



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 70

WEST CHESTER, PENNSYLVANIA, AUGUST 25, 2022

No. 34

TABLE OF CONTENTS

70 CHESTER COUNTY REPORTS

Ramos v. Garcia

*Custody – Special Immigrant Juvenile Status – Best interest of Child – Special relief
- Abandoned child – Safety regarding returning to homeland 237 (2022)*

Classified Ads. 24

Meeting Space - *West Chester*
Associate Attorney
Estates/Trusts Attorney

Legal Notices

See Table of Contents.1

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

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION
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

Subscription Rate \$50.00 for CCBA Members; \$70.00 for Nonmembers CCBA
Periodicals Postage Paid at West Chester, Pennsylvania

POSTMASTER: Send address changes to

Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

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.

Copyright ©2022 CCBA — All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopy, or any other means without the prior written permission of the copyright holder.

2022 CCBA Officers

Michelle Bernardo-Rudy, *President*
Brian Nagle, *Vice President*
Don Lynn, *Treasurer*
James Doyle, *Secretary*
John Fiorillo
Immediate Past President

Executive Director

Matt Holliday

2022 CCBA Directors

Jennifer Fink (2024)
Ryan Jennings (2022)
Kelly Jurs (2024)
Wes Legg (2022)
Jon Long (2023)
Helen Mountain (2023)
A.J. Ober (2022)
Hon. Analisa Sondergaard (2024)

2022 YLD Division

Blaine Feinauer, *Chair*
Amanda Grant, *Chair-Elect*
Michelle Barone, *Immediate Past Chair*

Ramos v. Garcia

Custody – Special Immigrant Juvenile Status – Best interest of Child – Special relief
- Abandoned child – Safety regarding returning to homeland

1. In order to be eligible for Special Immigrant Juvenile Status, a court must find that reunification with one or both parents is not viable because of abuse, neglect, abandonment or other basis under law, and that it is not in the best interest of the child to return to the country of his and/or parents' prior residence.
2. In all child custody cases, the Court is required to reach a decision that serves the best interest of the child.
3. The law does not permit this Court to grant a final custody order as a form of special relief.
4. Abandoned is defined as "left without provision for reasonable and necessary care or supervision."
5. As required by law, the Court considered the following custody factors: (a) which party is more likely to encourage and permit frequent and continuing contact between the child and the other party; (b) the present and past abuse committed by a party or member of the party's household, whether there is a continued risk of harm to the child or an abused party and which can better provide adequate physical safeguards and supervision of the child; (c) The parental duties performed by each party on behalf of the child; (d) the need for stability and continuity in the child's education, family life and community life; (e) the availability of extended family; (f) the child's sibling relationships; (g) the well-reasoned preference of the child, based on the child's maturity and judgment; (h) the attempts of a parent to turn the child against the other parent, except in cases of domestic violence where reasonable safety measures are necessary to protect the child from harm; (i) which party is more likely to maintain a loving, stable, consistent and nurturing relationship with the child adequate for the child's emotional needs; (j) which party is more likely to attend the daily physical, emotional, developmental, educational special needs of the child; (k) proximity of the residences of the parties; (l) each party's availability to care for the child or ability to make appropriate childcare arrangements; (m) the level of conflict between the parties and the willingness and ability of the parties to cooperate with one another; (n) the history of drug or alcohol abuse of a party or member of party's household; (o) the mental and physical condition of a party or member of a party's household; and (p) any other relevant factor.
6. Plaintiff seeks special relief, to include a final custody order and additional findings that would permit her child to seek Special Immigrant Juvenile Status and the benefits attendant thereto. Mother testified she left Guatemala to relocate to the United States when Child was five, having left Child with Grandmother and that, thereafter, Father did not support, contact, or otherwise make an effort to be part of Child's life. Mother also testified that Child came to the United States

seven years after Mother arrived in the United States. Father refused service of the Petition, stating he did not agree with the grant of custody. Mother requested specific findings that Father abandoned, neglected and abused Child, causing serious mental injury, and that it would be unsafe for Child to return to Guatemala, but did not provide evidence that supported such findings. The Child is not the subject of an indicated or founded report of child abuse, nor has Father been identified as the perpetrator of an indicated or founded report of Child abuse or to have engaged in criminal conduct constituting abuse under the statute. Mother testified that Father never provided any support for Child but Mother did not testify she ever requested support for Child, nor that Father did not provide support to Grandmother, who raised the Child. There is no evidence Father was ever informed that Child left Guatemala for the United States or how Child might be contacted. The Court cannot conclude that Father has abandoned Child. Mother also claimed, but provided no evidence of, substantial gang violence which endangered Child's safety. The Court found it would be safe for Child to return to Guatemala. Mother's request for special relief was defective for two reasons: (a) special relief is limited to temporary orders affecting custody and (b) there is no emergency or other circumstance present which warrant special relief in this case. The Court denied Mother's Petition for Special Relief and request for specific findings. The Court granted Mother sole legal and physical custody of Child.

R.E.M.

C.C.P., Chester County, Pennsylvania, No. 2022-00419-CU; Bianca Ramos v. Guido Fernando Ramos

Sara Elizabeth Planthaber for Petitioner
Verwey, J., April 13, 2022:-

BIANCA RAMOS,
Plaintiff,

v.

GUIDO FERNANDO GARCIA,
Defendant

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

NO. 2022-00419-CU

IN CUSTODY

DECISION

Plaintiff, Bianca Ramos (hereinafter “Mother”), seeks special relief pursuant to Pa. R.Civ.P. 1915.13 and C.C.R.C.P. 1915.13.A, to include a final custody order, with regard to her son, C.B (hereinafter “Child”).¹ A hearing was held before the Court on Mother’s request for an order granting her sole legal and physical custody of Child and additional findings that would permit Child to seek Special Immigrant Juvenile Status (hereinafter “SIJS”) and the benefits attendant thereto. *See*, 8 U.S.C. § 1101(a)(27)(J) (defining “special immigrant”); 8 C.F.R. § 204.11 (special juvenile immigrant classification). After hearing, the Court denies Mother’s Petition for Special Relief, request for specific findings under to 23 Pa. C.S. § 5329.1 and 23 Pa. C.S. § 5402, and grants her sole legal and physical custody of Child.²

PROCEDURAL HISTORY

On January 20, 2022, Mother filed a Complaint for Custody seeking “full, legal and sole physical custody” of Child. In Mother’s Complaint, she alleges, *inter alia*, that it is in the best interests of Child to be granted the relief requested because Child may be eligible for SIJS, which might enable him to become a lawful permanent resident under certain circumstances. Mother also filed a Petition for Special Relief pursuant to Pa. R.Civ.P. 915.13 and C.C.R.C.P. 1915.13.A, contemporaneously with the Complaint for Custody.

A conciliation conference was scheduled for March 11, 2022, at 9:00 a.m. with Rosana Chiple, Esquire. A hearing was held before this Court on the Petition for Special Relief and Custody on March 28, 2022.

¹ While Child shares a last name with his stepsiblings, D.A.C.B. and A.A.C.B., no adult named in this case shares that last name. This issue was never adequately explained despite questioning. No documentation, such as a birth certificate, was provided to clarify this issue.

² Defendant, Guido Fernando Garcia (hereinafter “Father”), did not participate in the hearing held on March 28, 2022. Father is a resident of Guatemala where he works as an auto mechanic. It is not clear what, if any, education he may have had, or whether he has the financial wherewithal to participate in the hearing process. Father refused to accept service of the Petition filed by Mother and represented to the process server that he did not agree with the custody.

Mother's Position in Support.

Mother seeks sole legal and physical custody of Child. Mother also seeks specific findings that would make Child eligible for SIJS, which may permit him to become a lawful permanent resident of the United States. In order to be eligible for SIJS, a court must find that reunification with one or both parents is not viable because of abuse, neglect, abandonment or other basis under law, and that it is not in the best interest of Child to return to the country of his and/or parents' prior residence.

Mother testified that Child was born in Guatemala on April 1, 2007, and is nearly fifteen (15) years of age. She stated that after Child was born, Father worked from 8:00 a.m. to 8:00 p.m. seven (7) days a week to support his family. Mother testified that Father did not play with Child and often beat him with whatever was in his hands including, but not limited to, cords and belts. Mother testified that Father was also abusive towards her. Mother testified that at some point after Child was nine (9) months old, but before he was five (5) years old, she moved in with Child's maternal grandmother Janet Vincenta Ramos Miranda (hereinafter "Grandmother").

Mother testified that she left Guatemala to relocate to the United States in 2012, when Child was five (5), but left him with Grandmother. Mother testified that after arriving in the United States, she worked as a housekeeper and sent \$100 a week to Grandmother to help support Child. She further testified that from the time she left Child with Grandmother, through and including the present, Father did not support, contact, or otherwise make an effort to be part of Child's life. Mother testified that Child came to the United States with her brother in 2019. Mother stated that she lives with her partner, Hugo Leonel Chavez Mendez (hereinafter "Partner"), and her three children. Mother said they are comfortable and that all their needs are provided for by Partner.

Child testified that during the time he was living with Father, Father never played with or spent time with him. Child stated that Father has not communicated with him, other than saying hello on the street, or otherwise demonstrated any interest in his welfare. Child testified that he now attends school in the Phoenixville School District. Child is in the process of obtaining an individualized educational program to help him succeed in school. Child indicated that he had made friends at school and plays soccer.

Father's Position in Support.

Father, a mechanic in Guatemala with an unknown educational level, did not participate in the hearing. The Court requested that the translator translate the proof of service on Father, which indicated that he refused service of the Petition for Special Relief and Custody because he did not agree with the grant of custody.

ANALYSIS

In this matter, as in all child custody cases, the Court is required to reach a decision that serves the best interest of the child. *Beers v. Beers*, 492 A.2d 116, 117-118 (Pa. Super. 1985). Unlike most custody cases in the Commonwealth, where both mother and father are present to address the best interests of their children, this case presents a markedly different situation because Father, a foreign national, has expressed disagreement with the grant of custody, but was not present for the hearing.

Request for special relief.

Mother requests special relief pursuant to Pa.R.Civ.P. 1915.13 and C.C.R.Civ.P. 1915.13.A, in the form of a final custody order with specific findings of fact to aid Child in becoming eligible for SIJS. Mother's request for special relief is defective for two reasons. First, special relief is limited to temporary orders affecting custody. *H.L.J. v. R.G.J.*, 239 A.3d 107 (Pa. Super. 2020) (nonprecedential decision) ("Under Rule 1915.13, the court's authority is limited to temporary or interim awards of physical custody."). The law does not permit this Court to grant a final custody order as a form of special relief. *Id.*

Second, there is no emergency or other circumstance present, which warrants special relief in this case. *C.f., Steele v. Steele*, 545 A.2d 376 (Pa. Super. 1988) (finding that the court had authority to temporarily suspend visitation to protect child from violent and irrational tendencies of father). The *status quo* favors Mother and there is no evidence of record that Child would be put at risk or that there would be a change in circumstance in the absence of special relief.

