



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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In the Interest of: E.P., a Minor

Private dependency petition – Intervention – Venue – Guardian ad litem – Statutory interpretation

1. Pennsylvania Rule of Juvenile Civil Procedure (Pa.R.J.C.P.) 1133 provides that a motion to intervene shall include, inter alia, the contact between the child and intervening party, the grounds on which intervention is sought, and what relief is requested.
2. Following the grant of an application for leave to file a private dependency petition under Pa.R.J.C.P. 1321, the county agency shall be joined as a party in any further proceedings upon filing and service of a private petition.
3. The plain language of the Pa.R.J.C.P. must be construed in consonance with the rules of statutory construction to the extent practicable.
4. In interpreting a statute, the Court endeavors to ascertain and effectuate the intention of the General Assembly. Because, generally, the best indicator of legislative intent is the plain language of the statute, the Court must begin its inquiry by considering the words of the statute. In doing so, the Court construes words and phrases according to their common and approved usage or, as appropriate, their peculiar and appropriate or statutorily provided meanings.
5. Words and phrases must be viewed not in isolation, but with reference to the context in which they appear.
6. The comment to Pa.R.J.C.P. 1320(B) strongly implies that a party wishing to intervene and participate in a Rule 1320 hearing must first file a motion to intervene pursuant to Rule 1133. The rule does not provide that a county agency may simply file a Praecipe to Intervene or otherwise notify the court of its intent to intervene; rather, a motion to intervene must be filed. Nor is a county agency made a party automatically at the stage of the hearing on the application to file a private dependency petition unlike when that application is granted and a petition is actually filed.
7. In order for a motion to intervene to be granted, one must show that his/her/its interest is substantial, direct, and immediate.
8. The substantial rights of parents, guardians, or caretakers regarding their children or wards warrants the appointment of counsel at the earliest possible stage when there is allegation of neglect or abuse that may result in the removal of a child or ward from their care.
9. Pennsylvania Rule of Juvenile Civil Procedure 1151 provides that the court shall assign a guardian *ad litem* to represent the legal interests and the best interests of the child if a proceeding has been commenced pursuant to Rule 1200 alleging a child to be dependent.
10. In juvenile matters, venue is governed by 42 Pa.C.S. §6321, which provides that a proceeding may be commenced in the county in which the child resides, or if dependency is alleged, in the county in which the child is present when it is

commenced.

11. Pursuant to 42 Pa.C.S. §6321, if the child resides in a county of this Commonwealth and the proceeding is commenced in a court of another county, the court, on motion of a party or on its own motion made after the adjudicatory hearing or at any time prior to final disposition, may transfer the proceeding to the county of the residence of the child for further action. Like transfers may be made if the residence of the child changes during the proceeding. The proceeding may be transferred if the child has been adjudicated delinquent and other proceedings involving the child are pending in the court of the county of his residence.
12. The term residence is not a defined term in the Juvenile Act and must be given common and approved usage.
13. Residence is a place of abode without the present intention to leave.
14. Following a Pa.R.J.C.P. 1320 application to file a private dependency petition, the court shall conduct a hearing within fourteen days of the presentation of the application for a petition to determine: (a) if there are sufficient facts alleged to support a petition of dependency; and (b) whether the person applying for the petition is a proper party to the proceedings.
15. Petitioner must testify regarding the Application for Leave to File a Private Dependency Petition Pursuant to Pa.R.J.C.P. 1321 and establish that the allegations would form a sufficient basis for the filing of a petition.
16. A dependent child is a child without proper parental care or control, subsistence, education as required by law, or other care or control necessary for his physical, mental, or emotional health, or morals.
17. Although the Juvenile Act does not define party, case law has conferred the status of party to a dependency proceeding on three classes of persons: (a) the parents of the juvenile whose dependency status is at issue; (b) the legal custodian of the juvenile whose dependency status is at issue; or (c) the person whose care and control of the juvenile is in question. These categories logically stem from the fact that upon an adjudication of dependency, the court has the authority to remove a child from the custody of his or her parents or legal custodian.
18. Due process requires that the child's legal caregiver, be it a parent or other custodian, be granted party status in order to be able to participate and present argument in the dependency proceedings.
19. Foster parents and persons acting *in loco parentis* lack standing to intervene in dependence.
20. The overarching concern of the court in a dependency matter is the best interests of the child.
21. An additional category of individuals having standing, at least for an initial adjudication as a result of the granting of a private application pursuant to Pa.R.J.C.P. 1321, include a current, temporary caregiver unable to provide adequate care due to his/her lack of legal custody coupled with allegations of a parent or guardian's neglect or abuse where the local agency opposes the ultimate filing of the petition.

