



Chester County Law Reporter

(USPS 102-900)

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Chester County Law Reporter

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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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15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

www.chescobar.org
lawreporter@chescobar.org

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

Richard Meanix, Editor

Assistant Editor

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

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

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Venue

After deciding the Motions to Intervene, the court heard arguments by Petitioner, CYF, and Parents regarding proper venue. Venue is governed by 42 Pa.C.S. § 6321, which provides in juvenile matters that:

(b) Venue.--A proceeding under this chapter may be commenced:

(1) In the county in which the child resides.

* * *

(3) If dependency is alleged, in the county in which the child is present when it is commenced.

(c) Transfer to another court within this Commonwealth.--

(1) If the child resides in a county of this Commonwealth and the proceeding is commenced in a court of another county, the court, on motion of a party or on its own motion made after the adjudicatory hearing or at any time prior to final disposition, may transfer the proceeding to the county of the residence of the child for further action. Like transfers may be made if the residence of the child changes during the proceeding. The proceeding may be transferred if the child has been adjudicated delinquent and other proceedings involving the child are pending in the court of the county of his residence.

(2) Certified copies of all legal and social documents and records pertaining to the case on file with the court shall accompany the transfer.

42 Pa.C.S. § 6321(b)-(c) (emphasis in original).

The leading case on residence for a juvenile matter is In the Interest of J.S.M., 514 A.2d 899 (Pa. Super. 1986). In J.S.M. the Superior Court held that “residence” is not a defined term in the Juvenile Act and gave the term its common and approved usage. Id. at 900 (citing 1 Pa.C.S. § 1903; Commonwealth v. Roberson, 444 A.2d 722 (Pa. Super. 1982)). Thereafter, looking at Black’s Law Dictionary, the Superior Court analyzed the differences between residence and domicile and noted, inter alia, that residence is a place of abode without the present intention to leave. Id. The Superior Court observed that “[t]he undisputed testimony shows that the minor had resided in York County for at least four months prior to the date the transfer hearing was conducted.” Id. at 901. Here, Petitioner and Parents agree that, at this time, Parents are not willing for Child to return to live with them in Chester County. The J.S.M. Court faced with a similar fact set wrote “[t]he testimony also shows that the minor did not have a residence to return

to in Lancaster County.” Id. In that case, the child had lived in Lancaster County her entire life except for a brief stretch as a runaway to New York City and minor visits with her father in York County. This included living in a foster home in Lancaster County; however, “While the York court may have been correct in determining that the minor had her most significant contacts in Lancaster County, that factor is not dispositive of the question at hand.” Id. Rather, the controlling factor was that the child resided in York County the prior four months, and was likely to remain there for some indeterminate period in the future.

Presently, the facts alleged and stated by Petitioner are that the child resides with Petitioner, [a cousin, in] New Jersey. The testimony established that CYF contacted Cousin on January 20, 2023 regarding reports CYF received about, among other things, Child living with Father due to Mother’s lack of housing despite a custody order⁶ providing Mother with primary physical custody, Child’s sleepiness in class, and Child’s depression. Cousin picked up Child with only one set of clothing due to her observing bed bugs and unsanitary conditions at Father’s residence in a hotel in [Chester County], Pennsylvania. Mother is currently living with a friend at an unknown address in [Chester County], Pennsylvania. Cousin further testified that Child was concerned about who would take care of Father, who needs help with medicine and mobility due to various ailments. Cousin stated that Child had feces in his pants, fell asleep immediately upon entering the car, and stated that he only ate lunch at school for the past month. Further testimony established that Child only ate fast food with Father when he did eat with him, has an IEP at school, had been receiving mental health treatment, and may have autism, Asperger’s syndrome, and/or other mental health issues including a need for therapy for trauma. Cousin expressed that she cannot arrange health insurance, treatment, or make other necessary decisions for Child under the current arrangement or proposed family service plan.

Cousin agreed initially to take Child for the weekend but agrees now to have Child until June 30, 2023 so that he may finish the school year in New Jersey, where he enrolled on February 13, 2023 (8 days prior to the hearing and after the filing of the underlying Application). CYF argues that venue is improper because the child resides in another county/state. However, this court does not find that Child resides in another county/state; rather, Child is temporarily with Cousin without a formal agreement in place (testimony established a family plan was put forth but only signed by one individual and not by Cousin or Mother). Mother could demand Child back at any time without appropriate housing or demand the return to Father where the allegations are sufficient to warrant the filing of a dependency petition. Cousin testified that she would take care of Child at least through the school year but hopes that he can be reunited with Mother. These facts are clearly distinguishable from J.S.M., supra, or this court’s findings in T.T., supra.

Venue is not defeated because CYF and the family temporarily agreed to the Child being housed with a relative, particularly where such nebulous agreement has been in effect for approximately three weeks by the time of the filing of the Application.

⁶ May 23, 2022 Custody Order in docket # [9999-99999]-CU.

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Such temporary housing born of emergency need does not instantaneously switch the residency of the child pursuant to 42 Pa.C.S. § 6321(b)(1). Moreover, 42 Pa.C.S. § 6321(b)(3) states that a proceeding “**may** be commenced * * * (3), If dependency is alleged, in the county in which the child is present when it is commenced.” (emphasis added). That language is permissive and it would not be in the best interests of the Child nor reasonable to require the matter to be brought in New Jersey given both parents reside in Chester County, Chester County CYF and this court has some familiarity with the family, all school and medical records to date are here, and the desired goal by all is a reunification of Child and parents. Accordingly, this court will proceed to the hearing on the Application.

Application

Following a Pa.R.J.C.P. 1320 application to file a private dependency petition, the court “shall conduct a hearing within fourteen days of the presentation of the application for a petition to determine: (1) if there are sufficient facts alleged to support a petition of dependency; and (2) whether the person applying for the petition is a proper party to the proceedings.” Pa.R.J.C.P. 1321(a). The first question is the standard to apply for a determination if sufficient facts are **alleged** to support the filing of a petition.

Although no caselaw was found by this court regarding the standard to apply to a Rule 1321 hearing, this court analogizes to the standard to apply to a preliminary hearing pursuant to Pa.R.Crim.P. 542 where a *prima facie* case must be established by the Commonwealth. The defendant may still appear, call witnesses, testify, and make arguments; however, credibility is not at issue and the Commonwealth must merely establish a *prima facie* case. Similarly, this court finds that Petitioner must testify regarding the Application and establish that the allegations would form a sufficient basis for the filing of a petition. To the extent CYF has been granted standing or if another party had standing, it would not be to argue the veracity of the underlying allegations but to question, present evidence, or argue that the allegations as made do not support the filing of a petition. If an application is granted, CYF, the parents/caregivers, and any other interested party can present the court with evidence and argument at an adjudication hearing and the court will decide whether there should be an adjudication of dependency.

Presently, the testimony of Cousin as outlined above and CYF (via caseworker Shawn Lewis) clearly establishes allegations sufficient to support a dependency petition and potential adjudication of Child as dependent pursuant to 42 Pa.C.S. § 6302 – defining a “Dependent Child” in part as a child “without proper parental care or control, subsistence, education as required by law, or other care or control necessary for his physical, mental, or emotional health, or morals.” CYF may wish to present further testimony such as Mr. Lewis’s testimony that CYF’s visit to Father’s hotel did not result in their finding it unsafe; however, the allegations at this stage are more than sufficient to support a finding of dependency. CYF may also wish to further argue that:

dependency is unnecessary while Child is safe in Cousin's home;⁷ an adjudication of dependency will result in difficulty providing services while Child is in New Jersey with Cousin; dependency may result in removal from the New Jersey home in the short term due to the lack of home study; and the like. However, the ultimate adjudication of dependency is not before this court in this hearing. As such, the Application is granted and Petitioner may file a private petition pursuant to Pa.R.J.C.P. 1330, 1331.⁸

Lastly, this court must address if Petitioner "is a proper party to the proceedings." Again, case law has not been found by this court regarding the proper standard to apply in a private application, particularly where CYF opposes both the application and, consequently, the proposed dependency petition.