For the foregoing reasons, Mother's request for special relief is denied.³

Request for specific findings.

Mother requests that this Court make specific findings, including those under 23 Pa. C.S. § 5329.1, that Father abandoned, neglected and abused Child, causing serious mental injury, and that it would be unsafe for Child to return to Guatemala. The record does not support such findings. Section 5329.1 provides for consideration of child abuse where protective services is involved or a crime has been committed. With regard to Mother's request for a finding that Father abused Child, § 5329.1 does not provide a basis for such finding based on the record in this matter. The Child is not the subject of an indicated or founded report of child abuse, nor has Father been identified as the perpetrator of an indicated or founded report of Child abuse, or to have engaged in criminal conduct constituting abuse under the statute. *See*, 23 Pa. C.S. § 5329.1(a) (1)(i-iv) (setting forth considerations for a determination regarding alleged abuse in

³ The court will address the request for custody in the interest of judicial economy.

custody matters); 23 Pa. C.S. § 5329.1(a)(2)(i-vi) (addressing services provided by protective services); 23 Pa. C.S. § 6303 (defining terms founded report and indicated report). There is no evidence of record that Father has been the subject of a complaint to or investigation by child protective services. Therefore, § 5329.1 is inapplicable in the present matter and a request for a finding of abuse thereunder is denied.⁴

Mother also seeks a finding that Father abandoned Child. Mother cites to 23 Pa. C.S. § 5402, which defines abandoned as meaning “left without provision for reasonable and necessary care or supervision.” Although Mother and Child testified that Father never provided any support for Child after Mother moved in with Grandmother, there is no evidence of record that Mother ever requested support for Child. In addition, there is a seven (7) year “hole” in Mother’s timeline after she left Child in Guatemala and began a new life and family in the United States. It is unknown whether Grandmother, who stood in *loco parentis* of Child, requested or received any assistance from Father during the period of Mother’s absence. There is no evidence of record that prior to being served with Mother’s petition for special relief and custody, Father was ever informed that Child left Guatemala for the United States or how Child might be contacted. There is also no evidence of record that Mother or Child have attempted to contact Father since Child’s arrival in the United States. Based on the record before the Court, it cannot conclude that Father has abandoned Child.

Mother also claimed that Child could not return to Guatemala because there was substantial gang violence, which endangered Child’s safety. Mother has been absent from Guatemala for nearly eleven (11) years. Mother has no first-hand knowledge as to whether there is gang violence or the threat of gang violence where Child had been living. Child testified that he had never been approached by a gang or subject to gang violence. In the absence of any credible evidence to the contrary, the Court finds that it would be safe for Child to return to Guatemala.

For the foregoing reasons, Mother’s request for specific findings, including those under 23 Pa. C.S. § 5329.1 and 23 Pa. C.S. § 5402, is denied.

Analysis Pursuant to 23 Pa.C.S. §5328(a).

As required by law, the Court considered the custody factors set forth by statute as follows:

1. Which party is more likely to encourage and permit frequent and continuing contact between the child and the other party?

Mother is seeking sole legal and physical custody of child, to the exclusion of Father. Because the Court did not have the opportunity to hear from Father, it is

⁴ Where, as here, there are allegations of physical abuse and neglect, an investigation by child protective services would provide an objective investigation and process that will protect the child, ensure appropriate services are in place, and potentially allow for a reunification with the absent parent. See generally, 23 Pa. C.S. § 6301 *et seq.* (Child Protective Services).

unknown what his position would be with regard to this factor.

This factor weighs in favor of neither party.

2. The present and past abuse committed by a party or member of the party's household, whether there is a continued risk of harm to the child or an abused party and which can better provide adequate physical safeguards and supervision of the child.

Mother abandoned Child when he was five years old by moving from Guatemala to the United States without him. During her seven-year absence, she claims to have sent money to Grandmother to help support Child, but at the same time testified that she was a stay-at-home mom who took care of her young children, now ages seven (7) and two (2). Mother also testified that Child required therapy upon reunification, after her seven-year absence, to aide him in adjusting to his new environment. Child's current living arrangement with Mother, stepsiblings and Partner provide physical safeguards and supervision for Child.

Mother alleged that Father had physically abused Child when they lived together. While Mother's testimony in this regard was vague and temporally inconsistent, it appeared that she and Father only lived together for a year or so after Child's birth. When Child was asked if he remembers being beaten by his Father, he at first said he did not remember, but was questioned again and reiterated what Mother said about being beaten with a cord or whatever his Father had in his hand.

Although the Court does not want to minimize the allegations of abuse, it gives little weight to Mother or Child's testimony regarding the alleged abuse, which occurred over fourteen (14) years ago. There is no evidence of record that the alleged abuse was ongoing or recurred over the past fourteen (14) years. In addition, Mother and Child are significantly incentivized to pursue a finding of abuse to increase the likelihood Child might receive the benefits SIJS, which requires, *inter alia*, a finding of abuse, neglect or abandonment.

The environment in which Child currently resides with Mother provides adequate physical safeguard and supervision. This factor weights slightly in favor of Mother.

3. The parental duties performed by each party on behalf of the child.

Mother abandoned Child at age five (5) and over the next seven (7) years she built a new life and family without Child. During that time, parental duties were performed exclusively by Grandmother, who is approximately fifty-two (52) years of age. Child testified that Grandmother cared for him and that he was well fed. Mother has only been performing parental duties since her reunification with Child in January 2019.

At present, this factor weighs in favor of Mother.

4. The need for stability and continuity in the child's education, family life and community life.

Child is now part of a blended family including his Mother, two stepsiblings, ages seven (7) and two (2), and Partner. According to Mother's testimony, the family unit's needs are provided for by Partner and she is a stay-at-home mom taking care of all of the children. Child is attending 9th grade at Phoenixville High School, but is struggling with classes. The source of the struggle is, among other things, Child's learning a new language while also addressing other academic studies. In addition, Mother is going through the process to obtain an individualized educational program on behalf of Child to assist him with his educational success in high school. Child has become part of his school community and has made a number of friends. Child is engaged in some activities, including playing soccer.

This factor weights in favor Mother.

5. The availability of extended family.

Child was raised from age five (5) to twelve (12) by his Grandmother who remains in Guatemala. Mother indicated that her older brother had escorted Child to the United States, but did not indicate that he is located within the Commonwealth or that she has an ongoing relationship with him that would include Child. There was no testimony regarding extended family in the Commonwealth of Pennsylvania.

Father at present remains in Guatemala. It is assumed that his family and extended family also reside there. However, the Court is without sufficient information to make a determination as to the availability of his extended family to Child should Child return to Guatemala.

This factor weighs in favor of neither party.

6. The child's sibling relationships.

Child has two stepsiblings ages seven (7) and two (2). While they are substantially younger than Child, they are part of his blended family. Child has developed a bond with his stepsiblings.

This factor weights in favor of Mother.

7. The well-reasoned preference of the child, based on the child's maturity and judgment.

Child testified that he liked living with Mother and attending school in the Phoenixville School District. He also testified that he had no relationship with his

[70 Ches. Co. Rep. **Ramos v. Garcia**

Father, and therefore his preference is to remain with his Mother. The Court again notes that there are significant incentives for Child to state that he prefers living with Mother. Therefore, the Court gives this testimony little weight, but is constrained to find that this factor weighs in favor of Mother based on the evidence available to the Court.

8. The attempts of a parent to turn the child against the other parent, except in cases of domestic violence where reasonable safety measures are necessary to protect the child from harm.

There is no evidence that Mother has attempted to turn Child against his Father nor that Father has attempted to turn Child against his Mother. While it appears that Father may have abused Mother approximately fourteen (14) years ago, Mother left that relationship and the abuse did not recur.

This factor weighs in favor of neither party.

9. Which party is more likely to maintain a loving, stable, consistent and nurturing relationship with the child adequate for the child's emotional needs?

Mother abandoned Child at age five (5), likely causing some trauma to Child for the ensuing seven (7) years of abandonment, which required therapy for reunification. Since being reunified, Mother has provided a loving, stable, consistent, nurturing relationship with Child over the last three years. This relationship appears to be adequate for Child's emotional needs. According to Mother, who was not present during the seven (7) years prior to Child entering the United States, Child did not have a relationship with his Father. Child likewise testified that he did not have a relationship with his Father, but as previously stated, the Court does not give much weight to this testimony.

This factor weighs in favor of Mother.

10. Which party is more likely to attend the daily physical, emotional, developmental, educational special needs of the child?

Despite her prior abandonment, Mother has for the last three years attended to the daily physical, emotional, developmental, educational special needs of Child. Father, a foreign national, has not been providing for these needs and will be unable to do so unless or until he either comes to the United States or Child returns to Guatemala.

This factor weighs in favor of Mother.

11. Proximity of the residences of the parties.

Mother lives in Phoenixville, Pennsylvania and Father lives in Guatemala, in Central America. This factor weighs in favor of neither party.

12. Each party's availability to care for the child or ability to make appropriate childcare arrangements.

Mother's partner provides the needs of Child and his step-siblings, including, but not limited to, housing, food and schooling. Mother is a stay-at-home mom who provides appropriate childcare for Child when he is not at school. Father, who lives in Guatemala, is not available to care for Child or to make arrangements for childcare.

This factor weighs in favor of Mother.

13. The level of conflict between the parties and the willingness and ability of the parties to cooperate with one another.

This factor favors neither party. It appears there was conflict between the parties early in Child's childhood, but there has been no conflict between the parties or communication for that matter, during the intervening years.

This factor weighs in favor of neither party.

14. The history of drug or alcohol abuse of a party or member of party's household.

Neither Mother or Father have a history of drug or alcohol abuse, nor does as any member of Mother's household. This factor weighs in favor of neither party.

15. The mental and physical condition of a party or member of a party's household.

There does not appear to be any evidence of mental or physical illness in Mother, Father or in Mother's current household. This factor weighs in favor of neither party.

16. Any other relevant factor.

There are no other relevant factors which weigh in favor of either party.

After consideration of all the factors set forth in 23 Pa.C.S. §5328(a), the Court gives great weight to the fact that Mother is now providing a stable environment and family life for Child, while also taking steps to ensure he receives an education. Based on the foregoing, the Court awards sole legal and physical custody to Mother.

BY THE COURT:

Date: April 13, 2022

/s/ Anthony T. Verwey, J.