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22. Following oral argument on an Application for Leave to File a Private Dependency Petition Pursuant to Pa.R.J.C.P. 1321 and 1330, and a Motion to Intervene and a Motion for a Hearing Before a Judge filed by CYF, the Court *Held*, that: (a) the Motion to Intervene by CYF was granted; (b) the Motion for a Hearing Before a Judge was granted; (c) the objection to venue in Chester County by CYF was overruled; (d) the Motion to Appoint a guardian *ad litem* was denied in part and granted in part; (e) the Application for Leave to File a Private Dependency Petition was granted; (f) CYF will be joined as a party upon the filing of a dependency petition; (g) petitioner was a proper party to the proceedings; and (h) a hearing on the private dependency petition would be scheduled in due course after filing.

P.McK.

C.C.P. Chester County, Pennsylvania Action No. CP-15-DP-0000008-2023; In the Interest of: E.P., a Minor.

Shannon K. McDonald for Applicant/Petitioner

Kelly A. Jurs for Mother

Gerald K. McOscar for Father

Carmela D. Jackson for Chester County Dept. of Children, Youth & Families
Binder, J., February 24, 2023:-

In the Interest of: [E.P.], a Minor

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

CP-15-DP-0000008-2023

ORDER and MEMORANDUM

AND NOW, this 24th day of February, 2023, following a hearing and oral argument on February 21, 2023 on: (1) the Application for Leave to File a Private Dependency Petition Pursuant to Pa.R.J.C.P. 1321, 1330 filed February 7, 2023 by Petitioner [A.L.];¹ (2) the Motion to Intervene and Motion for a Hearing Before a Judge filed by Movant Chester County Department of Children, Youth & Family (CYF) on February 15, 2023; and (3) any responses thereto, it is hereby **ORDERED** for the reasons set forth in the accompanying Memorandum that:

1. The Motion to Intervene by CYF is **GRANTED**;
2. The Motion for a Hearing before a Judge is **GRANTED** pursuant to Pa.R.J.C.P. 1187;²
3. The objection to venue in Chester County by CYF is **OVERRULED**;
4. The motion to appoint a guardian ad litem (GAL) is **DENIED in part and GRANTED in part**. Specifically, a GAL is not appointed for purposes of the hearing on the Application for Leave to File a Private Dependency Petition but is appointed for all future proceedings, including the hearing on the approved private dependency petition when filed. Carla Goewert, Esquire is appointed as GAL for [E.P.] (Child), for dependency proceedings related to this action. A separate Order shall follow;
5. The Application for Leave to File a Private Dependency Petition is **GRANTED** and Petitioner may file and serve a dependency petition pursuant to Pa.R.J.C.P. 1330, 1331;
6. CYF shall be joined as a party to this action pursuant to Pa.R.J.C.P. 1321(C) upon the filing of the dependency petition by Petitioner. Petitioner shall

¹ On February 15, 2023, the Honorable Analisa Sondergaard issued an Order scheduling a hearing on the Motion to Intervene only; however, at the hearing, the parties and court addressed the Motion to Intervene and then, without objection of any present, proceeded to the hearing on the underlying application itself. Moreover, Pa.R.J.C.P. 1321(A) provides that a hearing on the presentation of the application shall be conducted in fourteen days.

² Petitioner did not object to CYF exercising its right to a hearing before a judge. Pa.R.J.C.P. 1187 provides, in relevant part, "If a party objects to having the matter heard by the juvenile court hearing officer, the case shall proceed before the judge." A motion may not have been necessary to have the matter heard by a judge as the matter was already scheduled before the undersigned based on the objection; although given the question regarding standing of CYF to make such an objection or to be a party at the application stage, this court issues the ruling granting the motion.

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serve CYF with all pleadings filed in this action in accordance with the Pennsylvania Rules of Juvenile Court Procedure;

7. [A.L.] is a proper party to the proceedings; and
8. A hearing on the private dependency petition shall be scheduled in due course after filing.

BY THE COURT:

/s/ BRET M. BINDER, J.

MEMORANDUM

On February 7, 2023, Petitioner [A.L.] (“Petitioner”, “Cousin”, or “[L]”) filed an Application for Leave to File a Private Dependency Petition Pursuant to Pa.R.J.C.P. 1321, 1330 (the “Application”) for the minor child [E.P.] (Child). Chester County Department of Children, Youth & Family (CYF) filed a Motion to Intervene and Motion for Hearing Before a Judge on February 14, 2023 pursuant to Pa.R.J.C.P. 1133.

