Pa.R.J.C.P. 1330 and 1331;
2. Chester County Department of Children Youth & Families shall be joined as a party to this action pursuant to Pa.R.J.C.P. 1321(C) upon the filing of the dependency petition by Petitioners. Petitioners shall serve Chester County Department of Children Youth & Families with all pleadings filed in this action in accordance with the Pennsylvania Rules of Juvenile Court Procedure;
3. Petitioners Mary Ann Pastalone and Richard Mascitti are proper parties to the proceedings; and
4. A hearing on the dependency petition shall be scheduled in due course after the filing of the dependency petition.
5. CASA is appointed pre-adjudication as an advocate for the child.

The Private Dependency Petition was filed on July 11, 2023 by Petitioners. On July 12, 2023, an Order was entered scheduling the matter to be heard before a hearing officer on August 1, 2023. On July 13, 2023, the Chester County Department of Children Youth & Families filed a Request Under Rule 1187(B)(1) for Hearing Before a Judge. Said request was granted and an adjudicatory hearing was scheduled for July 21, 2023.

On July 20, 2023, a Notice of Appeal was filed by the Chester County Department of Children Youth & Families. Pursuant to Pa.R.A.P. 1925(a)(2)(i), the Concise Statement of Errors Complained of on Appeal was filed and served with the Notice of Appeal. The Chester County Department of Children Youth & Families argues that “[t]he testimony presented by the Petitioners at the Rule 1321 Hearing failed to establish sufficient facts which would or could allow the Court to ‘find sufficient facts to support a petition of dependency.’ Pa.R.J.C.P. 1321(B)(1).”

Prior to addressing the underlying issue on appeal, this court notes that this is an interlocutory appeal which should be dismissed as permission to appeal has neither been sought nor granted. There is no dispute that certain interlocutory orders are appealable by right pursuant to Pa.R.A.P. 311; however, an order granting an application to file a private dependency petition is not one of the listed interlocutory orders appealable by right as set forth in the Rule.

There is no caselaw regarding whether an appeal from an Application for Leave to File Private Dependency Petition is a collateral order that is separable from the main cause of action. Recently, the Pennsylvania Superior Court entered a non-precedential opinion In the Interest of: T.W., a minor, 1657 EDA 2022 (December 19, 2022) which provides some guidance. In that case, Petitioners had filed an Application for Leave to File Private Dependency Petition. The trial court granted motions to intervene filed by both Chester County Department of Children, Youth & Families and by parents, and Petitioners filed an appeal. The

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Court held that the order granting petitions to intervene was interlocutory and not appealable. Further, the Court stated that there was an ongoing dispute that cannot be immediately appealed without permission from the trial court. In that case, no permission had been sought by Petitioners, and Petitioners did not address whether the order was appealable as a collateral order.

While motions to intervene are different than applications for leave to file dependency petitions and involve different analyses, both occur prior to the hearing on a petition for dependency – they are both steps in an ongoing dispute. Based on similar reasoning, the appeal at bar is also interlocutory.

Pa.R.A.P. 312 governs interlocutory orders by permission; however, the Chester County Department of Children Youth & Families failed to seek this Court’s permission to appeal this interlocutory order. Instead, they assert that is an appeal of a collateral order that may be appealed as a matter of right pursuant to Pa.R.A.P. 313. We disagree.

Pa.R.A.P. 313(a) states that “[a]n appeal may be taken as of right from a collateral order of a trial court or other government unit.” A collateral order is defined as “an order separable from and collateral to the main cause of action where the right involved is too important to be denied review and the question presented is such that if review is postponed until final judgment in the case, the claim will be irreparably lost.” Pa.R.A.P. 313(b). This appeal fails to meet the defined standard.

The question of whether a private dependency petition is allowed to be filed is not “too important to be denied review.” If sufficient facts were set forth to allow the petition to be filed, the case would move on to an adjudication hearing where the Chester County Department of Children Youth & Families, as of right, becomes a party to the action and could fully set forth their evidence and position on the issue of dependency. The Agency’s argument that this is “important to the Agency because the Agency will be required to devote valuable court time to a dependency petition hearing, and following on, if the Petition is granted, more court time and provide other services and tasks the Dependency Court deems appropriate” is quite astonishing. It was the Agency that applied to intervene and inserted themselves into this action prior to a time where they would be ordered to be parties to this action. To now argue that the Agency did not want to devote “valuable court time” to a matter is incredulous. This does not meet the standard of “too important to be denied review,” and is therefore not a collateral order that may be appealable as of right. Accordingly, this appeal should be quashed.

If the Superior Court determines that this is not an interlocutory appeal or is an interlocutory appeal that is otherwise permitted by statute or rule, the following sets forth the analysis of the issues on appeal regarding whether it was proper to grant the Application to File a Private Dependency Petition.

Factual Background

The following averments were contained in the Application to File a Private

Dependency Petition (“Application”):

1. [J.B.] is a 3 year old child (DOB 8/16/2019), currently staying with his grandmother and her fiancé, Richard Mascitti, on Strasburg Road in Coatesville, Chester County, Pennsylvania.

a. The child previously resided with his mother in West Chester, Chester County, until Mother was evicted.

b. The child is not of school age.

c. Also living in the home are the child’s adult aunts, Ms.

Pastalone’s other daughters.

2. It is not believed that the child has any Native American heritage.

3. [J.B.]’s mother is Samantha Pastalone, and is currently homeless, last known to be at Safe Harbor in West Chester.

a. Mary Ann Pastalone, Applicant and Mother of Samantha, assisted Samantha with obtaining that apartment in 2021, after an eviction, so that Samantha had a safe place to go with her child.

i. Samantha was diagnosed with bipolar disorder when she was a teenager, and has reported other diagnoses, and has had an on-going struggle with taking her mental health medications as prescribed, particularly not abusing Adderall, and has been hospitalized most recently Summer 2022 and April 2023.

b. Samantha was living at the Golf Club Apartments until March 2023, when she was evicted. Samantha reported to her mother that the eviction was due to police presence at the apartment.

c. Samantha and [J.B.] began staying with Colleen Paoletti, Samantha’s aunt, and the legal and physical custodian of Samantha’s first child.

d. After approximately three weeks where Samantha was wandering out in the night, made physical threats to all family members, and was not sleeping in a regular pattern, demonstrating to the family that she was in a rapid cycle of her bipolar disorder, on or about April 1, 2023, a 302 was filed, and Samantha agreed to go in-patient for mental health treatment.

4. During the time Samantha was in-patient, [J.B.] stayed with Mary Ann Pastalone during the nights, and Colleen watched him during the work day because Samantha will not sign him up for day care. This was continued since Samantha’s discharge.

5. [J.B.] is overall a happy child, but has some health struggles which his mother is not addressing.

a. [J.B.] is diagnosed with multiple hereditary osteochondroma and Trevor’s disease, which causes mostly benign bone tumor growths, which may grow away from joints, or may grow into joints, thus defining which disease the tumor is categorized as.

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b. [J.B.] was examined by a surgeon on April 21, 2023, in the presence of his grandmother, and needs to have two tumors removed from his right hand, one from his left knee, and one from his left foot (he is unable to wear a regular shoe due to the large growth on his foot).

i. This surgery has not been scheduled, Mother has not signed consents and did not attend that appointment.

c. Although the child has had these growths for years, Mother has only taken the child to the doctor when brought by her own mother or her aunt. The child will have to have this condition monitored as he grows and has the potential of having other surgeries.

d. Mother is unable to care for the child's medical needs and at times exacerbates them.

i. On February 18, 2023, Colleen noticed that due to Mother putting a shoe on the child's left foot, the skin was rubbed into a lesion. Over the course of a week, that lesion became infected and Mary Ann took photos of it. Mary Ann forced Mother to call the pediatrician on February 26, 2023, because the lesion was infected, but Mother did not make an appointment to have the child seen nor disclose photos of the oozing wound to the pediatrician.

ii. In April 2023, Colleen observed the child get a bottle of supplements, possibly melatonin, and begin eating the chewable supplements. She intervened but learned from the child that Mother left similar items around which are not safe for the 3 year old, and that the 3 year old thought he could eat supplements like this.

iii. Samantha reports the child's medical insurance card is lost and has not requested a new one despite repeated requests by Mary Ann Pastalone.

iv. Samantha has been prompted by Petitioner to sign the child up for head start and by pediatrician to request a speech evaluation for his inability to say consonant sounds, but Samantha has never done so and will not consent to Mary Ann doing so.