TABLE OF CONTENTS
LEGAL NOTICES

Orphans' Court Audit List (**1st Publication of 2**) 2
Change of Name 4
Estate Notices **1st Publication** 4
Estate Notices **2nd Publication** 6
Estate Notices **3rd Publication** 7
Fictitious Name 10
Trust Notice (**2nd Publication of 3**) 10
Notice (**2nd Publication of 2**) 10
Sheriff Sale of Real Estate (**1st Publication of 3**) 12

CLERK OF THE ORPHANS' COURT
DIVISION OF THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
NOTICE OF FILING ACCOUNTS
ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, SEPTEMBER 7, 2022
Courtroom 7 at 9:00 A.M. PREVAILING TIME

THE HONORABLE KATHERINE B. L. PLATT

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans' Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

ESTATE OF RONALD FENSTERMACHER, DECEASED **1521-1773**

A/K/A RON FENSTERMACHER
A/K/A RONAL FENSTERMACHER
FIRST AND FINAL ACCOUNT
OF: CURTIS FENSTERMACHER, EXECUTOR
CLARE L. MILLINER, ESQUIRE

ESTATE OF GAIL A. NEIFFER, DECEASED **1518-1186**

FIRST AND FINAL ACCOUNT
OF: DOUGLAS W. OLSHIN, ADMINISTRATOR DBN-CTA

ATTORNEY(S):
DOUGLAS W OLSHIN, ESQUIRE

ESTATE OF MARIANE S. PEPLER, DECEASED **1518-0536**

FIRST AND FINAL ACCOUNT
OF: JOHN P. WHORISKEY, EXECUTOR
MICHAEL P. ROWAN, ESQUIRE

ESTATE OF CONSTANCE J. BAGROSKY, DECEASED **1521-1479**

FIRST AND FINAL ACCOUNT
OF: MICHELLE H. MENDENHALL, EXECUTOR
GARY E. THOMPSON, ESQUIRE

ESTATE OF EMMA JANE DEVAULT, DECEASED **1520-0527**

A/K/A EMMA J. DEVAULT
FIRST AND FINAL ACCOUNT
OF: WAYNE DEVAULT, EXECUTOR
KENNETH C. RUSSELL JR, ESQUIRE

IN RE: PHILADELPHIA MEMORIAL PARK PERMANENT LOT CARE, TRUST

1500-0773

FIRST AND PARTIAL ACCOUNT OF TRUIST BANK, FORMERLY SUN TRUST BANK PRIOR
TO DECEMBER 6, 2019,

OF: TRUIST BANK, TRUSTEE

ATTORNEY(S):

TIMOTHY CHARLES LEVENTRY, ESQUIRE

NOTICES

Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. 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. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.

CHANGE OF NAME NOTICE

**IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2022-03395-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Bridget Larae Butler was filed in the above-named court and will be heard on Monday, September 5, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Monday, August 15, 2022
Name to be changed from: Bridget Larae Butler to: Bridget Larae Miles
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. 2022-04948-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Daniel Adam Batan was filed in the above-named court and will be heard on Monday, October 3, 2022 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.
Date of filing the Petition: Wednesday, July 6, 2022
Name to be changed from: Daniel Adam Batan to: Morgan Batan

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

**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2021-07197-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Mark Scott was filed in the above-named court and will be heard on Monday, August 29, 2022 at 2:00 PM, in Courtroom 19 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, August 12, 2022
Name to be changed from: Mark Scott to: Mark Seth Scott

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

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

ALLEVA, Judith B., late of Tredyffrin Township. Noel Sofia, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

ARNOLD, Marion J., late of Tredyffrin Township. Robert L. Arnold, care of STEPHEN T. ELINSKI, Esquire, 510 E. Township Line Rd., Ste. 150, Blue Bell, PA 19422, Executor. STEPHEN T. ELINSKI, Esquire, Salvo Rogers Elinski & Scullin, 510 E. Township Line Rd., Ste. 150, Blue Bell, PA 19422, atty.

BASILE, Anne M., a/k/a Anne Basile, late of Wallace Township. Valerie A. Biosca and David Vito Basile, care of THOMAS A. BOULDEN, Esquire, 400

Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, Executors. THOMAS A. BOULDEN, Esquire, Timoney Knox LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544, atty.

BENNER, Barbara S., a/k/a Barbara L. Swick, late of Tredyffrin Township. Christine A. McKeown, care of MICHAEL F. FRISBIE, Esquire, 329A S. Main St., Doylestown, PA 18901, Administratrix C.T.A. MICHAEL F. FRISBIE, Esquire, Frisbie Legal Solutions, 329A S. Main St., Doylestown, PA 18901, atty.

BIRD, Margaret M., late of Caln Township. Dawn Tropea, 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.

CAUFFMAN, Mark R., a/k/a Mark Richards Cauffman, III, late of Honey Brook Township. Mary E. Cauffman and Matthew L. Cauffman, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341, Executors. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

DAVIS, Robin C., late of West Grove Borough. Steven Joseph Davis, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Administrator. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HOEKSTRA, Frances S., late of Willistown Township. Djoerd Hoekstra, care of CHRISTINA MESIRES FOURNARIS, Esquire, 1701 Market St., Philadelphia, PA 19103, Executor. CHRISTINA MESIRES FOURNARIS, Esquire, Morgan Lewis & Bockius LLP, 1701 Market St., Philadelphia, PA 19103, atty.

HOLMES, SR., Andrew E., late of South Coatesville Borough. Andrew E. Holmes, Jr., care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

HUZZARD, Leon W., late of Tredyffrin Township. Mark T. Huzzard, care of ALBERT P. MASSEY, JR., Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executor. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Rd., Malvern, PA 19355-3049, atty.

JOHNSON, James Fred, late of West Grove

Township. Carol Ann Duffy, 32602 Omar Rd., Frankford, DE 19945 and Susan Johnson, 9315 Adelaide Dr., Bethesda, MD 20817, Administratrices.

JONES, Ralph K., late of Coatesville City. David Jones, care of WILLIAM P. HARRINGTON, JR., Esquire, 945 Hillcrest Dr., Kinzers, PA 17535, Administrator. WILLIAM P. HARRINGTON, JR., Esquire, The Law Offices of William P. Harrington, Jr., Esq., 945 Hillcrest Dr., Kinzers, PA 17535, atty.

KEESEY, Edith P., a/k/a Edith Pfitzenmeyer Keesey, late of Uwchlan Township. Timothy C. Keesey, 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.

LEE, III, Donald Andrew, a/k/a Donald Lee, late of Caln Township. Thelma Wilson, 1320 Walnut St., Coatesville, PA 19320, Administratrix.

McCARDELL, Eileen W., a/k/a Catherine Eileen McCardell, late of West Brandywine Township. Rebecca S. Vigue, care of BARRY S. RABIN, Esquire, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue, Suite 13, Downingtown, PA 19335, atty.

McSHANE, Josephine, a/k/a Josephine M. McShane, Josephine R. McShane, late of Willistown Township. Thomas W. Flynn III & Neil McShane, 19 Waterloo Ave, Berwyn, PA 19312, Executors.

PEDUTO, Diane M., late of East Pikeland Township. Marissa Peduto and Johanna Gilbert, care of ANYLISE C. CROUTHAMEL, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Administrators. ANYLISE C. CROUTHAMEL, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

RICO, Leonard, late of Kennett Township. Marilyn McLaughlin and Susan Rico, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Co-Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

ROBINSON, Deborah Wells, a/k/a Debbie Robinson, Deb Robinson, late of West Vincent. Margot K Green, 2622 Horseshoe Trail, Chester Springs, PA 19425, Executrix.

SCHROEDER, Mark Edward, a/k/a Mark Edwin Schroeder, late of London Britain Township. Christian A. Schroeder, 3502 Blue Ball Rd., Elkton,

MD 21921, Executor. DAVID A. MEGAY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SOTIROPOULOS, Susan Ursula, late of East Marlborough Township. Christopher J. Sotiropoulos, 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.

SWAYNE, JR., William E., late of West Grove Borough. Kimberly Sampson, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administratrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

WEIN, Richard C., a/k/a Richard Carl Wein, late of Easttown Township. Rebecca A. Wein, care of ADAM GRANDWETTER, Esquire, 100 N. 18th St., Ste. 710, Philadelphia, PA 19103, Executrix. ADAM GRANDWETTER, Esquire, Royer Cooper Cohen Braunfeld LLC, 100 N. 18th St., Ste. 710, Philadelphia, PA 19103, atty.

ZULESKI, Francis R., late of East Goshen Township. Renee Francisco, care of MARITA M. HUTCHINSON, Esquire, 122 S. Church St., West Chester, PA 19382, Executrix. MARITA M. HUTCHINSON, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St., West Chester, PA 19382, atty.

2nd Publication

BACK, Birgit E., late of East Whiteland Township. Christopher Terebesi, a/k/a Christopher John Terebesi, 1638 Fairview Road, Glenmoore, PA 19343, Executor. J. TIMOTHY ARNDT III, Esquire, Lachall Cohen & Sagnor LLP, 144 West Market Street, West Chester, PA 19382, atty.

BERNAT, Laurie A., late of Phoenixville Borough. Barbara Bernat, 510 Ringold St., Phoenixville, PA 19460, Administratrix. JOACHIM T. ANTZ, Esquire, Daly And Clemente, P.C., 1288 Valley Forge Rd., Ste. 72, Phoenixville, PA 19460, atty.

BUTNER, George C., late of West Goshen Township. Kelly Pancoast, 100 Aspen Drive, Downingtown, PA 19335, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19320, atty.

CARROLL, Christina, late of West Chester. Jo-

seph W. Carroll, 801 Scennelltown Road, West Chester, PA 19382, Executor.

FENDER, Barbara H., late of West Goshen Township. Karen D'Allaird and Craig Fender, care of STEPHEN J. OLSEN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. STEPHEN J. OLSEN, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

FLOW, Gladys M., a/k/a Gladys Fow, late of East Bradford Township. Angela O'Reilly Fow, care of MICHAEL J. MATTSON, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083, Administratrix. MICHAEL J. MATTSON, Esquire, Mattson Law Associates, P.C., 1 N. Ormond Ave., Office, Havertown, PA 19083, atty.

HILLYER, Sarah N., late of Kennett Township. Peter N. Hillyer, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Executor. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

HUBER, Gene A., late of West Whiteland Township. Beverly K. Huber, care of THOMAS G. WOLPERT, Esquire, 527 Main St., Royersford, PA 19468, Executrix. THOMAS G. WOLPERT, Esquire, Wolpert Schreiber McDonnell P.C., 527 Main St., Royersford, PA 19468, atty.

LEWIS, John B., a/k/a John Lewis, Jr., late of South Coatesville Borough. Sandra Lewis, 24 American Walk, Peachtree City, GA 30269, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

MACMURRAY, Janet, late of West Whiteland Township. Jeffrey Lock and Laurel Santner, care of JENNIFER BRETON, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Co-Executors. JENNIFER BRETON, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

MILLER, Harry L., late of Phoenixville Borough. Glenn R. Miller, care of STEPHEN I. BAER, Esquire, 1288 Valley Forge Road, Suite 63, Phoenixville, PA 19460, Executor. STEPHEN I. BAER, Esquire, Baer Romain & Ginty, LLP, 1288 Valley Forge Road, Suite 63, Phoenixville, PA 19460, atty.