The leading case on standing in dependency matters is *In re L.C., II*, 900 A.2d 378 (Pa.Super. 2006). The Superior Court opined:

Although the Juvenile Act does not define "party," case law from this Court has conferred the status of party to a dependency proceeding on three classes of persons: (1) the parents of the juvenile whose dependency status is at issue; (2) the legal custodian of the juvenile whose dependency status is at issue[;] or (3) the person whose care and control of the juvenile is in question. ... These categories logically stem from the fact that upon an adjudication of dependency, the court has the authority to remove a child from the custody of his or her parents or legal custodian. 42 Pa.C.S.A. §§ [sic] 6351. Due process requires that the child's legal caregiver, be it a parent or other custodian, be granted party status in order to be able to participate and present argument in the dependency proceedings.

Id., at 381. The Superior Court in *L.C., II* denied standing to a grandmother who had cared for a child for 14 years after which legal custody of the child was given to the child's mother. Accordingly, after a year of mother's custody, the Superior Court reasoned that the grandmother did not have legal custody or *in loco parentis* status and that grandmother's care, custody, and control were not at issue. *Id.* at 380.

The Superior Court has since stated that *in loco parentis* status alone is insufficient to confer standing for a dependency matter. *In re S.H.J.*, 78 A.3d 1158, 1161 (Pa. Super. 2013) ("We have held consistently that foster parents and persons acting *in loco parentis* lack standing to intervene in dependence.") (citing *In re F.B.*, 927 A.3d 268, 273 (Pa.Super. 2007) and contrasting *In re D.K.*, 922 A.2d 929 (Pa.Super. 2007) (holding that *in loco parentis* status yields standing when that individual had been

⁷ But see *In the Interest of T.M.A. a Minor*, 207 A.3d 375 (Pa.Super. 2019), in which the Superior Court rejected a CYF argument that a caregiver stood *in loco parentis* obviating the need for an adjudication of dependency and holding that in a caregiver's private petition for dependency, the child was properly determined to be dependent despite living for three years with a caregiver given, *inter alia*, the caregiver's lack of legal authority to oversee all medical and educational needs.

⁸ CYF shall automatically be joined as a party pursuant to Pa.R.J.C.P. 1321(C) ("Following grant of an application under this rule, the county agency shall be joined as a party in any further proceedings upon filing and service of a private petition pursuant to Rules 1330 and 1331.")

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the primary caregiver immediately preceding the dependency action and it was that individual's care and control at issue in the dependency matter)). See also 42 Pa.C.S. § 6336.1(a) (providing that “[u]nless a . . . relative providing care for a child has been awarded legal custody pursuant to section 6357 . . . nothing in this section shall give the . . . relative providing care for the child legal standing in the matter being heard by the court.”).

In an unpublished opinion, In Interests of B.G., 2017 WL 499401 (Pa.Super. 2017), the Superior Court recognized that an adult cousin currently caring for a child had standing where that adult cousin had care of the child at issue and had failed to take the child to certain medical appointments and thus fit the third category of L.C. II.

Presently, it was established at the limited Rule 1321 hearing that Petitioner, an adult cousin, is providing care for Child. However, this court finds a question exists as to whether she is able to provide complete and adequate care given the lack of a formalized agreement and appropriate permissions from one or both parents for medical treatment and the like.⁹ Although Petitioner may dispute that her care and control of the child is in question, this court finds that it is both the care and control of the parents who are the legal custodians of Child as well as the temporary care of Petitioner (including for factors outside of her control) that are at issue. As such, Petitioner has standing as a party pursuant to the reasoning of L.C., II and B.G. and to serve the best interests of the child.

This court recognizes a potential tension between on the one hand L.C., II, 42 Pa.C.S. § 6336.1 (providing that caregivers without legal custody do not have standing in a dependency hearing but do have a right to be heard), S.H.J., and on the other, the present ruling. However, existing caselaw does not address the unique factors of a private application followed by a private dependency petition where CYF is in opposition throughout. Moreover, an additional and countervailing (or outweighing) tension exists with the mandate of this court in any dependency proceeding. Namely, the overarching concern of the court in a dependency matter is the best interests of the child.

Due to the requirements of the federal Adoption and Safe Families Act (“ASFA”), enacted in 1997, and to obtain vital federal funding, the legislature amended the Pennsylvania Juvenile Act, 42 Pa.C.S. §§ 6301–6365. See In re Adoption of A.M.B., 812 A.2d 659 (Pa. Super.2002). The significance of these changes to the law cannot be overstated because the focus in dependency proceedings can be shifted under certain circumstances. Essentially, the ASFA directs the emphasis away from the paramount importance previously enjoyed by parental rights to establish “unequivocally that the goals for children in the child welfare system are **safety, permanency**

⁹ The court recognized at the hearing and reiterates here that it is grateful for Petitioner shouldering the responsibility of helping her younger cousin, getting him enrolled in school despite obstacles, and being willing to be a resource. As such, this finding should not be taken as a finding of any fault on the part of Petitioner.

and well-being.” In re R.T., 778 A.2d 670, 678 (Pa.Super.2001) (quoting In Interest of Lilley, 719 A.2d 327, 334 n. 5 (Pa.Super.1998) (emphasis in original)); see 42 U.S.C. § 671. “The amendments make clear that the health and safety of the child supercede all other considerations.” In re R.T., supra at 678 (quoting Lilley, supra at 333).

In re C.B., 861 A.2d 287, 295 (Pa.Super. 2004); see also In re N.C., 909 A.2d 818 (Pa. Super. 2006); In re C.B., 861 A.2d 287, 295 (Pa.Super. 2004), appeal denied, 871 A.2d 187 (Pa. 2005); In re M.S., 980 A.2d 612 (Pa.Super. 2009).

As such, one can argue a further exception not yet addressed by the appellate courts is mandated by the best interests of the child and should be recognized. Specifically, the best interests of a child are not served when a private dependency petition that is initially opposed by a county’s agency is then left in the hands of the county agency to pursue if the original petitioner does not have standing. At best, that results in the trial court forced into a more active role pursuing the line of inquiry raised in the original application to file a private dependency petition in order to ensure that it asks all questions of potential caregivers, witnesses, and the like. Moreover, nobody is present to advocate for the beliefs of the initial and primary proponent of an adjudication of dependency or to object, make motions, and the like when, pursuant to the Juvenile Act, only parties have a right to participate, be heard on his or her own behalf, introduce evidence, or cross-examine witnesses. 42 Pa.C.S. § 6338(a); In re L.J., 691 A.2d 520, 526 (Pa.Super. 1997). Accordingly, this court puts forth an additional category of individuals having standing, at least for an initial adjudication as a result of the granting of a private application pursuant to Pa.R.J.C.P. 1321, namely, a current, temporary caregiver unable to provide adequate care due to his/her lack of legal custody coupled with allegations of a parent or guardian’s neglect or abuse where the local agency opposes the ultimate filing of the petition.

Petitioner is found to be a proper party pursuant to Pa.R.J.C.P. 1321(a)(2) because her ability to provide proper care is in question due to the facts presented.

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

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is DSG Newco, Inc.

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.

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

CIVIL ACTION

LAW NO. 2023-01669-NC

NOTICE IS HEREBY GIVEN that the name change petition of Celia Rose Breslin was filed in the above-named court and will be heard on Monday, June 5, 2023 at 2:00 PM, in Courtroom 8 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, March 10, 2023
Name to be changed from: Celia Rose Breslin to: Celia Rose Coyne

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

1st Publication

ALBRIGHT, Joan, late of Elverson Borough. Ronald J. Albright, 15 Meadow Springs Lane, Oley, PA 19547, Executor.

BAILEY, Velma F., late of West Grove Borough. Judith A. Napieralski, care of WILLIAM J. GALLAGHER, Esquire, 209 E. State St., Kennett Square, PA 19348, Executrix. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 209 E. State St., Kennett Square, PA 19348, atty.

BLANCHARD, Richard C., late of Pennsbury Township. David C. Blanchard, 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.