6. Mother used to receive Social Security disability benefits, but currently has no income.

a. Mary Ann Pastalone was Samantha's representative payee, and assisted with Samantha's use of those funds.

b. Social Security, based on information from Samantha's then-treating psychiatrist, removed the representative payee requirement.

c. Samantha has since lost benefits and has not been able to restart them.

7. The child's father is Lamar Boone, whose address is unknown but believed to be currently staying in Atlantic City.

a. Lamar Boone has never had stable housing to the knowledge

of the Applicant and Petitioner.

b. Lamar Boone last lived with the child when he was invited by Samantha to stay with them while they were staying in Colleen Paoletti's home, in approximately 2020.

c. Lamar Boone has been seen to respond to internal stimuli and Samantha reports he has a diagnosis of schizophrenia.

d. Lamar Boone has not been active in the child's life; he has other children but their whereabouts are not known to this individual.

8. During the time the child was in the Golf Club Apartments with Mother, CCDCYF is averred and believed to have been open with Samantha for the care of [J.B.].

a. The CCDCYF caseworker reported that on one occasion she entered the apartment and saw the child unattended and marijuana within the 3 year old's reach.

b. Samantha reported another occasion where the child left her apartment and she couldn't find him.

9. Petitioner has been contacted by Chester County Department of Children Youth and Families (CCDCYF) multiple times and most recently the child was seen in mid-May.

a. Mary Ann and Colleen have been told they are capable of caring for this child together.

b. CCDCYF caseworker Juliet Petrin has come out to see the child regularly.

c. CCDCYF has not told Mary Ann or Colleen what services they are providing and the only assistance provided was to offer a letter stating that both Mary Ann and Colleen are caregivers, and it is not clear if they are providing any services to Samantha (or if Samantha is cooperating with services).

d. For these reasons, CCDCYF has not been contacted prior to the filing of this petition.

The proposed Private Dependency Petition was attached as Exhibit A and included the allegations in the Application with the addition of other averments. Both the Application and proposed petition indicated that the child is without proper parental care or control as defined by 42 Pa.C.S. § 6302, which states as follows: "The child 1) is without proper parental care or control, subsistence, education as required by law, or other care or control necessary for his/her physical, mental or emotional health, or morals; a determination that there is a lack of proper parental care or control may be based upon evidence of conduct by the parent, guardian or custodian that places the health, safety or welfare of the child at risk, including evidence of the parent's, guardian's or other custodian's use of alcohol or a controlled substance that places the health, safety or welfare of the child at risk."

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Chester County Court of Common Pleas
 Orphans' Court Division
CALL OF THE AUDIT LIST
 THE HONORABLE JOHN L. HALL COURTROOM 1
 WEDNESDAY, OCTOBER 04, 2023 09:00 AM

JOSEPH GODLEWSKI **1522-2130**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

RYAN M. BORNSTEIN	KAREN RICCIARDI, EXECUTOR
RYAN M. BORNSTEIN	ANNMARIE COLLINS, EXECUTOR

JOHN M. VALERIO **15-23-0334**
CALL OF THE AUDIT LIST
FIRST ACCOUNT

THOMAS J. BURKE	WILLIAM VALERIO, EXECUTOR
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WALTER HARVEY DUNNING **15-23-1294**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

EUGENE A. STEGER	EUGENE A. STEGER, EXECUTOR
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COLLEEN HEALEY **15-23-1308**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

PRO SE	ROBERT WIEGAND, II, TRUSTEE
AMY C. QUIGG	VANGUARD NATIONAL TRUST COMPANY ("VNTC"), TRUSTEE
KAREN M. STOCKMAL	

CHESTER COUNTY ANGEL **15-23-1941**
CALL OF THE AUDIT LIST
FIRST AND FINAL ACCOUNT

STACEY WILLITS MCCONNELL	I. LAWRENCE J. PERSICK, TRUSTEE
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NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2023-06162-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Chia Lin Wu was filed in the above-named court and will be heard on Monday, November 27, 2023 at 2:00:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, August 25, 2023
Name to be changed from: Chia Lin Wu to: Charlene C Wu
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. 2023-06362-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Nikell W. Speers on behalf of minor child Aaron Aojun Speers was filed in the above-named court and will be heard on Monday, November 27, 2023 at 2:00:00 PM, in Courtroom 18 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, August 31, 2023
Name to be changed from: Aaron Aojun Speers to: Aojun Aaron Speers
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
KAREN P. REYNOLDS, Esquire
Reynolds Family Law, LLC
101 Lindenwood Drive Suite 225
Malvern, PA 19355

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2023-06625-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Megan Grinstead on behalf of minor child Makayla Lauren Jones was filed in the above-named court and will be heard on Monday, December 11, 2023 at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Friday, September 8, 2023
Name to be changed from: Makayla Lauren Jones to: Makayla Lauren Grinstead
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

DISSOLUTION NOTICE
NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of Boathouse Realty, Inc., a PA corporation, with a registered address at 1595 Paoli Pike, West Chester, PA 19380, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the PA Corporation Law of 1988, as amended. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673

DISSOLUTION NOTICE
NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of Southbrook Realty, Inc., a PA corporation, with a registered address at 1595 Paoli Pike, West Chester, PA 19380,

have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the PA Corporation Law of 1988, as amended. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100 P.O. Box 673, Exton, PA 19341-0673

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Board of Directors of Winslow Investments, Inc., a PA corporation, with a registered address at 1595 Paoli Pike, West Chester, PA 19380, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the PA Corporation Law of 1988, as amended. FOX ROTHSCHILD LLP, Solicitors, 747 Constitution Dr., Ste. 100 P.O. Box 673, Exton, PA 19341-0673

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

AGRESTA, Carole M., late of Coventry Twp.. Craig D. Rittase and William P. Agresta, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

ARNOLD, Joyce D., late of Pottstown. Craig Goodman, 312 Ebelhare Rd., Pottstown, PA 19465, Executor.

BASLER, Christina Natalie, late of West Chester. Ralph Basler, 6476 Autumn Woods Way, Sarasota, FL 34243, Executor.

BEALER, Grace E., late of East Coventry Twp. John H. Bealer, care of NICOLE C. MANLEY, Esquire, 105 E. Philadelphia Ave., Boyertown, PA 19512, Executor. NICOLE C. MANLEY, Esquire, E. Kenneth Nyce Law Office, LLC, 105 E. Philadelphia

Ave., Boyertown, PA 19512, atty.

BUNTING, Joseph G., late of Borough of West Grove. George Bunting, 24 Arenta Street, Saint Augustine, FL 32084, care of ANNE DeLUCA, Esquire, 3475 West Chester Pike, Suite 200, Newtown Square, PA 19073, Executor. ANNE DeLUCA, Esquire, 3475 West Chester Pike, Suite 200, Newtown Square, PA 19073, atty.

Di STEFANO, Vincent J. a/k/a Vincent J. Di Stefano, Jr., late of Londonderry Township. Teresa A. DiPietro, care of RONALD A. LUONGO, Esquire, 15 Paoli Plaza, Ste. H, Paoli, PA 19301, Executrix. RONALD A. LUONGO, Esquire, Luongo Law Center, P.C., 15 Paoli Plaza, Ste. H, Paoli, PA 19301, atty.

FEATHERSTONE, James J, late of East Goshen Township. Erin Featherstone Trow, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

FORREST, Helen M., late of East Whiteland Township. Robert E. Forrest, 508 S Walnut Street, West Chester, PA 19382, care of KEVIN J. CONRAD, Esquire, 24 E. Market Street, West Chester, PA 19381, Executor. KEVIN J. CONRAD, Esquire, Lamb McErlane PC, 24 E. Market Street, West Chester, PA 19381, atty.

GOSTOMSKI, Peter A., late of Spring City. Lynn Reinhart, 49 Eleanor Drive, Spring City, PA 19475, Executor.

HUFF, Dorothy S., late of East Goshen Township. Meredith J. Fleck and Shelby Fleck Slayton, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executrices. STACEY WILLITS McCONNELL, Esquire, LAMB McErlane P.C., 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

JOHANNESSEN, Robert A., late of West Brandywine Township. Susan A. Costenbader, 14546 Kelson Circle, Naples, FL 34114, care of DUKE K. SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19380, Executrix. DUKE K. SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19380, atty.