This court held oral argument on the motions on February 21, 2023 prior to a hearing on the application. Petitioner opposed the Motion to Intervene arguing first that no direct, immediate, and substantial interest exists for CYF or Parents pursuant to Pa.R.J.C.P. 1133 and arguing second that the Motion is untimely due to it being filed hours prior to a scheduled hearing with Hearing Officer Mary Jones, Esq., on February 14, 2023 at 2:00 p.m.³

Motion to Intervene - CYF

Regarding CYF’s Motion to Intervene, Pa.R.J.C.P. 1321 provides: “Following grant of an application under this rule, the county agency shall be joined as a party in any further proceedings upon filing and service of a private petition[.]” CYF argues that because it will necessarily be involved if the Application is granted and the private dependency petition is filed it “shall be joined as a party in any further proceedings upon filing and service of a private petition[.]” Pa.R.J.C.P. 1321(c). CYF additionally argues that it has an interest in the matter due to an open dependency case with Child’s sister (A.P.) and that its ongoing involvement with the family grants it a substantial, direct, and immediate interest. CYF cites to its responsibilities pursuant to the Juvenile Act, 42 Pa.C.S. § 6301, et seq.; the Pennsylvania Rules of Juvenile Court Procedure, 55 Pa. Code § 3490.235; and the Pennsylvania Child Protective Services Law, 23 Pa.C.S. § 6301, et seq. Lastly, CYF argues that venue is improper pursuant to Pa.R.J.C.P. 1300(A).

This court starts with the plain language of the rules which must be “construed in consonance with the rules of statutory construction” to the extent practicable. Pa.R.J.C.P. 101(D).

In interpreting a statute, this Court endeavors to “ascertain and effectuate the intention of the General Assembly.” 1 Pa.C.S. § 1921(a). Because, “generally, the best indicator of legislative intent is the plain language of the statute,” we begin our inquiry by considering the words of the statute. Com., Ofc. of the Gov. v. Donahue, 98 A.3d 1223, 1237 (Pa. 2014); 1 Pa.C.S. § 1921(b) (“When the words of a statute are clear and free from all ambiguity, the letter of it is not to be disregarded under the

³ Rule 1133 provides that the motion shall include, inter alia, the contact between the child and intervening party, the grounds on which intervention is sought, and what relief is requested.

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pretext of pursuing its spirit”). In doing so, we construe words and phrases according to their “common and approved” usage or, as appropriate, their “‘peculiar and appropriate’ or statutorily provided meanings.” Freedom Medical Supply, 131 A.3d at 983 (citing 1 Pa.C.S. § 1903). Finally, we bear in mind that words and phrases must be viewed “not ... in isolation, but ... with reference to the context in which they appear.” Meyer v. Comm. Coll. of Beaver Cnty., 93 A.3d 806, 813 (Pa. 2014).

Scungio Borst & Associates v. 410 Shurs Lane Developers, LLC, 146 A.3d 232, 238 (Pa. 2016) (citations modified); see also Dixon v. Northwestern Mutual, 146 A.3d 780, 784 (Pa. Super. 2016) (applying the same reasoning to rules promulgated by the court) (citing Commonwealth v. Baker, 690 A.2d 164 (Pa. 1997); Commonwealth v. Williams, 125 A.3d 425, 428 (Pa. Super. 2015); and 1 Pa.C.S. § 1921(c)(4)).

The plain language of Pa.R.J.C.P. 1320(B) commands that the court must provide notice to the county agency but does not make them a party at this stage.⁴ If the application is granted and the private dependency petition is filed, the plain language of Pa.R.J.C.P. 1321(C) provides that “[f]ollowing grant of an application under this rule, the county agency shall be joined as a party in any further proceedings upon filing and service of a private petition[.]” As such, CYF is not automatically a party at the stage of a Rule 1320 hearing on an application to file a private dependency petition. Moreover, the Comment to Pa.R.J.C.P. 1320(B) states that “This rule is not intended to preclude the county agency from seeking to intervene and participate in the hearing on the application. See Rule 1133 (Motion to Intervene).”