BLANCHARD, Barbara L., late of Pennsbury Township. David C. Blanchard and Randall S. Blanchard, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

BLEVINS, Timothy J., late of South Coventry Township. Nathan W. Blevins, care of PETER GIANGIULIO, Esquire, P.O. Box 567, Unionville, PA 19375, Administrator. PETER GIANGIULIO, Esquire, P.O. Box 567, Unionville, PA 19375, atty.

BREUNINGER, Peter August, a/k/a Peter Breuninger, late of Willistown Township. Thomas F. Toscani, 400 Berwyn Park, 899 Cassatt Rd., Ste.

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

CIVIL ACTION

LAW NO. 2023-03073-NC

NOTICE IS HEREBY GIVEN that the name change petition of Beverly Jeanette Linton was filed in the above-named court and will be heard on Monday, July 31, 2023 at 2:00 PM, in Courtroom 12 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Tuesday, May 2, 2023
Name to be changed from: Beverly Jeanette Linton to: Athena Jeanette Linton

Any person interested may appear and show cause,

320, Berwyn, PA 19312, Administrator DBNCTA. THOMAS F. TOSCANI, Esquire, Toscani, Stathes & Zoeller, LLC, 400 Berwyn Park, 899 Cassatt Rd., Ste. 320, Berwyn, PA 19312, atty.

BUCKWALTER, Gloria D., late of East Coventry Township. Mary G. Fogal, care of DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, Executrix. DAVID G. GARNER, Esquire, 635 East High Street, Suite 2, Pottstown, PA 19464, atty.

CASAGRANDE, Louise Dunleavy, late of Penn Township. Keith Dunleavy, care of MICHAEL A. BRESLOW, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executor. MICHAEL A. BRESLOW, Esquire, Heckscher, Teilon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

CHONG, Alexander, late of South Coventry Township. Angelina M. Wheeler-Chong, 2307 St Andrews Circle, Melbourne, FL 32901, Executor. JOSEPH F. LEESON, III, Esquire, Leeson & Leeson, 70 E Broad St., PO Box 1426, Bethlehem, PA 18016-1426, atty.

CLARK, Jessie Fay, late of West Whiteland Township. Douglas J. Clark, 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.

CLAY, Janis M., a/k/a Janis C. Clay, late of West Chester Borough. Kathy A. Talley, 416 Roseanna Avenue, Wilmington, DE 19803, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

COBLE, Beatrice R., late of Honey Brook Township. Signe C. McCallum, 914 Briarwood Circle, Downingtown, PA 19335, Executor. KATHLEEN K. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

DIETZ, Richard F., late of Pennsbury Township. David A. Dietz, 311 Mackenzie Drive, West Chester, PA 19380, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PPA 19372, atty.

DIMONTE, Frederick J., a/k/a Frederick Joseph Dimonte, late of Pocopson. Elaine M. Dimonte, 6 Tullamore Drive, West Chester, PA 19382 & Susan D. Consalvi, 127 Tanbark Drive, Greentown, PA 18426, Executrices. MARGARET O'NEILL, Esquire, Margaret O'Neill LLC, 1450 Boot Rd., Bldg

400, Suite D, West Chester, PA 19380, atty.

DOAN, JR., Earl A., a/k/a Earl Amos Doan, Jr., late of East Fallowfield Township. Randy E. Doan, 2845 Strasburg Road, East Fallowfield, PA 19320 & Lisa G. Doan-Harley, 175 Weston Drive, East Fallowfield, PA 19320, Executors. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

GONSORICK, Barbara A., a/k/a Barbara Gonsorick, late of West Brandywine Township. Dana M. Kramer, 1107 Clover Hill Drive, West Chester, PA 19382 & John M. Gonsorick, #7 Lenape Drive, Morgantown, PA 19543, Executors. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

HAAS, Aldeth S., late of Franklin Township. Cindy Ann Dunphy, 103 Hoeffecker Rd., Phoenixville, PA 19460 and John Myron Haas, 1713 New London Rd., Landenberg, PA 19350, Executors. JAMES C. KOVALESKI, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19426, atty.

HEFFNER, Marian L., a/k/a Marian Leona Heffner, late of Warwick Township. Sheila M. Heffner, 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.

HENRICKSEN, JR., Gerhard C., a/k/a Gerhard C. Henriksen, late of East Caln Township. Lisa H. Paulson, 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.

HIMES, James J., late of West Whiteland Township. Daniel Molino, care of DANIELLE M. YACONO, Esquire, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, Executor. DANIELLE M. YACONO, Esquire, Hamburg, Rubin, Mullin Maxwell & Lupin, PC, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773, atty.

HORIKAWA, Herbert Jun, late of Honey Brook. Joyce Horikawa, 716 Old Lancaster Road, Bryn Mawr, PA 19010, Executor.

JARVIS, Kathryn Lois, a/k/a Kathryn L. Jarvis, late of East Pikeland Township. Kristin Fraidenburg, care of RYAN J. GRIFFIN, CPA, Esquire, 623 N. Pottstown Pike, Exton, PA 19341, Executor. RYAN J. GRIFFIN, CPA, Esquire, James B. Griffin, P.C., 623 N. Pottstown Pike, Exton, PA 19341, atty.

JOHNSON, Priscilla Jane, late of Kennett Town-

ship. Cynthia Jo Braden, 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.

LATSKO, Andrew J., late of Honey Brook Township. Stacey Willits McConnell, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, P.C., 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

MALONE, Ann E., late of Kennett Square. Douglas W. Olshin, 442 North High Street, West Chester, PA 19380, Administrator.

SAYLOR, Michael H., late of Landenberg. Michele L. McCleary, care of MICHAEL R. PERNA, Esquire, 610 P.O. Box 96, Kennett Square, PA 19348, Executor. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 P.O. Box 96, Kennett Square, PA 19348, atty.

TUPPENY, Janet M., a/k/a Janet Tuppeny, late of West Nantmeal Township. Shirley A. Brown, 108 Ednas Lane, Honey Brook, PA 19344, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

VAN LOAN, Adrienne Thompson, a/k/a Madeline Adrienne Van Loan, Audrey Van Loan, late of East Whiteland Township. Roland Van Loan, Jr., care of KEVIN J. RYAN, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executor. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

VERISH, Margaret Ann, a/k/a Margaret A. Verish, Margaret Verish, late of Westtown Township. John Andrew Verish, 220 North Edmonds Avenue, Havertown, PA 19083, Executor. THERESE L. MONEY, Esquire, Law Office Therese L. Money, LLC, 1022 Old Wilmington Pike, West Chester, PA 19382, atty.

VIRGILIO, Richard Rocco, late of New London Township. Carol Ann Virgilio, 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.

2nd Publication

BATTESE, Judy, a/k/a Judy Kremer Battese, late of West Whiteland Township. Gary Battese, care of CHRISTINA ROBERTS, Esquire, 3305 Edgmont

Avenue, Brookhaven, PA 19015, Executor. CHRISTINA ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

CHAPPELL, Benjamin F., late of West Fallowfield Township. Christopher A. Chappell, 60-27 St. Felix Avenue, Glendale, NY 11385, Administrator. TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, atty.

CLAY, Janis M., a/k/a Janis C. Clay, late of West Chester Borough. Kathy A. Talley, 416 Roseanna Avenue, Wilmington, DE 19803, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

COPEHNAVER, Margaret J., late of East Coventry Township. Shirley K. Byrd, P.O. Box 651, Skip-pack, PA 19474; Barry L. Copenhaver, 542 Roberts Drive, Pottstown, PA 19464; & Brian S. Copenhaver, 102 Hillside Drive, Spring City, PA 19475, Executors. H. CHARLES MARKOFSKI, Esquire, Markofski Law Offices, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369, atty.

DMYTRYK, David M., a/k/a David Michael Dmytryk, late of West Brandywine Township. Joseph F. Claffy, Esq., 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.