LUTERAN, Mary V., a/k/a Mary Virginia Luteran, late of West Vincent Township. Janice L. Hess, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

MARSON, JR., Louis Mario, late of Kennett Township. Louis M. Marson, III, care of ROBERT A. COHEN, Esquire, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, Executor. ROBERT A. COHEN, Esquire, Riley Riper Hollin & Colagregco, 717 Constitution Dr., Ste. 201, P.O. Box 1265, Exton, PA 19341, atty.

McALEER, JR., Edward Francis, late of Tredyffrin Township. Deborah McAleer, care of LAURA M. TOBEY, Esquire, 229 W. Wayne Ave., Wayne, PA 19087, Executrix. LAURA M. TOBEY, Esquire, Reidenbach & Associates, LLC, 229 W. Wayne Ave., Wayne, PA 19087, atty.

McEWING, Ruth Ellen, late of Parkesburg Borough. Walter James McEwing, Jr., 802 Schoff Road, Atglen, PA 19310, care of ARTHUR L. SAGNOR III, Esquire, 144 W. Market Street, West Chester, PA 19382, Executor. ARTHUR L. SAGNOR III, Esquire, Lachall, Cohen & Sagnor, LLP, 144 W. Market Street, West Chester, PA 19382, atty.

PETE, James Michael, a/k/a J. Michael Pete, late of East Whiteland Township. Rex Buhrmester, care of JAY G. FISHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

PHIEL, Brian G., late of Oxford Township. Kelli E. Roberts, 432 Oley Street, Reading, PA 19601, care of BRETT M. FEGELY, Esquire, 1025 Berkshire Blvd., Suite 700, Wyomissing, PA 19610, Administrator. BRETT M. FEGELY, Esquire, Hartman, Valeriano, Magovern & Lutz, P.C., 1025 Berkshire Blvd., Suite 700, Wyomissing, PA 19610, atty.

PRICE, Jo Ann, late of Tredyffrin Township, Berwyn. Andrew H. Dohan, Esquire, care of ANDREW H. DOHAN, Esquire, 460 East King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Wisler Pearlstine, LLP, 460 East King Road, Malvern, PA 19355-3049, atty.

RICHEY, Mark V., late of Spring City. Paul T. Richey, 2447 Prospect Road, Washington Boro, PA 17582, care of LINDSAY A. CASADEI, Esquire, 363 West Roseville Road, Lancaster, PA 17601, Executor. LINDSAY A. CASADEI, Esquire, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601, atty.

SANTANA, Juan Camacho, late of West Chester Borough. Lydia Garcia, 512 W. Gay Street, West Chester, PA 19380, care of KEVIN J. CONRAD, Esquire, 24 E. Market Street, West Chester, PA 19381, Executrix. KEVIN J. CONRAD, Esquire, Lamb McErlane PC, 24 E. Market Street, West Chester, PA

19381, atty.

SCIARRETTA, Pamela M., late of Honey Brook Township. Valerie Mendenhall, 108 Jackobs Dr., Coatesville, PA 19320, care of STEPHANIE P. KALOGREDIS, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executrix. STEPHANIE P. KALOGREDIS, Esquire, Lamb McErlane P.C., 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

SHMUKLER, Joel Mark, late of Tredyffrin Township. Jennifer Dickman (a/k/a Jennifer Daigle), 615 Corbett St., Unit 7415, Morrisville, NC 27560, care of S. STACY MOGUL, Esquire, 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907, Executrix. S. STACY MOGUL, Esquire, Heiligman and Mogul, P.C., 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907, atty.

TIFFANY, Jane Croll, late of Downingtown. David Tiffany, 10 W Bridlewood Drive, New Hope, PA 18938, Executor.

TREGO, Cynthia W., late of Honey Brook Borough. Kenneth A. Vandegriff, care of LINDA KLING, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. LINDA KLING, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

WHITNEY, SR., Warren Bradley, late of Schuylkill Twp.. Sandra J. Whitney, 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.

YOUNG, Sally S., a/k/a Sally Schmidt Young, late of West Brandywine Township. Thomas William Young, Sally Y. Yacka and Deborah Young Thornton, care of ADAM GRANDWETTER, Esquire, 100 N. 18th St., Ste. 710, Philadelphia, PA 19103, Executors. ADAM GRANDWETTER, Esquire, Royer Cooper Cohen Braunfeld LLC, 100 N. 18th St., Ste. 710, Philadelphia, PA 19103, atty.

2nd Publication

ARNOLD, Jo Ann Joyce, a/k/a Jo Ann J. Ogborn and Jo Ann Ogborn, late of East Brandywine Township. De Anna Ousey, 270 Jefferis Road, Downingtown, PA 19335, care of DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, Executrix. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive, Exton, PA 19341, atty.

BAILEY, Ieva, late of East Goshen Township. Egils Malmanis, care of TERRANCE A. KLINE, Esquire, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, Administrator. TERRANCE A. KLINE, Esquire, Law Office of Terrance A. Kline, 200 E. State St., Ste. 306, P.O. Box A, Media, PA 19063, atty.

BARNETT, Jean Boswell, late of West Goshen Township. Brenda B. JAackson and Bronwen R. Barnett, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrices. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

BENNETT, BRUCE I., late of East Coventry Township. Bonnie W. Bennett, care of R. DOUGLAS GOOD, Esquire, 132 W. Main St., New Holland, PA 17557, Executrix. R. DOUGLAS GOOD, Esquire, Good & Harris, LLP, 132 W. Main St., New Holland, PA 17557, atty.

BERGERON, Robert Leo, late of Uwchlan Township. Leslie Bryant, 101 Nicolson Dr., Downingtown, PA 19335, Executor.

CLARK, Eileen M., late of Penn Township. Robert J. Clark, care of DANIELLA A. HORN, Esquire, 2202 Delancey Place, Philadelphia, PA 19103, Executor. DANIELLA A. HORN, Esquire, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103, atty.

DeGEISO, Richard C., late of West Goshen Township. Paul DeGeiso, 3051 Thompsom Road, Telford, PA 18969, care of DENISE M. CORDES, Esquire, 27 South State Street, Newtown, PA 18940, Executor. DENISE M. CORDES, Esquire, Cordes Law LLC, 27 South State Street, Newtown, PA 18940, atty.

DEWEES, William Richard, a/k/a W. Richard Dewees and Rick Dewees, late of East Coventry Township. Constance B. Corbin-Miller, 1105 Summit Drive, Royersford, PA 19468, Executrix.

GOODMAN, Gerard J., a/k/a Jerry Goodman, late of Phoenixville. Mary T Sullivan, 750 Old Lancaster Rd. B-301, Berwyn, PA 19312, Executor.

GRAYBILL, Sally A., late of Uwchlan Township. Thomas M. Graybill, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, Firm, 311 Exton Commons, Exton, PA 19341-2450, atty.

HERNANDEZ-ALVAREZ, Jose, a/k/a Jose Hernandez Alvarez and José Hernández Álvarez, late of

Kennett Township. Nilza Wise, care of CHRISTOPHER M. BROWN, Esquire, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, Executrix. CHRISTOPHER M. BROWN, Esquire, Law Offices of Christopher M. Brown, PLLC, 1240 West Chester Pike, Ste. 210, West Chester, PA 19382, atty.

HODICK, Marie K., late of West Whiteland Township. Jerry L. Johnson, 211 Folin St., Coatesville, PA 19320, Executor.

HORN, Cecilia A., late of West Bradford Township. James T. Horn, care of HARRY J. DiDONATO, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. HARRY J. DiDONATO, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

IVEY, Elizabeth, late of Willistown Township. John A. Reason, care of CARRIE A.S. KENNEDY, Esquire, 171 W. Lancaster Ave., Paoli, PA 19301, Executor. CARRIE A.S. KENNEDY, Esquire, Connor, Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301, atty.

KEEN, Robert Melvin, late of East Coventry Township. Kathy K. Hodge, 1098 Schoolhouse Road, Pottstown, PA 19465, Executrix.

KEITHLEY, Kathryn Ditton, late of Tredyffrin Township. Ross Keithley, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Administrator. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

LIGO, Nancy Gordon, a/k/a Nancy G. Ligo, late of Kennett Township. Janet L. Robertson, 1186 Avonlea Circle, Glen Mills, PA 19342, care of SCUDDER G. STEVENS, Esquire, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, Executrix. SCUDDER G. STEVENS, Esquire, M. Lyons Law Group LLC, 6 Ponds Edge Dr., Ste. 1, Chadds Ford, PA 19317, atty.