MILLER, George J., a/k/a George Miller, late of Caln Township. Samantha Miller, care of MICHAEL P. GOTTLIEB, Esquire, 319 Swede Street, Norristown, PA 19401, Executrix. MICHAEL P. GOTTLIEB,

EB, Esquire, Vangrossi and Recchuiti, 319 Swede Street, Norristown, PA 19401, atty.

MITRO, Joan, late of Easttown Township. Laurie J. Puccino, care of ANDREW DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

NELSON, Ann E., late of Oxford Borough. Laura Nelson King, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

NOLDER, Adele R., late of West Caln Township. Daniel F. Nolder, P.O. Box 37, Wagontown, PA 19376, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

SNYDER, Leonard Neal, late of Valley Township. Kimberly D. Snyder-Petrondi, care of THOMAS J. PROFY, IV, Esquire, 680 Middletown Boulevard, Langhorne, PA 19047, Executrix. THOMAS J. PROFY, IV, Esquire, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047, atty.

SOTELO, Maximino Hernandez, a/k/a Max Hernandez and Maximino Hernandez, late of New Garden Township. Lizzette Hernandez, care of CAROLINA R. HEINLE, Esquire, 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, Administratrix. CAROLINA R. HEINLE, Esquire, MacElree Harvey, LTD., 724 Yorklyn Rd., Ste. 100, Hockessin, DE 19707, atty.

STAUFFER, Joseph George, late of West Caln Township. George Joseph Stauffer, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney At Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

TAYLOR, Elizabeth Rita, late of East Goshen Township. Christopher Taylor, 7628 Ridge Chapel Road, Hanover, MD 21076-1501, Executor.

TOMKO, Jacquelyn, late of Phoenixville. Stephen Tomko, 140 Red Fox Lane, Phoenixville, PA 19460, Executor.

VIGNOLA, Mary G., a/k/a Mary Gray Vinola, late of East Goshen. Jill Shaddock, 116 South Warren Ave, Malvern, PA 19355 & Susan Dunphy, 304 David Lane, Oxford, PA 19363, Executrices.

VILLANOVA, Edward R., late of Phoenixville. Nicole Paynok, 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.

WEAGLEY, Lois M., late of West Goshen Township. Mark W. Weagley, 332 Caswallen Drive, West Chester, PA 19380, Executor. CHARICE D. CHAIT, Esquire, Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438, atty.

WILMOTT, Carrie Mae, late of West Caln Township. Tina M. Axe, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg, PA 19365, Executor. JANIS M. SMITH, Esquire, Janis M. Smith, Attorney at Law, 4203 West Lincoln Highway, Parkesburg, PA 19365, atty.

3rd Publication

BALLEW, Margaret S., late of Pennsbury Township. Thomas R. Ballew, 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.

BARNES, Ruth Anna, late of City of Coatesville. SAMUEL A. BARNES, JR., 780 Coates Street, Coatesville, PA 19320, Administrator. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

BARRETT, Rita M., late of Exton. Nancy Rehm, 401 Purtil Creek Lane, Georgetown, TX 78628, Executor.

BARTHOLOMEW, Janet Marie, a/k/a Jeanette Marie Bartholomew, late of West Chester. Hedy Stump, 561 Hemlock Lane, Lebanon, PA 17042, Executrix.

BENASUTTI, Daniel B., late of North Coventry Township. Palma Salvucci, care of MICHAEL J. MATTSON, Esquire, 1 N. Ormond Ave., Office, Havertown, PA 19083, Administratrix. MICHAEL J. MATTSON, Esquire, Mattson Law Associates, P.C., 1 N. Ormond Ave., Office, Havertown, PA 19083, atty.

BRAINARD, Bryan R., late of Downingtown. Sandra Brainard, 1 Pinewood Drive, Downingtown, PA 19335, Executrix. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, Suite D, West Chester, PA 19380, atty.

CADWELL, Bonnie Lorraine, a/k/a Bonnie L.

Cadwell, late of Willistown Township. Sarah E. Cadwell, care of NIKOLAOS I. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAOS I. TSOUROS, Esquire, Law Office Of Wendy F. Bleczynski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

CRACKNELL, Fanny A., late of Pennsbury Township. Elizabeth M. Connelly, 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.

DeVORE, June Smith, a/k/a June S. DeVore, late of Birmingham Township. Larry V. Lorah and Aaron S. DeVore, care of DENNIS C. VONDRAN, JR., Esquire, 24 E. Market St., West Chester, PA 19381, Executors. DENNIS C. VONDRAN, JR., Esquire, Lamb McErlane, PC, 24 E. Market St., West Chester, PA 19381, atty.

EVANGELISTI, Loretta, late of Uwchlan Township. Loretta M. Walls, 2213 Boxmere Road, Timonium MD 21093, Administrator. KENNETH E. PICARDI, Esquire, Yergey.Daylor.Allebach.Schefey.Picardi, 1129 E. High Street, P.O. Box 776, Pottstown, PA 19464, atty.

GLACKIN, Doris D., a/k/a Doris Davis-Glackin, late of East Bradford Township. George B. Glackin, Jr., care of DUKE SCHNEIDER, Esquire, 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, Administrator C.T.A. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660, atty.

HALLADAY, Marie L., late of Downingtown. Susan J. Johnson, 257 Tall Trees Circle, Downingtown, PA 19335, Executor. GEORGE W. PORTER, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033, atty.

HANTEL, Wilbur C., a/k/a Wilbur Charles Hantel, late of Malvern Borough. Johanna B. Hantel, care of KRISTEN R. MATTHEWS, Esquire, 403 W. Lincoln Highway, Ste. 110, Exton, PA 19341, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 403 W. Lincoln Highway, Ste. 110, Exton, PA 19341, atty.

HAUGHEY, Bonnie Marie, late of West Pikeland Township. John B. Haughey, III, 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.

HOFFMAN, Mary Alice, late of Oxford Borough. Julie DiVittorio, 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.

HOOPER, Kathleen, late of West Goshen Township. Jennifer Kash, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

KEARNEY, Patricia M., late of Willistown Township. Robert M. Kearney, 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.

LANDIS, Nathan David, a/k/a Nathan D. Landis, late of Elverson. Karen M. Landis, 450 Elmer Circle, Reading, PA 19605, Administrator.

McDEVITT, Gwynne G., a/k/a Gwynne McDevitt and Gwynne Garbisch McDevitt, late of Willistown Township. Christine Newell, c/o Michael A. Corgan, Esq., 1650 Market St., Ste. 2800, Philadelphia, PA 19103 and The Philadelphia Trust Company, attn.: Peter J. Johnson, Esq., 1760 Market St., 2nd Fl., Philadelphia, PA 19103, Executors. MICHAEL A. CORGAN, Esquire, Cozen O'Connor, 1650 Market St., Ste. 2800, Philadelphia, PA 19103, atty.

MILLER, Mildred Hoffman, a/k/a Mildred H. Miller, late of Pennsbury Township. David M. Frees, III, Unruh, Turner, Burke & Frees, P.C., 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.

MILLER, Elizabeth A., late of Paoli. Marie R. Norcini and Esther M. Wagner, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

MOULDER, Harry Richard, late of Tredyffrin Township. Mary Louise Moulder, care of ALBERT P. MASSEY, JR., Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executrix. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Rd., Malvern, PA 19355-3049, atty.

MUELLER, Manfred, late of West Whiteland Township. Timothy Mueller, 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.

REDMOND, Helen Jean, late of East Bradford Township. Richard T. Redmond, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

SCHAFER, Clinton Terl, a/k/a Clinton T. Schafer, late of Willistown Township. Pamela R. Schafer, care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333, Executrix. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333, atty.

SCRAFFORD, John Michael, late of Downingtown. Jessica Scrafford, 215 Westbury Court, Downingtown, PA 19335 and Mary Scrafford, 31 S 6th Ave, Coatesville, PA 19320, Administrators. FRANCIS C. MILLER, Esquire, Miller Law Offices, 21 W Washington St, St D, West Chester, PA 19380, atty.

SIMON, Jules L., late of Schuylkill Township. Eva Simon Theurkauf, 1350 Elbow Ln., Chester Springs, PA 19425 and Jules L. Simon, Jr., 518 St. John's Circle, Phoenixville, PA 19460, Executors. JOSEPH K. KOURY, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

SIMPSON, Leslie E., a/k/a Leslie Simpson, late of Tredyffrin Township. Alison D. Simpson, care of RACHEL FITOUSSI, Esquire, 62 W. Princeton Rd., Bala Cynwyd, PA 19004, Administratrix. RACHEL FITOUSSI, Esquire, 62 W. Princeton Rd., Bala Cynwyd, PA 19004, atty.

SNYDER, Linda, late of Willistown Township. Stacey Schwind, care of STANLEY E. LUONGO, JR., Esquire, 126 West Miner Street, West Chester, PA 19382, Executor. STANLEY E. LUONGO, JR., Esquire, Luongo Bellwoar LLP, 126 West Miner Street, West Chester, PA 19382, atty.

SOUSER, Leona Magdalena, late of Kennett Square Borough. Margaret S. Woehleke, Richard B. Souser, Jr., Roger Andrew Souser and Mary Souser Buchanan, Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett, LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

STERN, Gisela, late of East Pikeland Township. Stephen I. Baer, Esq., 1128 Valley Forge Rd., Ste.

63, Phoenixville, PA 19460, Executor. STEPHEN I. BAER, Esquire, 1288 Valley Forge Rd., Ste. 63, Phoenixville, PA 19460, atty.

SULLIVAN, William E., late of Spring City. Southeastern Veterans' Center, One Veterans Drive, Spring City, PA 19475-1230, Administrator. Darryl Liguori, Esquire, Department of Military and Veterans Affairs, Building 7-36, Fort Indiantown Gap, Annville, PA 17003, atty.

TOOMEY, Marion B., late of West Chester Borough. Christine A. Barron, Kenneth G. Toomey, & Daniel M. Toomey, care of LISA COMBER HALL, Esquire, 27 S. Darlington Street, West Chester, PA 19382, Co-Administrators C.T.A. LISA COMBER HALL, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

TRAN, Hoang Kim, late of Valley Township. Tam Phung Grall, care of DANIELA A. HORN, Esquire, 2202 Delancey Place, Philadelphia, PA 19103, Administrator. DANIELA A. HORN, Esquire, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103, atty.