D'ONOFRIO, III, Louis, late of West Whiteland Township. Kathleen M. D'Onofrio, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Administratrix CTA. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

EVANS, Mary Margaret, late of Schuylkill Township. Nancy W. Pine, 104 S. Church St., West Chester, PA 19382, Administratrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

GARRETT, Suzanne M., a/k/a Suzanne Marie Garrett, late of East Goshen Township. Gabrielle Falcone, 14 Meadowlake Drive, Downingtown, PA 19335, Executor. TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, atty.

GOERTH, Jean Elizabeth, a/k/a Jean Goerth, late of Uwchlan Township. Gretchen Baxter, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

GREEN, Suzanne, late of East Fallowfield Township. Sarah M. Bednar, care of KENNETH R. WERNER, Esquire, 203 West Minder Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Minder Street, West Chester, PA 19382-2924, atty.

GUSS, Jane E., late of West Chester Borough. Edward M. Liga, care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrator. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

HAYES, Louis T., a/k/a Louis Thomas Hayes, late of Pennsbury Township. Louisa Hayes Leipold and Peter C. Hayes, care of KENNETH L. NORTON, Esquire, Rodney Square, 1000 N. King St., Wilmington, DE 19801, Executors. KENNETH L. NORTON, Esquire, Young Conaway Stargatt & Taylor, LLP, Rodney Square, 1000 N. King St., Wilmington, DE 19801, atty.

HEVNER, Anne Remy, late of East Bradford Township. Nancy W. Pine, 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.

LEVINE, Marshall S., late of Tredyffrin Township. David Levine, 179 Hunters Ln., Devon, PA 19333, Executor. GARTH G. HOYT, Esquire, McNeese Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

MASCHERINO, Judith Anne, late of East Brandywine Township. Stephen J. Mascherino, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Administrator. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

McGARVEY, John J., a/k/a John J. McGarvey, Jr., late of East Goshen Township. Kimberly J. Mulholland, 19 Lantern Ln., Chesterbrook, PA 19087, Executrix. GREGORY A. BARONI, Esquire, 13 E. Central Ave., Paoli, PA 19301, atty.

MICHELL, Elizabeth B., a/k/a Elizabeth Baxter Michell, late of Tredyffrin Township. Samuel B. Wheeler, care of J. WILLIAM WIDING, III, Esquire, 2640 Westview Dr., Wyomissing, PA 19610, Executor. J. WILLIAM WIDING, III, Esquire, Kozloff Stoudt, PC, 2640 Westview Dr., Wyomissing, PA 19610, atty.

MILLER, Pasquale Anothony, a/k/a Pasquale A. Miller, Pat A. Miller, late of West Goshen Township. Anthony Scott Miller, 29 Michael Lane, Esquire, West Chester, PA 19380, Executor. JAMES S. TU-

PITZA, Esquire, Tupitza & Associates, P.C., 212 W. Gay Street, West Chester, PA 19380, atty.

MILLER, Nancy M., a/k/a Nancy K. McClure, late of East Nottingham Township. Melissa M. Hammond, 837 State Hill Dr., Oxford, PA 19363, Administratrix. ELIZABETH D. LUBKER, Esquire, Lubker Ostien Law, 390 Waterloo Blvd., Ste. 210, Exton, PA 19341, atty.

MOORE, Debbi S., a/k/a Deborah S. Moore Osgood, Deborah S. Moore and Debbi M. Osgood, late of East Whiteland Township. Kathryn M. Flanagan, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executrix. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

OWEN, Sharon A., late of West Goshen Township. Ronald D. Owen, 499 King Rd., West Chester, PA 19380, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD, 17 W. Miner St., West Chester, PA 19382, atty.

REYNOLDS, Robert Allen, late of Coatesville. Judith F Reynolds, 361 Freedom Blvd., Coatesville, PA 19320, Executor.

SCIMECA, Susan E., late of Newlin Township. Tina Marie Nicarry, care of VINCENT CAROSELLA, JR., Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Executrix. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

SMITH, Nicole L., a/k/a Nikki Smith, late of South Coatesville Borough. Gregory Smith, care of SALLY A. FARRELL, Esquire, 17 W. Miner St., West Chester, PA 19382, Administrator. SALLY A. FARRELL, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

SMURTHWAITE, Alice C., a/k/a Alice G. Smurthwaite, late of East Caln Township. John M. Smurthwaite & Anna L. Smurthwaite, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Co-Executors. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

SOHIER, Mary D., late of East Whiteland Township. Charles T. Haydock, care of RUSSELL J. RESSLER, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355, East Whiteland Township. RUSSELL J. RESSLER, Esquire, Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

SOUDERS, Arlington, a/k/a Robert A. Souders, late of East Caln Township. John L. Souders, care of JOHN T. DOOLEY, Esquire, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, Executor. JOHN T. DOOLEY, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Ste. 200, Lansdale, PA 19446, atty.

SPIELBERGER, John B., late of West Chester. Bernadette M. Thorngate, care of ROBERT M. ABERNETHY, III, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. ROBERT M. ABERNETHY, III, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

TOTH, Magdalena G., late of Uwchlan Township. Elizabeth Schmidt, care of TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, Executor. TOM MOHR, Esquire, 301 W. Market Street, West Chester, PA 19382, atty.

3rd Publication

ALLAN, Mary Berninger, a/k/a Mary B. Allan, Mary Berninger, late of Thornbury Township. Mary A. Jones, care of LISA COMBER HALL, Esquire, 27 S. Darlington St., West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, PC, 27 S. Darlington St., West Chester, PA 19382, atty.

ANGLIM, Francis, a/k/a Francis Joseph Anglim, late of West Marlborough Township. Patricia Jacobs, care of CLARE L. MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. CLARE L. MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

ANKNEY, Lillian M., late of East Nottingham Township. Dawn Poole, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executrix. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

ATKINS, John Graham, late of West Chester Borough. Dallas Leigh Atkins, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executrix. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

CASHDOLLAR, Harriet A., late of London Grove Township. Bryan W. Cashdollar, 606 Santa Anita Dr., North Wales, PA 19454, Executor. JENNIFER M. MERX, Esquire, Skarlatos Zonarich, 320 Market St., Ste. 600, West Harrisburg, PA 17101, atty.

CATTEAU, James J., a/k/a James Joseph Catteau, late of North Coventry Township. Jennifer Oelschlager, 2136 Reindeer Court, Gilbertsville, PA 19525, Executrix. ANN E. RHOADS, Esquire, 244 West Main Street, Hummelstown, PA 17036, atty.

COX, Douglas L., late of West Whiteland Township. Gregory B Cox, 1 Lavern Court, Shillington, PA 19607, Executor. MARCI S. MILLER, Esquire, Gibbel Kraybill & Hess LLP, PO Box 5349, Lancaster, PA 17606, atty.

CZAPLA, Ronald Kaye, late of Tredyffrin Township. Mark S. Pearlstein, 175 Strafford Ave, Suite One, Wayne, PA 19087, Executor. MARK S. PEARLSTEIN, Esquire, Law Office of Mark S. Pearlstein, 175 Strafford Ave, Suite One, Wayne, PA 19087, atty.

DENNEY, Rita M., late of West Nottingham Township. Michael T. Denney and Ashley Stevens, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Co-Executors. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

DIEBOLD, Martha DeWeese, late of West Chester. Janis Harlow, PO Box 548, Delaware City, DE 19706, Personal Representative.

ESPINOSA, Hernando, late of Sadsbury Township. Tynell Espinosa, 1053 Liberty Court, Bethlehem, PA 18017, Administrator. E. NEGO PILE, Esquire, Pile Law Firm, 1777 Sentry Parkway West, Ste. 404, Veva 14, Blue Bell, PA 19422, atty.

FRAVER, Mary Jane, late of Upper Oxford Township. Patti A. Farmer and Perry A. Fraver, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Co-Executors. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

GLENN, Arlis C., a/k/a Arlis Clyde Glenn, late of David A. Gless, Sr. DONALD B. LYNN, JR., P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HARRIS, Andrew Richard, late of West Chester. Roger Harris, 193 Franklin Ave, Phoenixville, PA 19460, & Andrew C Harris, 118 Greendale Road, Philadelphia, PA 19154, Administrator.