LONG, Robert B., late of West Chester. Ms. Sandra Long DiPasqua, 1413 Appleberry Way, West Chester, PA 19382, care of DONALD J. WEISS, Esquire, 6 Dickinson Drive, Suite 110, Chaddsford, PA 19317, Administratrix. DONALD J. WEISS, Esquire, Firm, 6 Dickinson Drive, Suite 110, Chaddsford, PA 19317, atty.

LYLES, GLORIA A., a/k/a Gloria Lyles, late of Tredyffrin Township. Earlean Susman, 610 E. Roberts St., Norristown, PA 19401, care of MARK S. HARRIS, Esquire, 920 Lenmar Dr., Blue Bell, PA 19422, Executrix. MARK S. HARRIS, Esquire, Warren, McGraw & Knowles, LLC, 920 Lenmar Dr., Blue Bell, PA 19422, atty.

MARCZYK, Charles J., late of Willistown Township. Geoffrey R. Marczyk, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

MOULDEN, Janice I., late of Oxford Borough. Adrienne R. Kinsey, 2425 W. Parris Dr., Wilmington, DE 19808, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

Letters Testamentary have been granted in the Estate of **GIULIANA PEZZOPANE**, late of Honey Brook Township. All persons having claims or demands on the Estate are requested to make them known, and all persons indebted to the said decedent are requested to make payment without delay. Claudio Pezzopane, c/o The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Personal Representative. Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown PA 19335, Attorney.

PICCONE, Christopher Anthony, late of Willistown Township. Francine D. Piccone, care of GEORGE C. ZUMBANO, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Administratrix. GEORGE C. ZUMBANO, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

PICCONE, Dante E., late of Wallace Township. Francine D. Piccone, care of GEORGE C. ZUMBANO, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. GEORGE C. ZUMBANO, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

RACITI, Andrea Arles, a/k/a Andrea A. Raciti, and Andrea Raciti, late of Chester Springs. Denise King, 14 Westhampton Drive, Wilmington, DE 19808, care of DEIRDRE A. AGNEW, Esquire, 1450 East Boot Rd, Bldg 400A, West Chester, PA 19380, Executrix. DEIRDRE A. AGNEW, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Rd, Bldg 400A, West Chester, PA 19380, atty.

REIHL, Muriel E., late of West Whiteland Township. Cheryl Anne Reihl, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, PINE & PINE, LLP, 104 S. Church St., West Chester, PA

19382, atty.

RUPPERT, Charles Vincent, late of Coatesville. Eileen Fox, 40 Windswept Lane, Honey Brook, PA 19344, care of Ryan J. Griffin, Esquire, 623 N. Pottstown Pike, Honey Brook, PA 19344, Executrix. Ryan J. Griffin, Esquire, Griffin and Von Urff, LLC, 623 N. Pottstown Pike, Honey Brook, PA 19344, atty.

STARKEY, Brenda A., late of Tredyffrin Township. Lynne S. Dawson, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

STEVENS, Thomas Nelson, a/k/a Thomas N. Stevens, late of London Grove Township. Diane F. Stevens, 3 Williams Way, Avondale, PA 19311, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

TAYLOR, Stewart F., a/k/a Stewart Frazer Taylor and Stewart Taylor, late of West Bradford Township. Bruce B. Taylor, 1509 Markan Dr. NE, Atlanta, GA 30306 and Robin F. Delehanty, 51 Gordon Rd., Essex Fells, NJ 07021, care of VANCE E. ANTONACCI, Esquire, 570 Lausch Ln., Ste. 200, Lancaster, PA 17601, Administrators. VANCE E. ANTONACCI, Esquire, McNees Wallace & Nurick, LLC, 570 Lausch Ln., Ste. 200, Lancaster, PA 17601, atty.

TEETSEL, Raymond H., late of Downingtown. Lee Teetsel, care of THOMAS E. WYLER, Esquire, 22 East Third Street, Media, PA 19063, Executor. THOMAS E. WYLER, Esquire, Falzone & Wyler LLC, 22 East Third Street, Media, PA 19063, atty.

VENUTE, Nancy Ada, late of Tredyffrin Township. Deborah Anne Kapchan, care of G. ELIAS GANIM, Esquire, P.O. Box 494, Paoli, PA 19301-0494, Executrix. G. ELIAS GANIM, Esquire, McLaughlin Ganim, LTD., P.O. Box 494, Paoli, PA 19301-0494, atty.

WARLICK, Catherine Adele R., a/k/a Adele Warlick, late of Willistown Township. David R. Warlick and Alfred C. Warlick, IV, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Administrators. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

WESTPHAL, Rainer J., a/k/a Rainer John Westphal, late of Easttown Township. Stefanie Westphal Thompson, 24 Lakewood Dr., Media, PA 19063, care of W. STEVEN WOODWARD, Esquire, 1275

Drummers Ln., Ste. 210, Wayne, PA 19087-1571, Executrix. W. STEVEN WOODWARD, Esquire, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571, atty.

3rd Publication

ADAMS, Elwood L., a/k/a Elwood Leroy Adams, late of Franklin Township. Deborah Lee Davis, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

ANDREWS, Jane L., late of Pennsbury Township. Robert K. Andrews, 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.

ANKNEY, Bradly Keith, late of West Vincent Township. Gary W. Ankney, 14967 Pleasant Ridge Rd., Harrisonville, PA 17228, care of BETH ANN MARSHALL, Esquire, 215 N. Olive St., Ste. 203, Media, PA 19063, Administrator. BETH ANN MARSHALL, Esquire, Knight & Moskow, PC, 215 N. Olive St., Ste. 203, Media, PA 19063, atty.

ATKINS, Timothy Scott, late of West Vincent Township. Louise Atkins, care of JAMES J. MUNNIS, Esquire, 1515 McDaniel Dr., West Chester, PA 19380, Administratrix. JAMES J. MUNNIS, Esquire, Munnis Law, 1515 McDaniel Dr., West Chester, PA 19380, atty.

BARKER, Mary E., late of Valley Township. Robert Carr, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

CAMPBELL, Carl, late of Oxford Borough. Karen C. Henry, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, Executrix. WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, 208 E. Locust Street, Oxford, PA 19363, atty.

COOK, Michael N., a/k/a Michael Nolan Cook, late of Easttown Township. Stacey Lendener, care of JOHN F. MCKENNA, Esquire, 17 W. Miner St., West Chester, PA 19382, Administratrix. JOHN F. MCKENNA, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

CREASY, Kathleen E., late of Phoenixville Borough. Kimberly Radcliffe, care of KRISTEN

R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Downingtown, PA 19335, atty.

DAME, Jean Patton, a/k/a Jean P. Dame, late of East Pikeland Township. Anne Dame, care of ERICA A. RUSSO, Esquire, 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428, Executrix. ERICA A. RUSSO, Esquire, Heckscher, Teillon, Terrill & Sager, PC, 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428, atty.

DeSIMONE, Elmyra Frances, late of East Whiteland Township. Mark Minciozzi and Carol Hummel, care of CYNTHIA LOVE DENGLER, Esquire, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, Executors. CYNTHIA LOVE DENGLER, Esquire, Murphy & Dengler, 484 Norristown Rd., Ste. 124, Blue Bell, PA 19422, atty.

DONATO, Eleanor Carson, late of Tredyffrin Township. Robert R. Carson and Kathryn E. Boucher, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executors. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

FLACK, Kathryn H., late of West Whiteland, Exton. Suzanne Gallagher and Leo Flack, Executor.

GANTZ, SR., George R., late of West Goshen Township. Joan Rimkis, 500 Sunset Hollow Rd., West Chester, PA 19380, care of CHARI M. ALSON, Esquire, 206 State Rd., Media, PA 19063, Executrix. CHARI M. ALSON, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

IANNI, LOUIS J., late of East Vincent Township. Helen M. Burnley, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289 Phoenixville, PA 19460, Executor. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289 Phoenixville, PA 19460, atty.

KACEY, Vivian Eloise, late of Exton. Kathleen Reed, 324 Gwynedd Court, Exton, PA 19341, Personal Representative.

KELLY, Virginia H., a/k/a Virginia Kelly, late of East Nottingham Township. Caitlin Kelly, 300 E. Evans St., Apt. L139, West Chester, PA 19380, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

KLENK, Eleanor M., a/k/a Eleanor Klenk, late of Phoenixville Borough. Gloria C. Klenk, care of JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Montgomeryville, PA 18936, Executrix. JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Montgomeryville, PA 18936, atty.

MULLEN, John Edward, a/k/a John Joseph, late of Downingtown, Uwchlan Township. Jo-Anne P. Mullen, 342 Woodland Dr, Downingtown, PA 19355-3110, Executrix.