VENEMA, Helga A., late of East Goshen Township. Michelle E. Venema, care of STACEY WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

WENRICH, JR., Carl James, late of West Chester Borough. Erinn K. Wenrich, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

WORTH, Richard B., late of Borough of South Coatesville. Stephen D. Worth, 26 Lafayette Avenue, Coatesville, PA 19320, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

YOUNG, Pamela L., late of East Brandywine Township. David Jones, care of WILLIAM P. HARRINGTON, JR., Esquire, 945 Hillcrest Dr., Kinzers, PA 17535, Executor. WILLIAM P. HARRINGTON, JR., Esquire, The Law Offices of William P. Harrington, Jr., Esq., 945 Hillcrest Dr., Kinzers, PA 17535, atty.

ZUPPAS, Dorothy, a/k/a Dorothy Lazarus, late of Willistown Township. Christine Dugan, care of STACEY WILLITS McCONNELL, Esquire, 24 E.

Market St., P.O. Box 565, West Chester, PA 19381-0565, Executrix. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, 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

Woodland Lane Escrow Account, with its principal place of business at 1170 Hopewell Road, Downingtown, PA 19335. The application has been (or will be) filed on: Friday, July 22, 2022. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Patricia Doutre, Gregory Doutre, & Daniel Kloiber

Notice is hereby given that an Application for Registration of Fictitious Name has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purposes of obtaining the following Fictitious Name, pursuant to the provisions of 54 Pa.C.S. §311:

The Fictitious Name is 02 K-BBQ having a principal place of business at 600 W. Uwchlan Avenue, Exton, PA 19341.

The name and address of the entity owning or interested in said business are: 02 PA Corp, Cogency Global Inc., Dauphin County PA.

FITZPATRICK LENTZ & HUBBA, P.C.
Two City Center
645 West Hamilton Street, Suite 800
Allentown, PA 18101

2nd Publication of 3

TRUST NOTICE

Trust Estate of MARGARET P. ALLENN, deceased, late of Kennett Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of MARGARET P. ALLEN are requested to make payment without delay to:

L. Peter Temple, Trustee
c/o Larmore Scarlett LLP
P.O. Box 384, Kennett Square, PA 19348

2nd Publication of 2

NOTICE

Patrick A. Deibler, Esq.
Pa.Bar I.D. No. 311344
Kling, Deibler & Glick, LLP. Attorneys for Plaintiff
131 W. Main Street
New Holland, PA 17557
(717)-354-7700

IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
LANCASTER ELECTRIC, INC. Plaintiff vs.
MCGUCKIN & PYLE, INC. Defendant No. CI-21-01911

To: McGuckin & Pyle, Inc.

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CROSS CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU 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 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.

Lancaster Bar Association
Lawyer Referral Service
28 East Orange Street
Lancaster, PA 17602
Telephone: 717-393-0737

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, September 15th, 2022 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, October 17th, 2022.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

1st Publication of 3

SALE NO. 22-9-260

Writ of Execution No. 2017-11108

DEBT \$557,808.01

ALL THOSE CERTAIN LOT S OR PIECES OF GROUND SITUATE IN WEST CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

BEING PARCEL NUMBER: 28-8-101.5

IMPROVEMENTS thereon: a residential property

PLAINTIFF: PHH MORTGAGE CORPORATION

VS

DEFENDANT: **ADRIAN LUPU A/K/A ADRIAN OF THE FAMILY LUPU; RODICA LUPU A/K/A RODICA OF THE FAMILY LUPU**

SALE ADDRESS: 1332 Airport Road, Coatesville, PA 19320

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

SALE NO. 22-9-261

Writ of Execution No. 2015-06008

DEBT \$530,725.96

All that certain lot or piece of ground situate in Thornbury Township, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan of Fair Acres Farm, made by Regester Associates, Inc. dated 3/23/1988, last revised 5/15/1989 and recorded in Chester County as Plan No. 9766, as follows, to wit:

Beginning at a point on the South side of Road A, said point being a corner of Lot No. 18 as shown on said plan; thence extending from said point of beginning along the South side of Road A the two (2) following courses and distances: (1) North 63 degrees 55 minutes 06 seconds East, 174.35 feet to a point of curve; and (2) on the arc of a circle curving to the right, having a radius of 255 feet, the arc distance of 209.14 feet to a point, a corner of Lot No. 16; thence extending along the same, South 20 degrees 55 minutes 00 seconds West, 321.46 feet to a point, a corner of Lot No. 15; thence extending along the same, South 63 degrees 55 minutes 06 seconds West, 130 feet to a point, a corner of Lot No. 18 aforesaid; thence extending along the same, North 26 degrees 04 min-

utes 54 seconds West, 305 feet to the first mentioned point and place of beginning.

Being Lot No. 17 as shown on said plan.

Containing 82,599 square feet of land more or less.

BEING THE SAME PREMISES which David C. England and Janice P. England, husband and wife, by Deed dated 10/07/03 and recorded 10/14/03 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 5936, Page 94, and Instrument #10318782, granted and conveyed unto Donald Lowry and Rita Lowry, husband and wife, as tenants by the entirety, the survivor of them, in fee.

UPI # 66-2-1.24

PLAINTIFF: U.S. Bank National Association, as Trustee for ABN AMRO Mortgage Corporation, Mortgage Pass-Through Certificates, Series 2003-12

VS

DEFENDANT: **Donald Lowry; Rita Lowry; and the United States of America, Department of the Treasury - Internal Revenue Service**

SALE ADDRESS:530 Deer Pointe Road, West Chester, PA 19320

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

SALE NO. 22-9-262

Writ of Execution No. 2020-00030

DEBT \$207,734.61

All that certain parcel of land being Lot Number 9 of Montclare Development and laid out by Clarence H. Kemery and Monroe J. Green situate in the Township of West Bradford, County of Chester, and State of Pennsylvania, which according to a survey made by J. Vernon Keech, Registered Surveyor, is bounded and described as follows, to wit:

Beginning at a spike in the middle of State Road, Route #15073 a corner of Lots Numbered 8 and 9, said spike being three hundred forty-five feet measured north eighty-seven degrees fifty-one minutes east from the intersection of the middle of State Road Route #15073, and the middle of another public road leading from Caln to Romensville; thence extending by State Road aforesaid north eighty-seven degrees fifty-one minutes east one hundred and twenty-five feet to a spike corner of Lot No. 10; thence leaving the road and extending by Lot No. 10 and passing over an iron pipe set on the south side of the road south two degrees and nine minutes east two hundred eighteen and sixty-six hundredths feet to an iron pin; thence extending by property belonging to I. Willard Gray, south eighty-seven degrees and fifty-one minutes west one hundred and twenty-five feet to an iron pin a corner of Lot No. 8; thence extending by Lot No. 8, and passing over an iron pin set on the south side of the state road aforesaid north two degrees nine minutes west two hundred eighteen and sixty-six hundredths feet to the first mentioned point and place of beginning.

CONTAINING twenty-seven thousand three hundred thirty-two square feet of land be the same more or less.

Being the same premises which Thomass C. McClain and Mary Lou McClain, his wife and Lewis R. Kish, Jr., by Deed dated 3/1/1977 and recorded 3/3/1977 in the Office for the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 050 Page 302 granted and conveyed unto Karl T. Ziegler and Linda L. Ziegler, his wife, in fee. AND THE SAID Karl T. Ziegler passed away on or about November 13, 2002, thereby vesting title of the premises unto Linda L. Zeigler, by operation of law.

UPI # 50-1-64.4

PLAINTIFF: JPMC Specialty Mortgage

LLC F/K/A WM Specialty Mortgage, LLC
 VS
 DEFENDANT: **Linda Ziegler**
 SALE ADDRESS: 2720 West Chester Road, Downingtown, PA 19335
 PLAINTIFF ATTORNEY: **LOGS LEGAL GROUP LLP 610-278-6800**

TAX ID NO. 41-05-0706
 IMPROVEMENTS thereon: a residential dwelling PLAINTIFF: Federal National Mortgage Association (“Fannie Mae”)
 VS
 DEFENDANT: **Dana Bowles A/K/A Dana Y. Bowles**
 SALE ADDRESS: 969 Roundhouse Court, West Chester, PA 19380
 PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C. 215-627-1322**

SALE NO. 22-9-263
Writ of Execution No. 2021-09306
DEBT \$1,074,243.62

ALL THAT CERTAIN property situated in the Township of West Bradford in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI #50-4-111 being more fully described in a Deed Dated October 25, 2006 and recorded January 10, 2007 Among the land records of the county and state set forth above, in Deed Volume 7055 and Page 1754, Tax Map or Parcel Id No: 5-4-204

PARCEL NO.: 50-4-111

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

VS

DEFENDANT: **Claudia P. Roemer a/k/a Claudia Roemer and Paul M. Roemer a/k/a Paul Roemer**

SALE ADDRESS: 1475 Luna Drive, Downingtown, PA 19335

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

SALE NO. 22-9-264
Writ of Execution No. 2018-04316
DEBT \$372,123.54

PROPERTY SITUATE IN TOWNSHIP OF WEST WHITELAND

SALE NO. 22-9-265
Writ of Execution No. 2022-01367
DEBT \$232,765.36

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Bradford, County of Chester and Commonwealth of Pennsylvania, being bounded and described according to a Plan of Lots of “Fox Trail” Phase I, made for J.W.H. Construction Company by Berger and Hayes, Inc., dated 11/1/1977 and recorded at West Chester, PA as Plan No. 2108 as follows, to wit:

BEGINNING at a point in the Northwest-erly side of Steeplechase Drive a corner of Lot No. 17 on said Plan; thence extending from said point of beginning along line of Lot No. 17, North 11°03’07” West, 198.94 feet to a point on line of land of Francis Detar; thence extending along the same, North 59°05’25” East, 210.78 feet to a point, a corner of Lot No. 19; thence extending along the same, South 03°44’39” West, 269.28 feet to a point on the Northeasterly side Steeplechase Drive; thence extending along the Northeasterly, Northerly and Northwesterly sides of Steeplechase Drive along the arc distance of 123.96 feet to the first mentioned point and place of beginning.

BEING LOT NO. 18 ON THE AFORE- SAID PLAN.

BEING THE SAME PREMISES which Susan Chiesa (a/k/a Susan Koschik), Clyde Shearman and Joanne Kratz, individually and as Co-Trustees of the Joanne W. Sherman Qualified Personal Residence Trust dated September 1, 1993, by Deed dated May 12, 2016 and recorded March 31, 2017 in the Office of the Recorder of Deeds in and for the County of Chester, Pennsylvania in Book 9516, Page 427, Instrument No. 11535314 granted and conveyed unto Joanne W. Shearman, in fee.

AND THE SAID Joanne W. Shearman departed this life on or about September 10, 2021 thereby vesting title unto Clyde W. Shearman a/k/a Clyde Shearman as Executor of the Estate of Joanne W. Shearman, deceased.