HOWELL, Helen King, late of Uwchlan Township. Gary Howell, 650 Stockton Drive, Room 404, Exton, PA 19341, Executor. J. TIMOTHY ARNDT III, Esquire, Lachall Cohen & Sagnor LLP, 144 West Market Street, West Chester, PA 19382, atty.

HURST, Donald J., late of Penn Township. Scott J. Hurst, care of R. SAMUEL McMICHAEL, Es-

quire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

LUKACS, Pamela Hall, a/k/a Pamela Hall Gil-linson and Pamela Grant Hall, late of West Whiteland Township. Mark R. Ashton, P.O. Box 673, Exton, PA 19341-0673, Administrator. MARK R. ASHTON, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

MASSEY, JR., Albert P., late of Tredyffrin Township. David T. Massey, 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.

MASSI, Mary, late of Kennett Square. Dante Mas-si, Jr., care of CHARLES G. CHELEDEN, Esquire, 275 South Main Street, Suite 11, Doylestown, PA 18901, Executor. CHARLES G. CHELEDEN, Esquire, 275 South Main Street, Suite 11, Doylestown, PA 18901, atty.

McALLISTER, Michele Jane, late of West Grove. Benjamin McKee, 1936 South 5 St W, Apt.202, Mis-soula, MT 59801, Executor. PATRICIA M. LARRI-MORE, Esquire, 704 Southwinds Drive, Bryn Mawr, PA 19010, atty.

McGOVERN, Dorothy T., late of Kennett Bor-ough. John D. McGovern, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

MULLESTEIN, Dorothy W., late of Pennsbury Township. Louis N. Teti, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELL-INGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

OETTGEN, Herbert F., late of Pennsbury Town-ship. Hans C. Oettgen, 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.

SCHAUM, Roberta V., late of Westtown Town-ship. P. Andrew Schaum, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Ken-nett Square, PA 19348, atty.

SIMONE, Mary, late of East Goshen Township. Claudia Caughlin, Susan Wiener and Valerie Ull-mann, care of GERALD M. HATFIELD, Esquire,

P.O. Box 673, Exton, PA 19341-0673, Executrices. GERALD M. HATFIELD, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

SPITZER, Mary Jo Boenning, a/k/a Mary Jose-phine Spitzer and Mary Josephine Boenning, late of Tredyffrin Township. William B. J. Tucker, 977 Wind Song Rd., West Chester, PA 19380, Executor. LEONARD J. COOPER, Esquire, 1603 Harris Rd., Glenside, PA 19038-7206, atty.

STADE, JR., Howard R., late of Willistown Township. Beth Ann McCarthy, 625 Seneca Avenue, Norwood, PA 19074, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following Ches-ter County attorneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated March 22, 2023, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Con-tinuing Legal Education Board. The Order became effective April 21, 2023, for Compliance Group 2. McKernan, Sean Thomas
Owens, John T.
Robinson, James Benjamin
Ross, Murray L.
Wusinich, Joanna Frances

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

NOTICE OF DISBARMENT

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated April 25, 2023, Diane L. Rohrman, (#88124), of Malvern PA, has been Disbarred on Consent from the Bar of this Common-wealth, retroactive to May 6, 2021.

Marcee D. Sloan
Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania

2nd Publication of 3**TRUST NOTICE**

THE KENNETH G. EMERSON LIVING TRUST DTD MAY 3, 2001, AS AMENDED ON OCTOBER 13, 2016, AND AS RESTATED ON APRIL 30, 2021. KENNETH G. EMERSON, Deceased, Late of West Goshen 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 DUKE SCHNEIDER, TRUSTEE, 17 W. Miner Street, P.O. Box 660, West Chester, PA 19381-0660. Or to his Attorney: DUKE SCHNEIDER, MacELREE HARVEY, LTD., 17 W. MINER STREET, P.O. BOX 660, WEST CHESTER, PA 19381-0660.

2nd Publication of 3**TRUST NOTICE**

DOROTHY RUTH RUPERT IRREVOCABLE TRUST DATED 8/10/2017. DOROTHY R. RUPERT, Deceased, Late of East Coventry 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 DAIN B. RUPERT, TRUSTEE, 2396 E. Cedarville Rd., Pottstown, PA 19465. Or to his Attorney: REBECCA A. HOBBS, OWM LAW, 41 E. High St., Pottstown, PA 19464.

3rd Publication of 3**TRUST NOTICE**

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

Ruth S. Farmer, Trustee

263 South Bank Road, Chester, PA 19350

Attorney:

PETER S. GORDON, Esquire

Gordon, Fournaris & Mammarella, P.A.

1925 Lovering Avenue, Wilmington, DE 19806

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, May 18th, 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 **Tuesday June 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

3rd Publication of 3

SALE NO. 23-5-152

Writ of Execution No. 2020-00433

DEBT \$429,355.76

PROPERTY SITUATE IN UPPER UW-CHLAN TOWNSHIP

TAX PARCEL NO. 3201 00042200

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **JONATHAN SEIJO**

SALE ADDRESS: 5 Fox Ridge Road, Glenmoore, PA 19343

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

SALE NO. 23-5-153

Writ of Execution No. 2018-04662

DEBT \$186,921.19

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

BLR # 28-1-18.2

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **SONJA D. OGDEN**

SALE ADDRESS: 128 Engletown Road, Honey Brook, PA 19344

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

SALE NO. 23-5-154

Writ of Execution No. 2022-04080

DEBT \$465,031.53

ALL THAT CERTAIN lot or parcel of land situated in the Honey Brook Township, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated April 15, 2002 and recorded in the Office of the Chester County Recorder of Deeds on May 3, 2002, in Deed Book Volume 5271 at Page 2345, as Instrument No. 200210080499.

Tax Parcel No. 22-10-43.1

PLAINTIFF: MCLP Asset Company, Inc.

VS

DEFENDANT: **Samuel Paschall a/k/a Samuel M. Paschall, Individually, and as a Surviving Heir of Virginia M. Paschall, Deceased**

SALE ADDRESS: 900 Beaver Dam Road, Honey Brook, PA 19344

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

SALE NO. 23-5-155

Writ of Execution No. 2022-04669

DEBT \$213,814.38

PROPERTY SITUATE IN BOROUGH OF OXFORD

TAX PARCEL NO. 0609 009 03200

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **LILLIAM ROLFE & MICHAEL K. ROLFE AKA MICHAEL KEVIN ROLFE**

SALE ADDRESS: 25 Liverpool Court, Oxford, PA 19363

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

SALE NO. 23-5-156

Writ of Execution No. 2019-09877

DEBT \$82,183.72

ALL THAT CERTAIN LOT OR PARCEL OF GROUND WITH THE HEREDITAMENTS AND APPURTENANCES, SITUATE IN THE TOWNSHIP OF EAST WHITELAND, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA AND DESIGNATED AND SHOWN ON SITE DEVELOPMENT PLAN OF FRAZER MANOR MADE BY YERKES ASSOCIATES, INC., CONSULTING ENGINEERS AND SURVEYORS, WEST CHESTER, PA DATED 8-8-1980 AND LAST REVISED 4-21-1981 RECORDED 7-15-1981 IN PLAN FILE

#3611 AND ALSO DESIGNATED AND SHOWN ON AN AS BUILT BUILDING LOCATION PLAN, AS ONE PARK PLACE MADE BY BERGER AND HAYES, INC., CONSULTING ENGINEERS & SURVEYORS, THORNDALE, PA DATED 8-8-1980 LAST REVISED 4-21-1981 RECORDED 7-15-1981 IN PLAN FILE #3611 AND ALSO DESIGNATED AND SHOWN ON AN AS BUILT BUILDING LOCATION PLAN OF ONE PARK PLACE MADE BY BERGER AND HAYES, INC., RECORDED 8-9-1985 AT WEST CHESTER, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF CHESTER, IN PLAN FILE #5723 AND DESIGNATED AS LOT 20 AND 15 FEET PATIO AREA.