PEIRSON, Sally J., late of Spring City Borough. William Johnson, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executor. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

SOANES, Glenn Richard, late of Easttown Township. Diana Hodnicki, 44 Berkley Rd., Devon, PA 19033, care of KENNETH C. RUSSELL, Esquire, 3500 Reading Way, Huntingdon Valley, PA 19006, Executrix. KENNETH C. RUSSELL, Esquire, Russell Law, P.C., 3500 Reading Way, Huntingdon Valley, PA 19006, atty.

SOBOTA, Patricia Murphy, a/k/a Patricia M. Sobota, late of Willistown Township. Kelly Sobota Wallace, care of JAMES J. RUGGIERO, JR., Esquire, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executrix. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

STREET, Marilyn M., a/k/a Marilyn Mayo Street, late of West Grove Borough. Joseph A. Bellinghieri, 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.

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

COASTAL HEALTH CONNECTIONS, with its principal place of business at 1210 Bridgewater Drive, West Chester, PA 19380. The application has been (or will be) filed on: Monday, September 11, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: PRN Staffing, Inc. & PRN Staffing Home Care, LLC, 1210 Bridgewater Drive, West Chester, PA 19380. ROGER HUGGINS, Esquire Lamb McErlane, P.C. 24 East Market Street, West Chester, PA 19381

FICTITIOUS NAME

Dong Li co., with its principal place of business at 278 Yorktown Ct., Malvern, PA 19355. The application has been (or will be) filed on: Friday, September 8, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Dong Li, 278 Yorktown Ct., Malvern, PA 19355.

FICTITIOUS NAME

JPK Secure HealthCare Solutions, with its principal place of business at 3048 Sidley Hill Road, Malvern, PA 19355. The application has been (or will be) filed on: Friday, August 25, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: LPK Solutions, LLC, 3048 Sidley Hill Road, Malvern, PA 19355. STEPHEN SIANA, Esquire Siana Law 941 Pottstown Pike, Suite 200 Chester Springs, PA 19425

NONPROFIT CORPORATION NOTICE

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

EXTON WALK TOWNS Community Association has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. Kaplin Stewart

Union Mtg. Corp. Ctr.
910 Harvest Drive
P.O. Box 3037
Blue Bell, PA 19422

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
CHESTER COUNTY, PA
CIVIL ACTION-LAW
NO. 2023-02342-RC
NOTICE OF ACTION IN MORTGAGE FORECLOSURE
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, Plaintiff
v.
DANIEL STEPHEN CRAIG WISER, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF D. EDWARD WISER AKA DARYL EDWARD WISER AND AS HEIR OF SHARON K. WISER; ET AL. Defendants
To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER D. EDWARD WISER AKA DARYL EDWARD WISER and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHARON K. WISER Defendant(s), 760 HEATHERSTONE DRIVE BERWYN, PA 19312
COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County, PA docketed to No. 2023-02342-RC, seeking to foreclose the mortgage secured on your property located, 760 HEATHERSTONE DRIVE BERWYN, PA 19312.

NOTICE
YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney

and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Chester County Bar Association Lawyer Referral and Information Service
15 West Gay Street
West Chester PA, 19380
610-429-1500
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Jonathan M. Etkowicz, Esq. ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

NOTICE

THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF PENNSYLVANIA NOTICE

The United States District Court for the Eastern District of Pennsylvania is pleased to welcome the Honorable José Raúl Arteaga as a United States Magistrate Judge. Judge Arteaga took the oath of office on September 12, 2023.

U.S. Magistrate Judge José Raúl Arteaga graduated from Rutgers University in 1991 and Seton Hall University School of Law in 1994. After law school, Judge Arteaga joined the Mercer County Prosecutor’s Office in Trenton, New Jersey, as an assistant prosecutor where he tried a wide variety of criminal cases, including armed robbery, aggravated assault, homicide, and narcotics cases. He was later promoted to Trial Team Leader where he supervised a team

of prosecutors and county detectives. While serving as a full-time assistant prosecutor, Judge Arteaga enrolled in Temple University's Beasley School of Law in 2000 and earned an LL.M. Degree in Trial Advocacy the following year.

Beginning in 1998, Judge Arteaga taught several trial advocacy skills classes at the National College of District Attorneys until 2001. In January 2002, Judge Arteaga joined the Criminal Division of the United States Attorney's Office in Philadelphia and served in the Violent Crime Unit and as the District Office Security Manager. He taught the Basic Trial Advocacy Skills Course for many years at the Department of Justice's National Advocacy Center in Columbia, South Carolina.

Judge Arteaga served in the United States Marine Corps with 2d Battalion, 2d Marine Regiment, 2d Marine Division, Fleet Marine Force, and has multiple overseas deployments to his credit. Following his completion of Mortar Gunnery School at Marine Corps Base Camp Lejeune, North Carolina, Judge Arteaga was promoted to section leader of his rifle company's mortar section and was responsible for operation of the section's Fire Direction Center. He received numerous awards for outstanding performance of duty, including a Certificate of Commendation from the Commanding General, Fleet Marine Forces - Pacific, and was meritoriously promoted to non-commissioned officer after his first overseas deployment. Judge Arteaga was honorably discharged in 1988.

George Wylesol
Clerk of Court

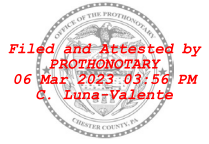
NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following Chester County attorneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated August 9, 2023, pursuant to Rule 219, Pa.R.D.E., which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$275.00. The Order became effective September 8, 2023.

Chambers, Robert James
Garrison, David Alexander
Pollan, Janet Susan

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania

WEIR GREENBLATT PIERCE LLP
 By: Andrew Park, Esquire
 Attorney ID No. 319176
 The Widener Building, Suite 500
 1339 Chestnut Street
 Philadelphia, PA 19107
 P: (215) 665-8181
 F: (215) 665-8464



Attorneys for Plaintiffs

MEGA CONCRETE, INC., MEGA	:	COURT OF COMMON PLEAS
SITWORK, LLC, and CAPPONI	:	CHESTER COUNTY
ENTERPRISES, INC.	:	
	:	NO. 2018-02706-JD
Plaintiffs,	:	
	:	
v.	:	
	:	
MICHAEL SMITH and PARAMOUNT	:	
CONCRETE CONSTRUCTION, INC.	:	
	:	
Defendants.	:	

WRIT OF REVIVAL OF JUDGMENT

To: MICHAEL N. SMITH
 6 Lamp Post Lane
 Chadds Ford, PA 19317

PARAMOUNT CONCRETE CONSTRUCTION, INC.
 6 Lamp Post Lane
 Chadds Ford, PA 19317

(1) You are notified that Plaintiffs have commenced a proceeding to revive and continue the lien of the judgment entered in the United States District Court for the Eastern District of Pennsylvania at Case No. 2:09-cv-04234-MAM.

(2) Plaintiffs claim that the amount due and unpaid is \$100,000.00 with post judgment interest from May 11, 2015, at the legal rate of 6%.

(3) You are required within twenty (20) days after service of this Writ to file an answer or otherwise plead to this Writ. If you fail to do so, judgment of revival in the amount claimed by the Plaintiff may be entered without a hearing and you may lose your property or other important rights.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS

2018-02706-JD

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.

Chester County Bar Association
Lawyer Referral and Information Service
15 West Gay Street, 2nd Floor
West Chester, PA 19380
Phone: (610) 692-1889
Fax: (610) 692-9546

Prothonotary

By: _____
(Deputy)

Dated: March 6, 2023

2018-02706-JD



Case Title: MEGA CONCRETE INC ET AL VS. SMITH, MICHAEL ET AL
Case Number: 2018-02706-JD
Type: WRIT OF REVIVAL

By:

Debbie Bookman
Debbie Bookman, Prothonotary
C. J. Valit

Electronically signed on 2023-03-07 09:23:30 page 3 of 3

2018-02706-JD

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 on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, October 19th, 2023 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 November 20th, 2023.** 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 of the on-line sale. Payment must be made via Bid4Assets. The balance must be paid within twenty-one (21) days from the date of sale via Bid4Assets.