TAX PARCEL # 50-2Q-10

PLAINTIFF: Finance of America Reverse LLC

VS

DEFENDANT: **Clyde W. Shearman a/k/a Clyde Shearman, Executor of the Estate of Joanne W. Shearman, deceased**

SALE ADDRESS: 1419 Steeple Chase Road, Downingtown, PA 19335

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

SALE NO. 22-9-266

Writ of Execution No. 2022-00812

DEBT \$194,471.10

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN WEST-TOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Parcel Number: 67-3-114

PLAINTIFF: Carrington Mortgage Services, LLC

VS

DEFENDANT: **Michael R. Stark**

SALE ADDRESS: 1538 Overhill Road, West Chester, PA 19382

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

SALE NO. 22-9-267

Writ of Execution No. 2018-09935

DEBT \$107,788.20

PROPERTY SITUATE IN BOROUGH OF PARKESBURG

TAX PARCEL NO. 08-05-0334.170

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: LOANCARE, LLC

VS

DEFENDANT: **Ronald A. Whitney & Andrea M. Whitney**

SALE ADDRESS: 604 Bridge Street W, Parkesburg, PA 19365

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

SALE NO. 22-9-268

Writ of Execution No. 2022-01034

DEBT \$152,914.49

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances situate in the Township of West Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan for Donald L. Marshman Phase II, dated 10/19/1978 and last revised 3/8/1981 and recorded in Plan file #3500, as follows, to wit:

BEGINNING at a point in the title line in the bed of Telegraph road thence extending from said beginning point along lands

of Robert C. Sweeley, North 25 degrees 12 minutes 11 seconds West 354.88 feet to a point in line of phase I; thence extending along same North 80 degrees 17 minutes 0 seconds East 155.65 feet to a point a corner of Lot #12 on said plan; thence extending along the same South 25 degrees 12 minutes 11 seconds East 329.77 feet to a point on the title line in the bed of Telegraph Road; thence extending along the same South 71 degrees 3 minutes 20 seconds West 150.90 feet to the first mentioned point and place of beginning.

BEING Lot #13 on said plan;

BEING the same premises which Federal Home Loan Mortgage Corporation, by Gregory Javardian, Esquire, Powers Kirn & Javardian, its Attorney-in-Fact, by virtue of a Power of Attorney, recorded June 17, 2008, in the Recorder of Deeds in and for the County of Chester, at instrument Number 10853359, by Deed dated 06/21/13 and recorded 07/26/13 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 8776 Page 302, granted and conveyed unto Kimberly A. Rhodes, in fee.

BEING UPI # 28-2-98.1

PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee of Juniper Mortgage Loan Trust A

VS

DEFENDANT: **Kimberly A. Rhodes**

SALE ADDRESS: 1059 Telegraph Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **HILL WAL-LACK LLP 215-579-7700**

SALE NO. 22-9-269

Writ of Execution No. 2017-10609

DEBT \$262,974.98

Property situate in the TOWNSHIP OF EAST NOTTINGHAM, CHESTER

County, Pennsylvania, being

BLR # 69-3-77.34

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. Bank National Association

VS

DEFENDANT: **Jeffrey David Livezey & Erin Elizabeth Livezey**

SALE ADDRESS: 257 Joseph Road, Oxford, PA 19363

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

SALE NO. 22-9-270

Writ of Execution No. 2019-10142

DEBT \$119,907.05

PROPERTY SITUATE IN WEST CALN TOWNSHIP

TAX PARCEL NO. 28-01-0018.010

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

VS

DEFENDANT: **DANIEL SCHWARZER**

SALE ADDRESS: 132 Engletown Road, Honey Brook, PA 19344

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

SALE NO. 22-9-271

Writ of Execution No. 2019-02420

DEBT \$170,065.99

All that certain lot or piece of ground with

the buildings and improvements thereon erected situate in West Goshen Township, Chester County, Pennsylvania, bounded and described according to a survey made for William Drayman, by Damon and Foster, Civil Engineers on 6/17/1947 in Plan Book 2 Page 75, as follows, to wit:

Beginning at a point on the southeasterly side on the Wilmington Pike, measured the two following courses and distances from a point of tangent on the southerly side of Church Avenue (1) on the arc of a circle curving to the right with a radius of 25 feet the arc distance of 39.74 feet to a point of tangent on the southwesterly side of the Wilmington Pike; (2) thence extending along the southwesterly side of Wilmington Pike south 12 degrees 16 minutes 30 seconds east 449.44 feet to the point and place of beginning; thence along the Wilmington Pike south 12 degrees 16 minutes 30 seconds east 100 feet to a corner of lot 57 on said plan; thence along lot 57, south 77 degrees 43 minutes 30 seconds west 210 feet to a corner of lot 69; thence along the same north 12 degrees 16 minutes 30 seconds west 100 feet to a corner of lot 55; thence along lot 55; thence along lot 55, north 77 degrees 43 minutes 30 seconds east to the point and place of beginning.

Being the same premises in which Harry Abraham Marcus, by deed dated 058/31/2001 and recorded September 13, 2001 in the Office of the Recorder of Deeds, in and for the County of Chester, Commonwealth of Pennsylvania, in Deed Book 5063, Page 1341, granted and conveyed unto Juan Colon.

Being UPI N 52-5P-45.

PLAINTIFF: Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A.
VS

DEFENDANT: **Juan Colon a/k/a Juan R. Colon**

SALE ADDRESS: 846 South High Street,

West Chester, PA 19382

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

SALE NO. 22-9-273

Writ of Execution No. 2021-09643

DEBT \$798,918.19

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. Hereditaments and Appurtenances situate in the Township of Tredyffrin, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Subdivision for Pohlig Builders, Inc., made by Chester Valley Engineers, Inc., Paoli, Penna., dated 8/19/1993 and being last revised 12/17/1993, recorded 4/19/1994 n Plan #12454, more fully described as follows, to wit:

BEGINNING at a point on the Northeast-erly side of an unnamed road, said point being a corner of Open Space as shown on said Plan; thence extending from said beginning point along the unnamed road the (2) following courses and distances: (1) on the arc of a circle curving to the right, having a radius of 625 feet, the arc distance of 215.57 feet to a point of compound curve and (2) on the arc of a circle curving to the right, having a radius of 228.95 feet the arc distance of 123.34 feet to a point, a corner of Lot #8, thence extending along the same South 63 degrees 26 minutes 53 seconds East, 228.95 feet to a point in line of land now or late of Great Valley Presbyterian Church; thence extending along the same South 7 degrees 35 minutes 22 seconds East, 200 feet to a point a corner or Open Space; thence extending along the same South 82 degrees 24 minutes 38 seconds West, 203.90 feet to the first mentioned point and place of beginning.

BEING Lot #9 as shown on said Plan.

BEING THE SAME PREMISES which

Foresite Land Corporation by Deed dated February 19, 1998 and recorded March 3, 1998 in Book 4309, page 1596 Instrument #13824 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed unto Richard Bohner and Patricia Bohner, husband and wife, in fee.

Parcel # 43-4-257

PLAINTIFF: New Residential Mortgage Loan Trust 2014-3

VS

DEFENDANT: **Richard Bohner and Patricia Bohner**

SALE ADDRESS: 1201 Brentford Lane, Malvern, PA 19355

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

SALE NO. 22-9-274

Writ of Execution No. 2022-00232

DEBT \$371,987.90

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE on London Grove Township, Chester County, Pennsylvania, BOUNDED and described according to a Final Subdivision Plan for Western Parcel for lands of Old Oak Development Corp., made by Brandywine Valley Engineers, Inc., dated May 14, 1991, last revised March 11, 1992 and recorded on May 5, 1992, as Plan No. 11625.

TAX PARCEL # 5908 01901000

IMPROVEMENTS thereon: Single Family/Cabin

PLAINTIFF: Select Portfolio Servicing, Inc.

VS

DEFENDANT: **Melanie M. Hicks and William E. Hicks**

SALE ADDRESS: 359 Indian Run Road, Avondale, PA 19311

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

SALE NO. 22-9-275

Writ of Execution No. 2017-06901

DEBT \$163,500.57

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

All that certain lot or piece of ground situate in the Township of Penn, in the County of Chester and State of Pennsylvania, bounded and described in accordance with a Final Plan prepared for Emiline B. Gray, by N.M. Lake, Inc. Engineers and Surveyors (Oxford, PA) dated September 17, 1985 and revised January 6, 1986 and recorded as Chester County Plan No. 617 as follows, to wit:

Beginning at a point in the Southeasterly side of a certain 50 feet wide right of way which extends Southwestwardly from Ewing Road, at the Southwest corner of Lot #1, which point it measured the 3 following courses and distances along said right of way from its intersection with the Southwestly side of Ewing Road; (1) South 37 degrees 00 minutes 12 seconds West 100.00 feet to a point of curve; (2) along the arc of a circle curving to the left having a radius of 125.00 feet the arc distance of 47.65 feet to appoint of tangent; (3) South 15 degrees 09 minutes 46 seconds West 191.70 feet to the beginning point; thence along Lot #1 South 74 degrees 50 minutes 14 seconds East 310.51 feet to a point in line of land of Earl M. Cole; thence along said Cole's land South 17 degrees 32 minutes 42 seconds West

286.42 feet to a point a corner of Lot #3; thence along Lot #3 North 74 degrees 50 minutes 14 seconds West 298.61 feet to an iron pin set on the Southeasterly side of the aforementioned 50 feet wide right of way; thence along the same North 15 degrees 09 minutes 46 seconds East 286.17 feet to the point and place of beginning.

Containing 2.001 acres of land be the same more or less.

Being a Lot #2 as shown on above mentioned Plan:

Together with the free and common use, right, liberty and privilege in and of the said 50 feet wide right of way as a passageway, watercourse and means of ingress and regress to and from Ewing Road on common with the other owners, tenants and occupiers of the other lots of ground abutting and bounding upon the same in entitled to the use and enjoyments thereof, at all times hereafter forever. Subject however to a proportionate part of the expense of maintaining and keeping said right of way in good order and repair at all times hereafter forever.

BEING THE SAME PROPERTY CONVEYED TO CLARENCE W. GRAY III WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM CLARENCE W. GRAY III AND KATHLEEN H. GRAY, DATED FEBRUARY 4, 2003, RECORDED FEBRUARY 25, 2003, AT DEED BOOK 5583, PAGE 768, CHESTER COUNTY, PENNSYLVANIA RECORDS.

BEING UPI NUMBER 58-1-12.2

PLAINTIFF: U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF11 Master Participation Trust

VS

DEFENDANT: **Clarence Gray, III**

SALE ADDRESS: 727 Ewing Road, Cochranville, PA 19330

PLAINTIFF ATTORNEY: **MANLEY**

DEAS KOCHALSKI LLC 614-220-5611

**SALE NO. 22-9-276
Writ of Execution No. 2022-01513
DEBT \$55,607.53**

PREMISES "A"

ALL THAT CERTAIN message land lot of land situate in Penn Township, Chester County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin and running thence by land now or late of Oscar G. Hoopes, South 62.25° East, 7.70 perches to a stone in a public road leading from Kelton to New London, thence along said road, South 28° West, 8.14 perches to a stone in said road; thence leaving said road and by land now or late of the Milton Hoopes Estate, West 8 perches to an iron pin; thence by land now or late of Oscar G. Hoopes, North 23.75° East, 11.68 perches to the place of BEGINNING.