UNDER SUBJECT AND DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ONE PARK PLACE AS SET FORTH IN DEED RECORDED 9-9-1981 IN MISC. DEED BOOK 527 PAGE 397 AND C., AND AMENDMENT THERETO RECORDED 9-9-1981 IN MISC. DEED BOOK 527 PAGE 424 AND C., AND A SECOND AMENDMENT THERETO RECORDED 10-7-1981 IN MISC. DEED BOOK 530 PAGE 335.

TOGETHER WITH THE FREE AND COMMON USE, RIGHT, LIBERTY AND PRIVILEGE OF ALL WALKWAYS, PAVEMENTS, PARKING AREAS, RECREATIONAL FACILITIES AND STREETS OR AVENUES AS SHOWN ON PLAN OF ONE PARK PLACE DATED 3-17-1982 AND RECORDED 4-7-1982 IN PLAN FILES 33927 AS A MEANS OF INGRESS, EGRESS, AND REGRESS FROM THE PROPERTY HEREIN DESCRIBED THE SAID RECREATIONAL FACILITIES, PARKING AREAS, STREETS OR AVENUES IN COMMON WITH THE OTHER OWNERS, TENANTS AND OCCUPIERS OF THE OTHER LOTS OR TRACTS OF GROUND IN THE SAID PLAN OF ONE PARK PLACE.

BEING THE SAME PREMISES CONVEYED TO MYRDDIN L. JONES AND MARGARET L. JONES, AS TENANTS BY THE ENTIRETY FROM MARY C. LEWIS BY DEED DATED 8/31/2000 AND RECORDED 9/13/2000 IN BOOK 4817 PAGE 0785.

TITLE TO SAID PREMISES IS VESTED IN MYRDDIN L. JONES AND MARGARET L. JONES BY DEED FROM MARY C. LEWIS DATED AUGUST 31, 2000 AND RECORDED SEPTEMBER 13, 2000 IN DEED BOOK 4817, PAGE 0785. THE SAID MYRDDIN L. JONES DIED ON NOVEMBER 21, 2008 THEREBY VESTING TITLE IN MARGARET L. JONES BY OPERATION OF LAW.

TAX PARCEL # 42-4-419

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master Participation Trust

VS

DEFENDANT: **Margaret L. Jones**

SALE ADDRESS: 210 Josephs Way, Malvern, PA 19355

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

SALE NO. 23-5-157

Writ of Execution No. 2019-05158

DEBT \$356,203.21

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

All that certain lot or piece of ground situate in the Borough of Phoenixville, County of Chester and Commonwealth of Pennsylvania, bounded and described according to

the record Plan for "Northridge Village", Phase I, prepared by Conver and Smith Engineering, Inc., dated 9/4/2003, last revised 11/1/2004 and recorded in Chester County as plan #17241 as follows, to wit:

Beginning at a point on the Southerly side of Joplin Lane, a corner of Lot #25 as shown on said plan, thence from said point of beginning, along the said side of Joplin Lane South 89 degrees, 42 minutes, 18 seconds East 22.00 feet to a corner of Lot #27; thence along Lot #27 South 00 degrees 17 minutes 42 seconds West 75.00 feet to a point on the northerly side of Rosemary Alley; thence along the said side of Rosemary Alley North 89 degrees 42 minutes 18 seconds West 22.00 feet to a corner of Lot #25; thence along Lot #25 North 00 degrees 17 minutes 42 seconds East 75.00 feet to the first mentioned point and place of beginning.

Under and subject to covenants, easements and restrictions of record.

BEING Lot #26.

BEING THE SAME PREMISES CONVEYED TO BRIAN M. VARANO WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CARTUS FINANCIAL CORPORATION, A DELAWARE CORPORATION, DATED APRIL 11, 2012, RECORDED JULY 27, 2012, AT DOCUMENT ID 11198776, AND RECORDED IN BOOK 8480, PAGE 1364, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

UPI NUMBER 15-04-0697

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Brian M. Varano**

SALE ADDRESS: 1402 Joplin Lane, Phoenixville, PA 19460

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

SALE NO. 23-5-158**Writ of Execution No. 2015-11436****DEBT \$197,214.98**

ALL THAT CERTAIN lot of land, Situate in Kennett Heights in the Borough of Kennett Square, Chester County, Pennsylvania, bounded and described according to a Plan of Lots known as Kennett Heights, dated 6/22/1959, by George E. Register & Sons, and recorded in Plan Book 9 page 24, as follows:

BEGINNING at a point on the Northerly side of Hazel Road, said point being the Southeasterly corner of Lot NO. 7 on said Plan, and the Southwesterly corner of the about to be described lot; thence from said point of beginning, and extending along said Lot No. 7 in a Northerly direction, 198.00 feet to a point in line of lands now or late of John Winters; thence extending along said land of Winters, North 75 degrees 38 minutes East, 101.00 feet to a point set on the Westerly side of a 12 feet wide right of way; thence extending along said right of way, South 02 degrees 51 minutes East, 198.00 feet to a point on the aforementioned side of Hazel Road; thence extending along the side of Hazel Road, South 71 degrees 29 minutes West, 78.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 on said Plan.

TOGETHER with an easement for the placement of water and sewer lines across a 4 feet wide strip of the adjoining property, being a portion of Lot 7 as shown on said Plan, and specifically described as follows:

BEGINNING at a point, set of the North-erly side of Hazel Road or Avenue (45 feet wide), said point marking the Southeasterly corner of the about to be described tract and the Southwesterly corner of Lot 6 on said Plan, conveyed herein; thence leaving said point of beginning along said Hazel Road or Avenue, South 71 degrees 29 minutes 00 seconds West, 75.00 feet to a point marking the Southwesterly corner of this tract and

the Southeasterly corner of Lot No. 8 on the said Plan; thence leaving said Hazel Road or Avenue and along said Lot 8, North 11 degrees 51 minutes 53 seconds West, 4.0 feet to a point in lines of Lot No. 8 and Lot No. 7; thence leaving said line, North 71 degrees 29 minutes 00 seconds East, 75.58 feet, be it the same, more or less, to a point in the lines of Lot 7 and Lot 6, conveyed herein, thence along said line, South 03 degrees 22 minutes 09 seconds East, 4.0 feet, be it the same, more or less, to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Grant W. Carlson and Nancy J. Carlson, by Deed dated 12/12/2003 and recorded in the Office of the Recorder of Deeds of Chester County on 12/19/2003 in Deed Book Volume 6015, Page 2256, granted and conveyed unto Jason J. Nichols and Alicia Nichols, husband and wife and David O. Barlow and Edna M. Barlow, husband and wife by deed with an undivided ½ interest as tenants by the entirety, as Joint Tenants with right of Survivorship and not as tenants in common.

David O. Barlow departed this life on 1/13/2004.

Edna M. Barlow departed this life on 12/30/2007.

TAX PARCEL # 3702900000

IMPROVEMENTS thereon: a residential property

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

VS

DEFENDANT: **Jason J. Nichols & Alicia Nichols**

SALE ADDRESS: 563 Hazel Avenue, Kennett Square, PA 19348

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

SALE NO. 23-5-159

Writ of Execution No. 2018-04681

DEBT \$4,978.88

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Goshen, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No. 52-3Q-24

PLAINTIFF: West Goshen Township

VS

DEFENDANT: **Butiko Muhanji & Florida Muhanji**

SALE ADDRESS: 516 North Veronica Road, West Chester, PA 19380

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 610-436-4400**

SALE NO. 23-5-160

Writ of Execution No. 2018-12073

DEBT \$61,778.76

ALL THAT CERTAIN tract of land situated in the Township of East Bradford, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey dated December 29, 1972 by Berger and Hayes, Inc., Consulting Engineers and Surveyors, as follows:

BEGINNING at a nail set at the intersection of the centerline of Route #842 and the division line between the Township of Pocopson and the Township of East Bradford; thence along the center line of Route #842, the following three courses and distances, to wit: (1) South 71 degrees 20 minutes 10 seconds East 131.45 feet to a point; thence (2) North 88 degrees 07 minutes 20 seconds East 98.30 feet to a point; thence (3) North 72 degrees 54 minutes 15 seconds East 94.18 feet to a nail a corner of land remaining of James E. Wright, Sr., thence along the land remaining to the said James

E. Wright, Sr., the following four courses and distances, to wit: (1) South 23 degrees 47 minutes 25 seconds East 120.65 feet to a point; thence (2) South 00 degrees 56 minutes 35 seconds West 243.03 feet to a point; thence (3) South 73 degrees 20 minutes 30 seconds East 202.81 feet to an iron pin; thence (4) South 14 degrees 41 minutes 15 seconds West 150.00 feet to a point in the centerline of Brandywine Creek; thence along the centerline of Brandywine Creek North 73 degrees 28 minutes 15 seconds West 265.77 feet to a point on the division line between the Township of East Bradford and the Township of Pocopson; thence along said division line North 27 degrees 45 minutes West 556.17 feet to the first mentioned point and place of beginning.