FREDDA L. MADDOX, SHERIFF

1st Publication of 3

SALE NO. 23-10-283

Writ of Execution No. 2022-02969

DEBT \$86,034.32

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JEAN CAVUTO KIRKEL AND RUTH CAVUTO, KNOWN HEIRS OF THE ESTATE OF ANDREA J. CAVUTO OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF EAST CALN, COUNTY OF CHESTER, AND COMMON-

WEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 100 WINDING WAY, UNIT A-13, DOWINGTOWN, PA 19335. DEED BOOK VOLUME 2959, PAGE 573, AND PARCEL NO 40-2-512.

TAX PARCEL NO 40-2-512

PLAINTIFF: S&T Bank, successor to DNB First National Association

VS

DEFENDANT: Jean Cavuto Kirkel and Ruth Cavuto, Known Heirs of the Estate of Andrea J. Cavuto, and the Unknown Heirs, Executors, and/or Administrators of the Estate of Andrea J. Cavuto

SALE ADDRESS: 100 Winding Way, Unit A-13, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **GRENE & BIRSIC, P.C. 412-281-7650**

SALE NO. 23-10-284

Writ of Execution No. 2023-02914

DEBT \$518,569.76

ALL THAT CERTAIN parcel of land, situate in the Township of West Whiteland and West Goshen, County of Chester, Commonwealth of Pennsylvania, being shown as Lot 7, on “Final Existing Features Plan, Subdivision Plan for J.B. Brandolini”, prepared by Edward B. Walsh & Associates, Inc, Civil Engineers and Land Surveyors, Exton, Pennsylvania, dated August 27, 2017, last revised June 26, 2019, Project No. 3215, being Sheet 2 of 11, recorded 1/28/2020 in Document 20679-1; and being more fully described as follows:

Beginning at a point on the Northeasterly side of Carver Way (50.00 feet wide) said point being the Westernmost terminus of a round comer connecting the Northeasterly side of Carver Way with the Northwesterly side of legal right of way line of Kirkland Avenue (T-222) (100 feet wide, at

this point) and place of beginning; thence extending along the Northeasterly side of Carver Way, on the arc of a circle curving to the left having a radius of 4273.23 feet the arc distance of 88.78 feet to a point, a corner of Lot 6; thence extending along Lot 6 North 56 degrees 26 minutes 30 seconds East 233.33 feet to a point on the Southwesterly legal right of way line of limited access of Route 100 Bypass (SR 1060) (220 feet wide); thence extending along same the two (2) following courses and distances; thence (1) South 66 degrees 32 minutes 21 seconds East 142.04 feet to a point; thence (2) South 23 degrees 27 minutes 39 seconds West 20.00 feet to a point on the Northwesterly legal right of way line of Kirkland Avenue (120 feet wide, at this point); thence extending along same, the three (3) following courses and distances: thence (1) South 58 degrees 47 minutes 19 seconds West 129.70 feet to a point; thence (2) South 31 degrees 12 minutes 41 seconds East 10.00 feet to a point; thence (3) South 58 degrees 47 minutes 19 seconds West 126.49 feet to a point of curve; thence (4) on the arc of a circle curving to the left, having a radius of 40.00 feet the arc distance of 62.00 feet to a point on the Northeasterly side of Carver Way, aforesaid: being the first mentioned point and place of beginning.

Being known as Lot 7 on the above mentioned Plan. Containing 35,319 square feet (more or less).

BEING THE SAME PREMISES which RB Dwellings, LLC a PA Limited Liability Company, by Deed dated December 18, 2020 and recorded January 12, 2021 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 10409 Page 1004 granted and conveyed unto David P. Gagliardi and Jeanette M. Gagliardi in fee.

UPI #41-8-212.7

PLAINTIFF: SAILFISH SERVICING, LLC

VS

DEFENDANT: **David P. Gagliardi and Jeannette M. Gagliardi**

SALE ADDRESS: 1301 Carver Way, West Chester, PA 19380

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

SALE NO. 23-10-285

Writ of Execution No. 2022-05307

DEBT \$206,372.21

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THORNDALE HEIGHTS DIVISION NO. 2, ALSO CALLED LOUANNA SPRINGS, LOCATED IN CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

BEING PARCEL NUMBER:
3904L01140000

IMPROVEMENTS thereon: a residential property

PLAINTIFF: MORTGAGE ASSET MANAGEMENT, LLC

VS

DEFENDANT: **THOMAS L. HECKERT**

SALE ADDRESS: 208 Embreeville Road, Downingtown, PA 19335

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

SALE NO. 23-10-286

Writ of Execution No. 2023-02509

DEBT \$183,179.52

Property situate in the WEST BRADFORD TOWNSHIP, CHESTER County, Pennsylvania, being

BLR# 50-01-0018.030

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NATIONSTAR MORTGAGE LLC

VS

DEFENDANT: **JESSICA BRADY**

SALE ADDRESS: 1514 Hillcrest Lane, Downingtown, PA 19335

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

SALE NO. 23-10-287

Writ of Execution No. 2014-00601

DEBT \$255,328.60

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

BLR# 39-4-101.3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE NRZ PASS- THROUGH TRUST EBO 1 FOR THE BENEFIT OF THE HOLDERS OF THE SERIES 2017-2

VS

DEFENDANT: **JEFFREY SNYDER & DENISE SNYDER**

SALE ADDRESS: 328 Bondsville Road, Downingtown, PA 19335

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

SALE NO. 23-10-288

Writ of Execution No. 2022-07692

DEBT \$416,394.03

Property situate in the EAST BRANDY-WINE TOWNSHIP, CHESTER County, Pennsylvania, being

BLR# 30-2N-3

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LOANDEPOT.COM, LLC

VS

DEFENDANT: **MARISSA B. DONNELL**

SALE ADDRESS: 1370 Horseshoe Pike, Downingtown, PA 19335

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

SALE NO. 23-10-289

Writ of Execution No. 2022-02033

DEBT \$43,355.99

PROPERTY SITUATE IN TOWNSHIP OF CALN

SOLD AS THE PROPERTY OF: JENNIFER HOLMES Solely in Her Capacity as Heir of CONSTANCE HOLMES AKA CONSTANCE L. HOLMES, Deceased and The Unknown Heirs of CONSTANCE HOLMES AKA CONSTANCE L. HOLMES, Deceased

TAX ID/ UPI PARCEL NO. 3903L00470000 / 39-3L-47

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY

VS

DEFENDANT: **JENNIFER HOLMES Solely in Her Capacity as Heir of CONSTANCE HOLMES AKA CON-**

STANCE L. HOLMES, Deceased

SALE ADDRESS: 1410 Harmony Street,
Coatesville, PA 19320

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

SALE NO. 23-10-290

Writ of Execution No. 2019-08173

DEBT \$261,627.91

PROPERTY SITUATE IN BOROUGH
OF DOWNINGTOWN TAX ID/ UPI
PARCEL NO. 11-05-0090/ 11-5-90

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: U.S. BANK TRUST NA-
TIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLE-
LY AS OWNER TRUSTEE FOR RCF 2
ACQUISTION TRUST

VS

DEFENDANT: **SHARON L. WIL-
LIAMS**

SALE ADDRESS: 219 Whiteland Ave-
nue, Downingtown, PA 19335

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

SALE NO. 23-10-291

Writ of Execution No. 2022-03978

DEBT \$153,802.27

ALL THAT CERTAIN tract of land with
improvements thereon erected known
as Lot No.8 on a Plan of Lots Walter M.
Appleton, et ux, situated in West Caln
Township, Chester County, Pennsylva-
nia, bounded described and according to a
new description made by J.W. Harry, C.E.,
June 29,1956, as follows: BEGINNING
at a point in the South line of a street 33
feet wide, to be called Lake View Drive on
said plan of lots of Walter M. Appleton, et

ux, distant 330 feet measured N 83° 33'W,
along said South line of Lake View Drive
from a point in or near the middle of a pub-
lic road leading from Coatesville to Wag-
ontown, said point of beginning being at
the northwest corner of Lot No.7 as shown
on said lot plan; thence along the westerly
line of said Lot No. 7, S 6° 27'W, 200.34
feet to a point in the North line of land of
Sara E. Mallalieu; thence along the same,
N77° 48' 30"W, 100.92 feet to a point in
the easterly line of land of John C. Pyle;
thence along the same, N21°W, 191.85
feet to a point, a corner of a turnaround for
the said Lake View Drive; thence along
the same for the following 2 courses and
distances: (1) S83°33'E, 60 feet to a point;
(2)N6°27'E, 20 feet to a point in the South
line of Lake View Drive aforesaid; thence
along the same,S83°33'E, 128.83 feet to
the place of Beginning.

CONTAINING 27,705 square feet of land,
be the same more or less.