CONTAINING 77.79 square perches of land, more or less.

PREMISES "B"

ALL THAT CERTAIN piece or parcel of ground situate in Penn Township, Chester County, Pennsylvania, bounded and described according to a preliminary subdivision plot plan of property owned by J. Lambert Smith to be conveyed to Christopher Shipp made by George E. Register, Jr. & Sons, Inc., Registered Land Surveyors, dated 10/31/1973, last revised 2/24/1977, as follows, to wit:

Tax Parcel # 58-5-7

PLAINTIFF: FIRST HORIZON BANK, A TENNESSEE BANKING CORPORATION SUCCESSOR BY CONVERSION TO FIRST TENNESSEE BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: Juan A. Ortega
SALE ADDRESS: 360 South Jennersville Road, West Grove, PA 19390
PLAINTIFF ATTORNEY: GREGORY JAVARDIAN, LLc 215-942-9690

SALE NO. 22-9-277
Writ of Execution No. 2021-10012
DEBT \$763,441.73

ALL THAT CERTAIN TRACT AND LOT OF LAND WITH THE BUILDINGS THEREON, SITUATE IN THE TOWNSHIP OF EAST PIKELAND AND COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, IN ACCORDANCE WITH A MAP OF PROPERTY MADE FOR BENJAMIN MARTIN BY HOPKINS & SCOTT, INC. REGISTERED SURVEYORS, KIMBERTON, PA, DATED AUGUST 28, 1973, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A SPIKE IN TO CENTER LINCOLN ROAD (33.00 FEET WIDE T-502), A COMMON CORNER OF LANDS OF EDMUND BACON, I. ROBERT MCPHERSON AND THE HEREIN DESCRIBED LANDS,

THENCE LEAVING LINCOLN ROAD AND BEING ALONG LANDS OF J.R.MCPHERSON THE TWO FOLLOWING COURSES AND DISTANCES: (1) NORTH 62 DEGREES 06 MINUTES EAST 528.00 FEET TO AN IRON PIPE; (2) NORTH 48 DEGREES 46 MINUTES EAST 704.09 FEET TO AN IRON PIPE, A CORNER OF J.R. MCPHERSON AND ON LINE OF LANDS OF JOHN LOGAN,

THENCE ALONG LANDS OF J. LOGAN CROSSING OVER A 75.00 FEET WIDE RIGHT OF WAY THE PHILADELPHIA ELECTRIC COMPANY, SOUTH 45 DEGREES 26 MINUTES 30

SECONDS EAST 275.01 FEET TO AN OLD FIELD STONE, A CORNER OF J. LOGAN AND ON LINE OF LANDS OF ELIZABETH F. STONOROV, SAID FIELD STONE ALSO BEING ON THE LINE DIVIDING EAST PIKELAND AND CHARLESTOWN TOWNSHIP,

THENCE ALONG LANDS OF E.F.STONOROV, BEING ALONG THE TOWNSHIP DIVIDING LINE, CROSSING LINCOLN ROAD, SOUTH 41 DEGREES 06 MINUTES 07 SECONDS WEST 1,937.26 FEET TO A POINT, IN THE PICKERING CREEK, A CORNER OF LANDS OF EDMUND BACON;

THENCE ALONG LANDS OF E. BACON THE THREE (3) FOLLOWING COURSES AND DISTANCES; (1) NORTH 19 DEGREES 09 MINUETS WEST 255.75 FEET TO A POINT IN THE PICKERING CREEK HAVING RE-CROSSED THE AFOREMENTIONED PHILADELPHIA ELECTRIC COMPANY RIGHT OF WAY, (2) LEAVING SAID CREEK NORTH 41 DEGREES 51 MINUTES EAST 396.00 FEET TO AN IRON PIN ON THE WESTERLY SIDE OF LINCOLN ROAD; (3) ALONG THE WESTERLY SIDE OF LINCOLN ROAD NORTH 15 DEGREES 24 MINUTES WEST 409.20 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN KAYLA EVAN BY DEED FROM BENJAMIN MARTIN DATED JULY 10, 1997 AND RECORDED JULY 28, 1997 IN DEED BOOK 4208, PAGE 0668.

TAX I.D. #: 26-4-27

PLAINTIFF: Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1

VS

DEFENDANT: **Kayla Evan**

SALE ADDRESS: 972 Lincoln Road, Phoenixville, PA 19460

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

SALE NO. 22-9-278

Writ of Execution No. 2021-05643

DEBT \$70,713.52

ALL THAT CERTAIN LOT OR LAND ON WHICH IS LOCATED THE WEST HOUSE OF A BLOCK OF TWO FRAME HOUSES SITUATE IN THE CITY OF COATESVILLE, COUNTY OF CHESTER, STATE OF PENNSYLVANIA, DESIGNATED AS NO. 635 BELMONT STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH CURB LINE OF BELMONT STREET OPPOSITE THE CENTER OF THE MIDDLE DIVIDING PARTITION IN SAID BLOCK OF TWO FRAME DWELLING HOUSES, A CORNER OF LAND NOW OR FORMERLY OF WILLIAM STEELE AND DISTANT 27 FEET OF THE WEST LINE OF PEARL ALLEY; THENCE ALONG THE NORTH CURB LINE OF BELMONT STREET SOUTH 80 DEGREES 44 MINUTES WEST, 22.5 FEET TO A CORNER OF LAND NOW OR FORMERLY OF BANNER CONNER, THENCE BY SAID CONNER'S LAND NORTH 9 DEGREES 16 MINUTES WEST, 105 FEET TO THE SOUTH LINE OF HARMONY STREET, THENCE BY THE SAME NORTH 80 DEGREES 44 MINUTES EAST, 22.5 FEET TO ANOTHER CORNER OF WILLIAM STEELE'S LAND AND THENCE BY THE SAME AND PASSING THROUGH THE CENTER OF THE MIDDLE DIVIDING PARTITION IN SAID BLOCK OF TWO FRAME DWELLING HOUSES SOUTH 9 DEGREES 16 MINUTES EAST 105 FEET

TO THE PIECE OF BEGINNING.

CONTAINING 2362 SQUARE FEET OF LAND, BE THE SAME MORE OR LESS.

TITLE TO SAID PREMISES IS VESTED IN JONATHAN WOLF BY DEED FROM TANYA E. LILLY, FIRST SUCCESSOR TRUSTEE OF THE FRANCIS J. GASKA TRUST DATED DECEMBER 12, 2001 DATED JULY 22, 2005 AND RECORDED JULY 27, 2005 IN DEED BOOK 6563, PAGE 1971 INSTRUMENT NUMBER 10556771.

TAX I.D.#: 16-6-476

PLAINTIFF: Fifth Third Bank, National Association

VS

DEFENDANT: **Jonathan Wolf**

SALE ADDRESS: 635 Belmont Avenue, Coatesville, PA 19320

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

SALE NO. 22-9-279

Writ of Execution No. 2021-09787

DEBT \$28,293.81

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Downingtown, County of Chester, Commonwealth of Pennsylvania.

Parcel No. 11-8-239

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Green Street Mews Association

VS

DEFENDANT: **Robert M. Lilley, III**

SALE ADDRESS: 326 Jefferson Avenue, Downingtown, PA 19335

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

DEFENDANT: Heidi E. McLaughlin a/k/a Heidi McLaughlin and Scott T. McLaughlin a/k/a Scott McLaughlin

SALE NO. 22-9-280

Writ of Execution No. 2019-10342

DEBT \$189,426.56

SALE ADDRESS: 117 Prospect Avenue a/k/a 117 South Prospect Avenue, West Grove, PA 19390

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

PROPERTY SITUATE IN TOWNSHIP OF HONEY BROOK

TAX PARCEL # 22-8-60

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Quicken Loans, Inc.

VS

DEFENDANT: Richard A. Ross & Rebecca L. Ross

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

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

SALE NO. 22-9-282

Writ of Execution No. 2022-00223

DEBT \$131,150.55

PROPERTY SITUATE IN TOWNSHIP OF TREDYFFRIN

TAX PARCEL #4306AA06250000

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-1

VS

DEFENDANT: Kurt Van Tassel

SALE ADDRESS: 425 Drummers Lane, Wayne, PA 19087

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

SALE NO. 22-9-281

Writ of Execution No. 2018-11788

DEBT \$331,965.05

ALL THAT CERTAIN property situated in the Township of West Grove Borough in the County of Chester and Commonwealth of Pennsylvania, being described as Follows: UPI: #5-4-204 being more fully described in a Deed Dated April 21, 2010 and recorded April 26, 2010 Among the land records of the county and state set forth above, in Deed Volume 7904 and Page 748,

Tax Map or Parcel Id No: 5-4-204

PLAINTIFF: Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-1, by its servicer PHH Mortgage Corporation

VS

SALE NO. 22-9-VA1

Writ of Execution No. 2022-00582

DEBT \$173,803.44

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, SITUATE in the Township of North Coventry, County of Chester, Commonwealth of Pennsylvania.

Tax Parcel No 17-7-20.3A

PLAINTIFF: Malvern Bank, N.A. VS

DEFENDANT: **Gary S. Leader & Sandra A. Leader**

SALE ADDRESS: 1600 Chestnut Hill Road, Pottstown, PA 19464

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 267-334-1705**

MEETING SPACE?

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

SAMPLE AD

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

ESTATES/TRUSTS ATTORNEY

Estates/Trusts Attorney sought for growing, collegial Main Line firm. Send resume with cover letter and salary requirements, in confidence to responses10@gmail.com

ASSOCIATE ATTORNEY

LaMonaca Law is seeking associate attorneys to join our expanding main line law firm. Required: minimum of 2 years family law experience, transportation, career oriented, ability to multi-task in a fast paced environment. Send resume and salary requirements to Kristy@LaMonacaLaw.com.



The Right Words Win

Build your strongest argument using language proven to persuade your judge.