The comment to Rule 1320(B) strongly implies that a party wishing to intervene and participate in a Rule 1320 hearing must first file a motion to intervene pursuant to Rule 1133. The rule does not provide that a county agency may simply file a Praecipe to Intervene or otherwise notify the court of its intent to intervene; rather, a motion to intervene must be filed. Nor is a county agency made a party automatically at the stage of the hearing on the application to file a private dependency petition unlike when that application is granted and a petition is actually filed. See Pa.R.J.C.P. 1321(C). By a plain reading of the language of the rules as well as an application of common sense, it would appear that the Pennsylvania Supreme Court in adopting the rules did not wish for an agency such as CYF to be involved as a matter of course or in CYF’s sole discretion; rather a motion to intervene must be filed and the standards governing that motion are to apply.

CYF argues that given that it will be named as a party and/or be required to investigate in the event that the Application is granted that it always has a direct, substantial, and immediate interest in the outcome of the proceedings. See South Whitehall Township Police Serv. v. South Whitehall Township, 555 A.2d 793 (Pa. 1989) (holding that in order for a motion to intervene to be granted, one must show that his/her/its interest is substantial, direct, and immediate). In addition, CYF argues

⁴ The rule directs that “[u]pon receipt of an application, the court shall provide a copy of the application to the county agency. The county agency shall thereafter receive notice of the hearing.” Pa.R.C.P. 1320(B).

that it has a direct, substantial, and immediate interest that any action be brought in the proper venue. Moreover, CYF argues that it has an open case with Child's sister and involvement with the family granting it a direct, substantial, and immediate interest in the outcome of the Application.

This court finds that CYF's prior involvement with the family and its obligation to be involved if the Application is granted does not rise to the level of a direct, substantial, and immediate interest. Rather, CYF often is in the position of having had dealings with a family either previously or, as here, currently through another child. The background knowledge or information CYF may have as to a different dependency action or, presently, a different child, is not unusual nor does it create a peculiar interest in the Child's matter beyond CYF's normal obligations.

The remainder of CYF's argument regarding its ability to intervene focused on the merits of the underlying application or on a potential adjudication of dependency. Given the plain language of the rules, CYF does not have an interest outside of venue at this stage of the proceedings given that the hearing on an application involves merely determining "[i]f there are sufficient facts alleged to support a petition of dependency." Pa.R.J.C.P. 1321(a)(1). It is this court's view that the veracity of the allegations is not at issue; rather that determination waits for an adjudication hearing if the application is granted. The issue is merely whether or not the facts alleged, if true, support the filing of a petition for dependency. If they do, the merits of the petition and scrutiny of the facts alleged as well as additional facts and findings of CYF or other parties/witnesses will occur at the subsequent hearing.⁵

However, given the concerns regarding venue, discussed below, CYF has a direct, substantial, and immediate interest in the disposition of the Application to avoid the time and cost of preparing for a full hearing if the Application is granted and a private dependency petition is filed with subsequent hearing (at which CYF would then be forced to prepare for the hearing and raise the issue of venue). Accordingly, this court grants CYF's Motion to Intervene on the basis of its argument regarding venue.

Parents' Procedural Status and Guardian Ad Litem

Complicating matters at the hearing was the appearance of counsel for each parent and the appearance of the father of the Child, himself. Specifically, on February 9, 2023, the Honorable Analisa Sondergaard appointed counsel for both [E.P.] (Father) and [M.V.R.] (Mother) "for the purposes of consulting counsel regarding the Application Hearing and Rules 1320, 1133, and 1321 of the P[a].R.J.C.P." February 9, 2023 Orders. Counsel for Petitioner objected to the intervention of parents or their participation at the hearing noting that Pa.R.J.C.P. 1320

⁵ While this court believes its ruling on intervention is proper, this court recognizes there may be situations where a court's discretion extends to granting intervention at the outset. See *Interest of T.M.A.*, 207 A.3d 375 (Pa.Super. 2019) (approving the grant of a Motion to Intervene at the application stage as well as approving the juvenile court's order for CYF to investigate the allegations prior to the application hearing); *In Interest of B.G.*, 2017 WL 499401 (Pa.Super. 2017) (noting without analysis that the trial court granted an oral motion by CYF to intervene).

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does not require notice of an application to file a private petition be sent to the parents, caretaker, or guardian. Compare Pa.R.J.C.P. 1331 (directing service of a dependency petition be filed upon the child's guardian).