CONTAINING 2.985 acres of land be the same more or less.

BEING the same premises which Larry A. Woodward and Marilyn M. Woodward, husband and wife by Deed dated July 23, 1985 and recorded July 29, 1985 at West Chester Pennsylvania in the Office of the Recorder of Deeds as Chester County Record Book 26 page 559, granted and conveyed unto Larry A. Woodward and Marilyn M. Woodward, husband and wife, in fee.

AND the said Larry A. Woodward and Marilyn M. Woodward divorced by Final Divorce Decree dated January 31, 2008 at Chester County docket # 2004-10111-DI

AND, the said Larry A. Woodward departed this life July 3, 2021.

BEING PARCEL NUMBER: 51-6-17.7

PLAINTIFF: Brutscher, Foley, Milliner, Land & Kelly LLP

VS

DEFENDANT: **Marilyn Woodward, a/k/a Marilyn McDowell**

SALE ADDRESS: 1370 Bridge Road, West Chester, PA 19382

PLAINTIFF ATTORNEY: **CLARE L. MILLINER, ESQ. 610-444-4848**

SALE NO. 23-5-161**Writ of Execution No. 2022-08064****DEBT \$181,350.03**

ALL THAT CERTAIN lot or piece of ground situate in the Township of Easttown, County of Chester, State of Pennsylvania and partly described according to a plan known as "Saint Norberts Park" said plan made by Chester Valley Engineers Inc., Consulting Engineers, dated November 4, 1958 and last revised March 8, 1961, as follows to wit:

BEGINNING at the point formed by the intersection of the center line of Sugartown Road (proposed 50 feet wide) and the extension of the center line of Fairway Road (50 feet wide); thence extending from the said point of beginning measured along the said center line of Sugartown Road the two following courses and distances (1) North 82 degrees 23 minutes West 32.82 feet to a point an angle in the same and (2) South 81 degrees 43 minutes West 159.66 feet to a point in line of land now or late of Teresa M. Peterson, formerly of the "Willowbrook Construction Company"; thence extending along line of land now or late of Teresa M. Peterson, formerly of Willowbrook Construction Company, North 08 degrees 17 minutes West crossing the Northwestern side of Sugartown Road 209.40 feet to a point on the Southeasterly side of a certain 10 feet wide storm drainage easement; thence extending along line of Lot #22 North 65 degrees 56 minutes 30 seconds East crossing the aforesaid drainage easement and crossing the Southwesterly side of Fairway Road 207.73 feet to a point on the center line of Fairway Road aforesaid. Thence extending South 06 degrees 28 minutes 30 seconds East along the said center line of Fairway Road and its extension 275.00 feet to the first mentioned point or intersection and place of beginning.

BEING Lot #23, Section 111, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Gina Nance by Deed dated form Eileen Ricci, dated 6/29/1998 and recorded in the Chester County Recorder of Deeds office on 7/9/1998 in Book 4379, Page 2152 as Instrument #48380.

UPI # 55-2N-11

PLAINTIFF: US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing

VS

DEFENDANT: **Gina Nance**

SALE ADDRESS: 1561 Sugartown Road, Paoli, PA 19301

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

SALE NO. 23-5-162**Writ of Execution No. 2022-08452****DEBT \$239,419.57**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Plan of Brandywine Green made for Creagh Knoll Associates, by Henry S. Conrey, Inc., a Division of Chester Valley Engineers, Paoli, Pennsylvania, dated May 16, 1977 and last revised September 8, 1978 as follows, to wit:

BEGINNING at a point on the Northwestern side of New Hampshire Lane, said point being measured the three following courses and distances from a point of curve in the Northwestern side of Creagh Knoll Lane: (1) along the arc of a circle curving to the right having a radius of 25 feet, the arc distance of 46.78 feet to a point of tangent; (2) North 67 degrees 49 minutes 45 seconds West 112.93 feet to a point of curve; and

(3) along the arc of a circle curving to the left, having a radius of 293 feet, the arc distance of 137.54 feet to the place of beginning; thence from said beginning point and extending along the side of New Hampshire Lane the three following courses and distances: (1) along the arc of a circle curving to the left, having a radius of 293 feet, the arc distance of 27.57 feet to a point of reverse curve; (2) along the arc of a circle curving to the right, having a radius of 35 feet, the distance of 45.82 feet to a point of reverse curve; and (3) along the arc of a circle curving to the left, having a radius of 60 feet, the arc distance of 32.81 feet to a point, a corner of Lot #28 as shown on said Plan; thence extending North 33 degrees 33 minutes 38 seconds East, 111.28 feet to the point in line of lands designated as Open Space; thence extending South 76 degrees 31 minutes 11 seconds East 14.47 feet to a pint a corner of Lot #30; thence extending South 4 degrees 43 minutes 24 seconds East 130.39 feet to the first mentioned point and place of beginning.

BEING Lot No. 29 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. Kaczmariski and Amelia M. Kaczmariski by Deed from Dennis M. Egan, Jr. and Maria Egan dated 7/19/2004 and recorded in the Chester County Recorder of Deeds office on 8/17/04 in Book 6255, Page 500 as Doc Id: 10449670.

UPI # 50-5D-29

PLAINTIFF: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing

VS

DEFENDANT: **Andrew J. Kaczmariski and Amelia M. Kaczmariski**

SALE ADDRESS: 1213 New Hampshire Lane, West Bradford, PA 19335

PLAINTIFF ATTORNEY: **PARKER MC-CAY PA 856-596-8900**

SALE NO. 23-5-164

Writ of Execution No. 2022-04811

DEBT \$14,086.64

Property situated in West Bradford Township, Chester County, Pennsylvania

Tax Parcel No. 52-2-250

PLAINTIFF: Stonegate Community Association

VS

DEFENDANT: **Jennifer Messa-Close**

SALE ADDRESS: 1206 Indian Trail Drive, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **MARCUS & HOFFMAN, P.C. 610-565-4660**

SALE NO. 23-5-165

Writ of Execution No. 2022-06134

DEBT \$3,721.15

ALL THAT CERTAIN lot or piece of ground, SITUATE in the Township of Londonderry, County of Chester and Commonwealth of Pennsylvania, described according to a Final Plan for Honeycroft Village by Lake, Roeder, Hillard and Associates dated 2/14/2003 and recorded 2/5/2005 as Plan No. 17332 as follows, to wit:

BEGINNING at Point on the Southwesterly side of Laurel Ridge Path, a corner of Lot No. 153 as shown on said plan; thence from said point of beginning, along the said side of Laurel Ridge Path the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 11.89 feet to a point of tangent (2) South 50 degrees 19 minutes 40 seconds East 27.50 feet to a corner of Lot No. 155 as shown on said plan; thence along Lot No. 155 South 40 degrees

05 minutes 06 seconds West 118.74 feet to a point on the Northeasterly side of an alley; thence along the said side of said alley the two following courses and distances; (1) North 54 degrees 19 minutes 15 seconds West 31.22 feet to a point of curve (2) on the arc of circle curving to the right having a radius of 142.00 feet the arc distance of 22.66 feet to a corner of Lot No. 153; thence along Lot No. 153 North 46 degrees 51 minutes 37 seconds East 121.89 feet to the first mentioned point and place of beginning.