Interested? Contact your LexisNexis Representative for more information

David Tobin
 david.tobin@lexisnexis.com
 410.340.9501



LexisNexis, Lexis, and the Knowledge Burst logo are registered trademarks of RELX Inc. Other products and services may be a trademark or registered trademark of their respective companies. Used under license. © LexisNexis. All rights reserved. 302P18 MNL 1

INCORPORATION AND LIMITED LIABILITY COMPANY FORMATION

CONVENIENT, COURTEOUS SAME DAY SERVICE

PREPARATION AND FILING SERVICES IN ALL STATES

CORPORATION OUTFITS AND LIMITED LIABILITY COMPANY OUTFITS

SAME DAY SHIPMENT OF YOUR ORDER

CORPORATION, LIMITED LIABILITY COMPANY AND UCC FORMS

CORPORATE AND UCC, LIEN AND JUDGMENT SEARCHES

M. BURRKEIM COMPANY

SERVING THE LEGAL PROFESSIONAL SINCE 1931

PHONE: (215) 563-8113 FAX: (215) 977-9386

2021 ARCH STREET, PHILADELPHIA, PA 19103

WWW.MBURRKEIM.COM

The couple was told they couldn't have a child.

A lawyer suggests they adopt.

The counselor tells them five years.

A lawyer tells them one.

Social Services approves them for adoption.

A lawyer puts it in writing.

The judge signs the order.

A lawyer's work finalizes it.

They thought they couldn't have a child.

A lawyer helped make it possible.

You have rights. Lawyers protect them.
Pennsylvania Bar Association
Chester County Bar Association



a
align.Space

A place to work and meet.

Located just blocks away from the courthouse, three floors of beautiful flex workspace and meeting rooms, as well as a roster of convenient amenities such as complimentary coffee.

- Monthly Memberships**
- Day Passes**
- Conference Room Rentals**

**2 W. Market St
484-473-8400
www.align.space**



Shared Workspace





**DO YOU NEED A QUALIFIED LAWYER?
LET US CONNECT YOU!**



The Chester County Bar Association's
Lawyer Referral Service

(610) 429-1500

Call us... we can help.

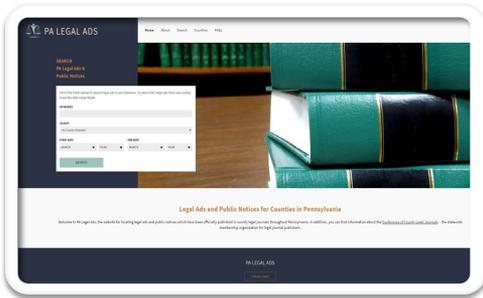
15 W. Gay Street | 2nd Floor
West Chester, PA 19380
www.chescobar.org





PALEGALADS.ORG

Is the website for locating legal ads and public notices which have been officially published in county legal journals throughout Pennsylvania. Here you can also find information about the **Conference of County Legal Journals** - the statewide membership organization for legal journal publishers.



PALEGALADS.ORG

Allows users to search by keyword, county, and publication date.

Examples of ads and notices that can be found on the website include:

- Action to Quiet Title
- Articles of Amendment
- Audit List
- Bankruptcy Filings
- Certificate of Authority
- Change of Name Notice
- Dissolution
- Request for Proposals
- Estate Filings
- Trust Filings
- Fictitious Name
- Incorporations
- Organization
- Sheriff Sales
- Sunshine Act Meeting Notices
- Miscellaneous Notices
- Notice of Intent to Consider Adoption of Ordinances

NEW, RESPONSIVE WEBSITE DESIGN MAKES SEARCH + DISCOVERY EASIER THAN EVER!



In existence for over 30 years, the **Conference of County Legal Journals (CCLJ)** is the representative organization for the official Legal Journals of the Commonwealth of Pennsylvania.

LAWPAY®

AN AFFINIPAY SOLUTION

“I love LawPay! I’m not sure why I waited so long to get it set up.

– Law Firm in Ohio

Trusted by more than 150,000 professionals, LawPay is a simple, secure solution that allows you to easily accept credit and eCheck payments online, in person, or through your favorite practice management tools.



22% increase in cash flow with online payments



Vetted and approved by all 50 state bars, 70+ local and specialty bars, the ABA, and the ALA



62% of bills sent online are paid in 24 hours



Member Benefit Provider

lawpay.com/chescobar

866-352-4482

Data based on an average of firm accounts receivables increases using online billing solutions. LawPay is a registered agent of Wells Fargo Bank N.A., Concord, CA and Synovus Bank, Columbus, GA.



Planning a meeting, event, training or deposition?

*The Chester County Bar Association can accommodate your needs!
 Located right in the heart of the borough of West Chester at 15 W. Gay Street
 Two blocks from the courthouse and right next to the Warner Hotel*



- 22 person capacity
- Projection TV, LCD Projector and laptop available upon request
- Coffee & tea provided

- Classroom seating for 80-100 (full) or 30-40 (half); greater capacity for theater style or reception
- Projection TV, LCD Projector and laptop available upon request
- Coffee & tea provided



- 10 person capacity
- Perfect space for small meetings, training and depositions



- Classroom seating for 32
- Projection TV, LCD Projector and laptop available upon request
- Coffee & tea provided
- Great, open space for receptions



Parking:

- Metered street parking (payable via quarters, credit card and app)
- Chestnut Street Parking Garage (14 E. Chestnut Street)

Visit www.chescobar.org for more information

For rates and availability, contact Tyler Szabo:
 phone: 610-692-1889 email: tszabo@chescobar.org



Banking built for law firms

Nota is a business banking platform designed specifically for solo and small law firms. **Schedule a demo to learn more about how to open a business checking or IOLTA at M&T**



Are you ready to make your life easier?



Best-in-class Features

- 3-way Reconciliation with real-time bank data
- Assign funds in and out of your account to specific clients
- Easily set up categories to track income and expenses



Law Tech Integrations

- Connect your bank account with **Clio, Quickbooks and LawPay**
- Minimize time spent in multiple systems



Premier Service

- Support from real humans who know law firms
- Branchless account opening saves you time



trustnota.com

Today

Scan QR Code



Banking services powered by M&T Bank, Member FDIC.

Nota is a product/service offered by M&T Bank and is available to attorneys whose offices and practices are in NY, NJ, MD, PA, DE, CT, VA, DC, FL, or WV. IOLTA accounts held by lawyers in these states must be subject to applicable state rules and regulations. The advertised product/services and their features and availability are subject to change without notice at any time. Use of the product/service is subject to and governed by certain terms, conditions, and agreements required by M&T Bank.

©2022 M&T Bank. All Rights Reserved.

**ACCELERATE
YOUR
BUSINESS**

With FMFCU

- › **Business Loans**
- ›› **Business Accounts**
- ››› **Treasury Management**

**Get started by contacting
Relationship Manager Rob Croll today!**

📞 484-259-1942

✉️ robertc@fmfcu.org



**FRANKLIN MINT
FEDERAL CREDIT UNION**
The Credit Union of Choice!®

Equal Housing Lender

Federally insured by NCUA



Laurie A. Salitas, Esq., MEDIATOR



Attorney Salita’s practice, for over 20 years, has concentrated on tort and commercial litigation with particular emphasis on matters arising from aviation, products liability, catastrophic loss, transportation accidents, negligence, insurance coverage and contractual disputes.

Ms. Salita has completed training in mediation and conflict resolution through Harvard University Law School and Villanova University School of Law.

Laurie mediates cases dealing with the following areas:

- Aviation
- Transportation accidents/incidents
- Products Liability causing personal injury, wrongful death, property damage as well as related tort claims such as breach of warranty
- Premises Liability
- Equine Liability causing injury/death, premises liability and property damage along with various other facets of equine disputes including sale/purchase, lease, boarding agreements, etc.
- All negligence disputes and related torts including professional negligence, misrepresentation, fraud, tortious interference
- Contractual disputes of both manufacturing and service

To schedule a case please email mcarnev@adroptions.com or call 215-564-1775



Mediation and ADR Solutions

provided by **The Honorable Thomas I. Vanaskie (Ret.)**



- 24 years on the Federal bench (Third Circuit Court of Appeals and Middle District of Pennsylvania)
- Unmatched credentials and experience makes him uniquely qualified to assist parties resolve disputes with guidance that is informed, impartial, fair and objective
- Available to resolve disputes in business and commercial, class action and mass tort, employment, ERISA, insurance, antitrust, securities, intellectual property, civil rights and personal injury cases
- Serves as a Special Master in complex litigation and is highly experienced in the area of e-discovery and privilege review

Stevens & Lee

1500 Market Street, East Tower, Suite 1800, Philadelphia, PA 19102 • 215.568.7560 • tiv@stevenslee.com

ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

James C. Schwartzman, Esq.

Judge, Court of Judicial Discipline • Former Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Named by his peers as *Best Lawyers in America* 2022 and 2015 Philadelphia "Lawyer of the Year" Ethics and Professional Responsibility Law and Legal Malpractice Law

1500 Market Street, East Tower, Suite 1800 • Philadelphia, PA 19102
(215) 751-2863



**CHESTER COUNTY LAW REPORTER
ADVERTISING RATES**

The Official Legal Publication for Chester County
Legal Advertising Rates effective January 1, 2020

Estate Notices* (3 publications; 1 proof)	\$90.00
Fictitious Name* (1 publication; 1 proof)	\$90.00
Corporation Notices* (including, Dissolution, Charter*, Certificate of Authority, Nonprofit, and Limited Liability (1 publication; 1 proof)	\$90.00
Change of Name Notice* (1 publication; 1 proof)	\$90.00
Adoption Notice (3 publications; 1 proof)	\$200.00
Private Sheriff Sale Notices (1 proof; 1 publication)	\$400.00
County Sheriff Sale Notices (printed monthly; 3 publications)	\$420.00
Annual Tax Sale (County)	\$3.00 per line + layout costs
Orphans' Court Accounts (printed monthly; 2 publications).....	\$70.00 per account
Miscellaneous Notices: Bank, Divorce, Action to Quiet Title, Mortgage Foreclosure, Municipal Notices, Annual Meetings and all other legal notices (1 publication; 1 proof)	\$.20 per space & character
Additional Proof of Publication	\$15.00

*A standard form is available. Complete online or download form at: www.chescobar.org
Call 610.692.1889 for assistance

COMMERCIAL AND CLASSIFIED RATES:

The Chester County Law Reporter is published weekly, 52 issues per year. Ad copy must be submitted "camera ready" or submitted via e-mail as a TIFF or JPEG file to lawreporter@chescobar.org

For more information: Emily German at 610-692-1889 or egerman@chescobar.org

	Week (1 Issue)	Month (4 Issues)	Quarter (12 Issues)	Year (52 Issues)
Full Page	\$375	\$1,000	\$1,500	\$4,000
1/2 Page	\$275	\$700	\$1,000	\$3,000
1/3 Page	\$175	\$500	\$750	\$2,000

AD DIMENSIONS:

Full Page 4.75 in. W x 7.675 in. L	1/2 Page 4.75 in W x 3.75 in. L	1/3 Page 4.75 in. W x 2.375 in. L
---------------------------------------	------------------------------------	--------------------------------------

(All ads are printed in black and white)

COST TO PLACE AD THAT IS ALL COPY: \$.20 PER SPACE AND CHARACTER