BEING the same premises, which Kath-
ryn M. Shrik by Deed dated February
27, 1998, and recorded in the Office of
Recorder of Deeds of Chester County on
March 24, 1999 at Book 4531, Page 1173
granted and conveyed unto Susanna Varga.

TAX PARCEL NO.: 28-09B-0015

PLAINTIFF: Wells Fargo Bank, National
Association, as Trustee for Ownit Mort-
gage Loan Trust, Mortgage Loan Asset-
Backed Certificates, Series 2006-2

VS

DEFENDANT: **Susanna Varga a/k/a Su-
sanna M. Varga**

SALE ADDRESS: 108 East Clearview
Drive, Coatesville, PA 19320-1729

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

SALE NO. 23-10-292

Writ of Execution No. 2022-10354

DEBT \$429,695.23

PROPERTY SITUATE IN TOWNSHIP OF HONEYBROOK TAX PARCEL # 22-03-0061.160

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LSF11 MASTER PARTICIPATION TRUST

VS

DEFENDANT: **JASON A. MARTIN**

SALE ADDRESS: 137 Whitehorse Drive, Honey Brook, PA 19344

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

SALE NO. 23-10-293

Writ of Execution No. 2023-02046

DEBT \$324,708.86

PROPERTY SITUATE IN BOROUGH OF OXFORD TAX PARCEL # 6-2-13

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE2, ASSET-BACKED CERTIFICATES SERIES 2007-HE2

VS

DEFENDANT: **OLEN B. HOLCOMB & FAITH C. HOLCOMB**

SALE ADDRESS: 701 Lincoln Street, Oxford, PA 19363

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

SALE NO. 23-10-294

Writ of Execution No. 2020-02652

DEBT \$178,488.25

ALL THAT CERTAIN lot or piece of ground Situate in Upper Uwchlan Township Chester County and Commonwealth of Pennsylvania, bounded and described according to a Plan of Edgefield, drawn by Engineering Design Consultants, Inc., dated 8/2/1995 and recorded 2/8/1996 said Plan recorded in Chester County as Plan No. 13281 as follows to wit:

BEGINNING at a point on the Southwesterly side of Conestoga Road, a corner of land of Robert P. Barth as shown on said Plan; thence from said point of beginning, along the said Southwesterly side of Conestoga Road the three (3) following courses and distances (1) South 72 degrees 22 minutes 54 seconds East, 186.20 feet (2) South 73 degrees 15 minutes 20 seconds East, 68.04 feet to a point of curve (3) on the arc of a circle curving to the right, having a radius of 50 feet, the arc distance of 54.98 feet to a point on the Northwesterly side of Highview Road; thence along Northwesterly side of Highview Road the two (2) following courses and distances: (1) South 16 degrees 44 minutes 40 seconds West, 5028 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 275 feet, the arc distance of 135.49 feet to a corner of Lot No. 23; thence along Lot No. 23 North 45 degrees 01 minutes 34 seconds West, 299,83 feet to a point in line of lands of Robert P. Barth; thence along said lands of Robert P. Barth North 22 degrees 26 minutes 00 seconds East, 77.29 feet to the first mentioned point and place of beginning. BEING Lot No, 22 as shown on said plan.

BEING THE SAME PREMISES which Kulwinder Singh, by Deed dated 09/02/2016 and recorded in the Office of the Recorder of Deeds of Chester County on 09/07/2016 in Deed Book Volume 9385,

Page 47, In Instrument No. 11495191 granted and conveyed unto James T. Gibbons and Jennifer Gibbons a/k/a Jennifer A. Gibbons.

PARCEL# 32-3-54.080

IMPROVEMENTS thereon: a residential property

PLAINTIFF: TCF NATIONAL BANK
VS

DEFENDANT: **James T. Gibbons & Jennifer Gibbons a/k/a Jennifer A. Gibbons**

SALE ADDRESS: 23 Highview Road, Downingtown, PA 19335

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

SALE NO. 23-10-295

Writ of Execution No. 2019-05846

DEBT \$124,677.05

ALL THAT CERTAIN property situated in the Township of Londonderry in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI: #46-3-16 being more fully described in a Deed Dated 04/09/1998 and recorded 04/17/1998, Among the land records of the county and state set forth above, in Deed Volume 4334 and Page 1356, Tax Map or Parcel id No: 46-03- 0016

PARCEL NO.: 46-3-16

PLAINTIFF: U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2018-R4

VS

DEFENDANT: **John Preston Dehaven a/k/a John P. Dehaven and Lynn Karmilowicz a/k/a Lynn M. Dehaven**

SALE ADDRESS: 201 Paxson Road, Cochranville, PA 19330

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

SALE NO. 23-10-296

Writ of Execution No. 2023-00407

DEBT \$42,442.19

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF EAST FALLOWFIELD, COUNTY OF CHESTER AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF PROPERTY FOR COUNTY REALTY ASSOCIATES, MADE BY G.D. HOUTMAN AND SON, MEDIA PENNSYLVANIA, DATED 11/7/1972 AND REVISED 2/8/1973, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE TITLE LINE IN THE BED OF WILMINGTON ROAD, WHICH POINT IS MEASURED THE TWO FOLLOWING COURSES AND DISTANCES FROM A POINT MARKING THE INTERSECTION OF THE TITLE LINE IN BED OF STRASBURG ROAD, WITH THE TITLE LINE IN THE BED OF WILMINGTON ROAD; (1) THENCE EXTENDING ALONG THE TITLE LINE IN THE BED OF WILMINGTON ROAD SOUTH TWENTY SEVEN DEGREES, TWELVE MINUTES EAST TWO HUNDRED TWENTY THREE AND SIXTY ONE HUNDREDTHS FEET TO A POINT, AND (2) SOUTH TWENTY THREE DEGREES, TWENTY SEVEN MINUTES EAST FIFTY ONE AND SIXTY TWO ONE HUNDREDTHS FEET TO THE POINT AND PLACE OF BEGINNING; THENCE EXTENDING FROM SAID POINT OF BEGINNING AND ALONG THE TITLE LINE IN THE BED OF WILMINGTON ROAD, SOUTH TWENTY THREE DEGREES, TWENTY SEVEN MINUTES EAST THREE HUNDRED THIRTY FIVE FEET TO A POINT; THENCE EXTENDING

SOUTH SEVENTY SEVEN DEGREES, FIFTY TWO MINUTES WEST FIVE HUNDRED SIXTY SIX AND SIXTY FIVE ONE HUNDREDTHS FEET TO A POINT; THENCE EXTENDING NORTH EIGHTY DEGREES, TWENTY FIVE MINUTES WEST TWO HUNDRED SEVENTY AND FIFTY SEVEN ONE HUNDREDTHS FEET TO A POINT; THENCE EXTENDING NORTH NINE DEGREES, THIRTY FIVE MINUTES EAST FOUR HUNDRED FORTY TWO FEET TO A POINT; THENCE EXTENDING SOUTH SEVENTY TWO DEGREES FORTY TWO MINUTES, TWENTY SECONDS EAST FOUR HUNDRED FIFTY AND SEVENTY NINE ONE HUNDREDTHS FEET TO A POINT; THENCE EXTENDING NORTH SIXTY SIX DEGREES THIRTY THREE MINUTES WEST TWO HUNDRED FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING 6.10 ACRES OF LAND TO BE THE SAME MORE OR LESS.

BEING the same premises which Bruce R. Bradley, Jr and Beth Bradley-Johnson and Richard P. Johnson and Carol H. Bradley A/K/A Carol Hass Bradley A/K/A Carol A, Hass by Deed dated August 8, 2008 and recorded in the Office of Recorder of Deeds of Chester County on August 19, 2008 at Book 750 I, Page385 granted and conveyed unto Bruce R, Bradley, Jr and Beth Bradley-Johnson and Richard P. Johnson and Carol H. Bradley A/K/A Carol Hass Bradley A/K/A Carol A. Hass.