UNDER and SUBJECT TO, an easement in favor of the other lots in Honeycroft Village and enforceable by Londonderry Township, Chester County, Pennsylvania (the "Township") and covenants contained in a Declaration of Covenants, Conditions and Restrictions for Honeycroft Village, and Adult Planned Community, recorded in the Chester County Recorder of Deeds Office at Book No. 6803, Page 156 (the "Declaration"). The easement and covenants are further depicted on a final subdivision and land development plan, and notes appended thereto, Prepared by Lake, Roeder, Hillard & Associates, dated February 14, 2003, last revised on November 10, 2004, and recorded at the office of the Chester County Recorder of Deeds as Subdivision Plan # 17332 (the "Subdivision Plan"). Grantee shall perform any and all obligations imposed upon by Lot Owners in the Declaration.

BEING Lot No. 154 as shown on said Plan.

BEING the same premises which B.K. Campbell Enterprise, Inc., a Pennsylvania Corporation, by deed dated June 19, 2019, and recorded in the Office for the Recording of Deeds, in and for the County of Chester, aforesaid, in Deed Book 9959 at Page 710, et seq., granted and conveyed unto Carol Dongelewicz Milner, in fee.

BEING UPI # 46-2-489

PLAINTIFF: Honeycroft Village Community Association

VS

DEFENDANT: **Carol Dongelewicz Milner**

SALE ADDRESS: 433 Laurel Ridge Path, Cochranville, Pa 19330

PLAINTIFF ATTORNEY: **CLEMONS RICHTER & REISS, P.C. 215-348-1776**

SALE NO. 23-5-166

Writ of Execution No. 2022-06783

DEBT \$81,565.07

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED IN THE DECLARATION PLAN REFERRED TO BELOW AS SUMMIT HOUSE CONDOMINIUM, 1450 WEST CHESTER PIKE, EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, WHICH HERETOFORE HAS BEEN SUBMITTED TO THE PROVISIONS OF THE UNIT PROPERTY ACT OF PENNSYLVANIA, ACT OF JULY 3, 1963, P.L. 196 BY RECORDING IN THE OFFICE FOR THE RECORDING OF DEEDS OF CHESTER COUNTY, PENNSYLVANIA, OF THE DECLARATION DATED 6/27/72 AND RECORDED 6/28/72 IN MISC. DEED BOOK 198 PAGE 272, A FIRST AMENDMENT THERETO DATED 7/7/72 AND RECORDED 7/7/72 IN MISC. DEED BOOK PAGE 198 PAGE 472; A SECOND AMENDMENT THERETO DATED 7/16/73, RECORDED 7/16/73 IN MISC. DEED BOOK 206 PAGE 852; THIRD AMENDMENT THERETO DATED 5/31/74 AND RECORDED 5/31/74 IN MISC. DEED BOOK 236 PAGE 202; FOURTH AMENDMENT THERETO DATED 12/19/74 AND RECORDED 12/19/74 IN MISC. DEED BOOK 265 PAGE 68; FIFTH AMENDMENT THERETO DATED 1/12/76 AND RECORDED 1/12/76 IN MISC. DEED BOOK 314 PAGE 102; SIXTH AMENDMENT THERETO DATED 8/12/76, RECORDED 8/17/76 IN MISC. DEED BOOK 31 PAGE 114; SEV-

ENTH AMENDMENT THERETO DATED 12/21/76, RECORDED 12/23/76 IN MISC. DEED BOOK 359 PAGE 202 AND AN EIGHTH AMENDMENT THERETO IN MISC. DEED BOOK 432 PAGE 364; A DECLARATION PLAN DATED OCTOBER 1971 AND EXECUTED AND ACKNOWLEDGE 6/27/72 AND RECORDED 6/28/72 ON PLAN BOOK 43 PAGE 24, A FIRST AMENDMENT THERETO DATED JULY 1973 AND RECORDED 7/16/73 IN PLAN BOOK 51 PAGE 1 AND A SECOND AMENDMENT THERETO DATED MAY 1974 AND RECORDED 5/31/74 IN PLAN BOOK 57 PAGE 24 AND A THIRD AMENDMENT DATED JANUARY 1976 AND RECORDED 1/12/76 IN PLAN BOOK 236 AND A FOURTH AMENDMENT THERETO DATED AUGUST 1976 AND RECORDED 8/17/76 IN PLAN FILE NO. 544 AND A FIFTH AMENDMENT THERETO DATED DECEMBER 1976 AND RECORDED 12/23/76 IN PLAN FILE NO. 767 AND A CODE OF REGULATIONS DATED 6/27/72 AND RECORDED 6/28/72 IN MISC. DEED BOOK 198 PAGE 306, A FIRST AMENDMENT THERETO DATED 5/31/74 AND RECORDED 5/31/74 IN MISC. DEED BOOK 236 PAGE 210 AND A SECOND AMENDMENT THERETO N MISC. DEED BOOK 414 PAGE 248 AND A THIRD AMENDMENT THERETO IN MISC. BOOK 432 PAGE 366 AND A FOURTH AMENDMENT THERETO IN MISC. BOOK 460 PAGE 417 AND A FIFTH AMENDMENT THERETO IN MISC. DEED BOOK 500 PAGE 144 AND A SIXTH AMENDMENT THERETO DATED 11/8/82 AND RECORDED 11/9/82 IN MISC. DEED BOOK 572 PAGE 398, BEING AND DESIGNATED ON SUCH DECLARATION PLAN AS UNIT # 559 AS MORE FULLY DESCRIBED IN SUCH DECLARATION PLAN AND DECLARATION AS THE SAME HAVE BEEN, OR SHALL, TIME TO TIME BE AMENDED TOGETHER WITH AN INITIAL PROPORTIONATE UNDIVIDED

INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN SUCH DECLARATION) OF 06945%.

BEING the same premises which BLAIR L. HOLL by Deed dated March 13, 2001 and recorded in the Office of the Recorder of Deeds of Chester County on April 6, 2001 at Book 4926, Page 224 granted and conveyed unto WILLIAM D. NAGY.

TAX PARCEL NO. 53-6-1525.59F

PLAINTIFF: LoanCare LLC

VS

DEFENDANT: **William Nagy**

SALE ADDRESS: 559 Summit House, West Chester, PA 19382

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

SALE NO. 23-5-167

Writ of Execution No. 2022-08448

DEBT \$44,600.05

Property situate in the TOWNSHIP OF SCHUYLKILL, CHESTER County, Pennsylvania

BLR # 27-06G-0090

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Julie M. Barker A/K/A Julie Barker & Thomas L. Barker**

SALE ADDRESS: 175 Hawthorne Lane, Phoenixville, PA 19460

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

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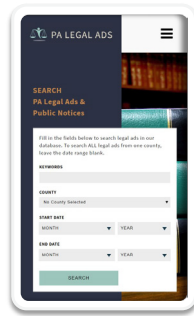
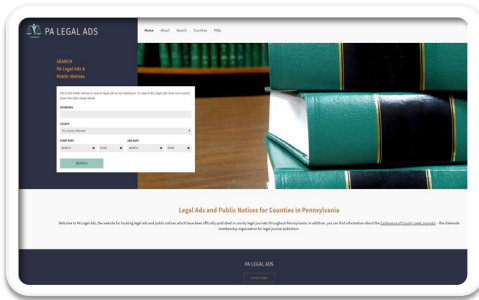
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- Mr. DeCaro has tried more than 200 jury trials to verdict.
- On behalf of his clients, he has achieved over a dozen verdicts in excess of \$1,000,000.
- He has also represented defendants such as hospitals, doctors, law firms and other individuals and entities.
- Roy has regularly been selected by his peers for inclusion in The Best Lawyers in America.
- Best Lawyers recognized Mr. DeCaro in 2018 as the “Best Personal Injury Lawyer of the Year” for Philadelphia.
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