PARCEL NO.: 47-04-0099-110

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **Beth Bradley-Johnson, Individually and as administrator to the estate of Carol H. Bradley A/K/A Carol Hass Bradley A/K/A Carol A. Hass A/K/A Carol H. Rudisill A/K/A Carol H. Ray, now deceased and Bruce R. Brad-**

ley, Jr. as administrator to the estate of Carol H. Bradley A/K/A Carol Hass Bradley A/K/A Carol A. Hass A/K/A Carol H. Rudisill A/K/A Carol H. Ray, now deceased and Richard P. Johnson adn United States of America

SALE ADDRESS: 20 Wilmington Road, Coatesville, PA 19320

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

**SALE NO. 23-10-297
Writ of Execution No. 2018-08306
DEBT \$74,215.50**

All that certain piece or parcel or Tract of land situate in the East Vincent, Chester County, Pennsylvania, and being known as 105 Wilson Road, Phoenixville, Pennsylvania 19460

PARCEL NUMBER: 21-7C-12

PLAINTIFF: Truist Bank

VS

DEFENDANT: **Karin R. Tomasovich & Mark S. Tomasovich a/ka/ Mark Tomasovich**

SALE ADDRESS: 105 Wilson Road, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **MCCABE, WEISBERG & CONWAY, LLC 215-790-1010**

**SALE NO. 23-10-298
Writ of Execution No. 2023-00623
DEBT \$469,521.29**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATE IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA

Parcel Number: 530401070300

PLAINTIFF: PNC BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: **GREG E DONOVAN & INNA V DONOVAN**

SALE ADDRESS: 1421 Ardleigh Circle, West Chester, PA 19380

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

SALE NO. 23-10-299

Writ of Execution No. 2022-03519

DEBT \$317,023.01

Property to be sold is situated in the borough/township of East Fallowfield, County of Chester and State of Pennsylvania. Parcel Number: 47-04-0063.090

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee of LSF9 Master Participation Trust

VS

DEFENDANT: **Michael Brownback & Donna Brownback**

SALE ADDRESS: 70 Horizon Drive, East Fallowfield, PA 19320

PLAINTIFF ATTORNEY: **CATHERINE APONTE, ESQ. 212-471-5100**

SALE NO. 23-10-300

Writ of Execution No. 2023-01914

DEBT \$196,919.07

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Kennett Township, CHESTER County, Pennsylvania, bounded and described according to a Plan of Lots 94 - 96 Final Subdivision of

Balmoral, made by Morris & Ritchie Associates, Inc., Bel Air, MD, dated 8/7/1991, last revised 10/2/1991 and recorded on 12/17/1991, as Plan#11474, as follows, to wit:

BEGINNING at an interior point from the Northwesterly side of MacDuff Court, a corner of Limited Common Area; thence extending along same, the 7 following courses and distances: (1) South 56 degrees 25 minutes 28 seconds West, 12.33 feet to a point; (2) North 33 degrees 34 minutes 32 seconds West, 2.33 feet to a point; (3) South 56 degrees 25 minutes 28 seconds West, 11.67 feet to a point; (4) North 33 degrees 34 minutes 32 seconds West, 9.67 feet to a point; (5) South 56 degrees 25 minutes 28 seconds West, 6.33 feet to a point; (6) North 33 degrees 34 minutes 32 seconds West, 4.33 feet to a point and (7) South 56 degrees 25 minutes 28 seconds West, 12.00 feet to a point; thence extending North 33 degrees 34 minutes 32 seconds West, along Lot #95, the distance of 26.00 feet to a point, a corner of Limited Common Area; thence extending along the same, the 4 following courses and distances: (1) North 56 degrees 25 minutes 28 seconds West, 30.00 feet to a point; (2) South 33 degrees 34 minutes 32 seconds East, 16.33 feet to a point; (3) North 56 degrees 25 minutes 28 seconds East, 12.00 feet to a point and (4) South 33 degrees 34 minutes 32 seconds East, 26.00 feet to the first mentioned point and place of beginning.

BEING Unit #94 as shown on said Plan.

TOGETHER with an easement for exclusive use over the respective areas shown as Limited Common Area and as driveway space on the plan made by Morris & Ritchie Associates, Inc., aforesaid.

BEING the same premises which Robert L. Duke, IV and Terri L. Graybill, by Deed dated 03/31/2003 and recorded 04/03/2003 in the Office of the Recorder of Deeds in and for the County of Chester

in Record Book 5636, Page 371, granted and conveyed unto John J. Danko, Jr.

UPI NO. 62-5-343

IMPROVMENTS thereon: a single family residence

PLAINTIFF: Louviers Federal Credit Union

VS

DEFENDANT: **John J. Danko, Jr.**

SALE ADDRESS: 805 Macduff Court, Chadds Ford, PA 19317

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

SALE NO. 23-10-302

Writ of Execution No. 2013-04554

DEBT \$113,533.86

ALL THAT CERTAIN lot or parcel of land situated in the London Britain Township , County of Chester, Commonwealth of Pennsylvania , being more fully described in Deed dated November 1, 2007 and recorded in the Office of the Chester County Recorder of Deeds on November 28, 2007, in Deed Book Volume 7312 at Page 597, as Instrument No. 200710804310.

Tax Parcel No. 73-2-25.10

PLAINTIFF: Springleaf Financial Services of Pennsylvania, Inc., FKA American General Consumer Discount Company

VS

DEFENDANT: **Ralph R. Broadwater a/k/a Ralph R. Broadwater, Jr. and Catherine Broadwater ak/a Catherine J. Broadwater**

SALE ADDRESS: 5 Crestview Road, Landenburg, PA 19350

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

SALE NO. 23-10-303

Writ of Execution No. 2022-08270

DEBT \$17,638.26

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration plan referred to below as Village Walk Condominium, a Condominium, Village Avenue, Township of Uwchlan, County of Chester and Commonwealth of Pennsylvania, which has heretofore been submitted to the Uniform Condominium Act by the Recording in the Office for the Recording of Deeds, in and for the County of Chester, of a Declaration dated 9/29/1981 and recorded 11/13/1981 in Miscellaneous Deed Book 534 page 251 and any/all amendments thereto and a Declaration plan recorded 11/13/1981 in Miscellaneous Deed Book 534 page 251 and any/all amendments thereto, being designated on said Declaration Plan as Unit No. 411 as more fully described in such Declaration plan, Declaration and their respective Amendments, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .8928%.

BEING the same which Laina Elafari, by Deed dated 1/6/2017 and recorded 1/10/2017 in the County of Chester in Deed Book 9472, Page 1156 conveyed unto Stephanie A. Romanoff, as fee simple Tax Parcel Number: 33-4H-294

PLAINTIFF: Village Walk Condominium Association

VS

DEFENDANT: **Stephanie A. Romanoff**

SALE ADDRESS: 411 Village Walk, Exton, PA 19341

PLAINTIFF ATTORNEY: **MICHELLE J. CUNNINGHAM, ESQUIRE 610-565-4660**

SALE NO. 23-10-304

Writ of Execution No. 2023-01793

DEBT \$171,872.07

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

All that certain unit designated as Unit Number 348, being a unit in The Ridings at Chesterbrook, a Condominium, situate in the Township of Tredyffrin and County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act PA, C.S. 3101, et seq by the recording of a Declaration of Condominium of the Ridings of Chesterbrook, a Condominium, dated the 18th day of November, 1981, and recorded in the Office for the Recording of Deeds in and for the County of Chester on the 20th day of November, 1981, in Miscellaneous Deed Book 659, Page 506 and Plots and Plan for the Ridings at Chesterbrook, a Condominium dated the 18th day of November, 1981, and recorded in Exhibit "B" of the Declaration of Condominium of The Ridings at Chesterbrook, a Condominium, in Miscellaneous Deed Book 535, Page 293 and Condominium Plan Book 3774- 84 and amended in Plan File No. 3788- 99.

Together with all right, title and interest being and undivided interest of in and to the common elements as set forth in the aforesaid Declaration of Condominium.

Together with all rights, title interest into the limited common elements designated for the unit in this condominium and or plots or plans.

BEING THE SAME PROPERTY CONVEYED TO DONNA JEAN CURTIS WHO ACQUIRED TITLE BY VIRTUE

OF A DEED FROM SEAN M. MCALISTER, DATED APRIL 2, 2009, RECORDED APRIL 14, 2009, AT DOCUMENT ID 10917310, AND RECORDED IN BOOK 7638, PAGE 2150, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 4305 10470000

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Donna Jean Curtis AKA Donna J. Curtis**

SALE ADDRESS: 348 New Market Court, Wayne, PA 19087

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

SALE NO. 23-10-305

Writ of Execution No. 2022-06294

DEBT \$212,701.63

PROPERTY SITUATE IN TOWNSHIP OF WEST WHITELAND TAX PARCEL # 41-8B-82

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE BRYN MAWR TRUST COMPANY

VS

DEFENDANT: **John A. Ferrie**

SALE ADDRESS: 1306 Murdock Drive, West Chester, PA 19380

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