As this court has noted in prior applications to file a private dependency petition, no case law appears to exist on the issue of parental standing at the application stage pursuant to a Rule 1321 hearing. See In re: T.T., Docket # CP-15-DP-53-2008. However, at the hearing, counsel for each parent stated that their client did not seek to intervene but just to observe. Accordingly, the objection to intervention is moot; however, this court believes it worth noting that it granted the parents the right to remain in the hearing (along with minimal commentary by their counsel) because it is hard-pressed to believe that parents (or a caregiver in the appropriate circumstance) should not be granted the right to intervene if requested and to ask questions regarding the application and allegations therein. The substantial rights of parents, guardians, or caretakers regarding their children or wards warrants the appointment of counsel at the earliest possible stage when there is allegation of neglect or abuse that may result in the removal of a child or ward from their care. Moreover, to the extent Petitioner objects to the appointment of counsel for parents, this court is bound by Judge Sondergaard's February 9, 2023 Orders.

Additionally, Petitioner by letter to this Court dated February 16, 2023, and at the hearing, requested a guardian ad litem (GAL) to be appointed for Child. Specifically, Petitioner requested Carla Goewert, Esquire (who is presently the GAL for the sister of Child in an open dependency matter) be appointed for the hearing on the Application. Petitioner argued that whenever counsel for parents is appointed it would be appropriate to appoint a GAL for a child and that here the court has appointed counsel for the parents. This court declined to appoint a GAL for the hearing on the Application because: (1) parents were not actually intervening or participating in the hearing; and (2) Pa.R.J.C.P. 1151 provides that "[t]he court shall assign a guardian *ad litem* to represent the legal interests and the best interests of the child if a proceeding has been commenced pursuant to Rule 1200 alleging a child to be dependent . . ." Presently, a question exists as to whether an application is a proceeding commenced pursuant to Rule 1200, which states in relevant part, "[d]ependency proceedings within a judicial district shall be commenced by: (1) the filing of a dependency petition[.]" Presently, no dependency petition has been filed. Rather a precursor application to file a private dependency petition has been filed. As such, a GAL is not required to be appointed at this time, and given the limited nature of a Rule 1321 hearing (to determine whether sufficient facts have been alleged to support a petition of dependency), this court declined to appoint a GAL. However, Ms. Goewert sat through the hearing, was an available witness given her work with the family through her appointment as GAL for the Child's sibling, and is now appointed pursuant to Pa.R.J.C.P. 1151 given that the Application is granted.

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

CORPORATION NOTICE

Notice is hereby given that Articles of Inc. were filed with the Dept. of State for ARA Real Estate, Inc., a corp. organized under the PA Business Corp. Law of 1988. KAPLIN STEWART MELOFF REITER & STEIN, P.C., Solicitors, 910 Harvest Dr., P.O. Box 3037, Blue Bell, PA 19422-0765

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholders and directors of Franklin Management, Inc., a Pennsylvania corporation, with an address of 120 E. Uwchlan Avenue, Suite 101, Exton, PA 19341, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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

CIVIL ACTION**LAW NO. 2023-02806-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Sofia Elena Vivas was filed in the above-named court and will be heard on Monday, July 17, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, April 7, 2023

Name to be changed from: Sofia Elena Vivas to: Ellis Sev Vivas

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

BATTESE, Judy, a/k/a Judy Kremer Battese, late of West Whiteland Township. Gary Battese, care of CHRISTINA ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, Executor. CHRISTINA ROBERTS, Esquire, 3305 Edgmont Avenue, Brookhaven, PA 19015, atty.

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

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

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

CIVIL ACTION**LAW NO. 2023-02850-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Aazaia Lane on behalf of minor child Chy'mere Jones was filed in the above-named court and will be heard on Monday, May 29, 2023 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Friday, April 21, 2023

Name to be changed from: Chy'mere Jones to: Chy'mere Nasser

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

DMYTRYK, David M., a/k/a David Michael Dmytryk, late of West Brandywine Township. Joseph F. Claffy, Esq., care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

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

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

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

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

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

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

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

HEVNER, Anne Remy, late of East Bradford Township. Nancy W. Pine, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

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

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

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

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

MILLER, Pasquale Anothony, a/k/a Pasquale A. Miller, Pat A. Miller, late of West Goshen Township. Anthony Scott Miller, 29 Michael Lane, Esquire, West Chester, PA 19380, Executor. JAMES S. TUPITZA, Esquire, Tupitza & Associates, P.C., 212 W. Gay Street, West Chester, PA 19380, atty.

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

MOORE, Debbi S., a/k/a Deborah S. Moore Osgood, Deborah S. Moore and Debbi M. Osgood, late of East Whiteland Township. Kathryn M. Flanagan,

care of KARA A. KLAIBER, Esquire, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, Executrix. KARA A. KLAIBER, Esquire, McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333-1331, atty.

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

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

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

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

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

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

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

SPIELBERGER, John B., late of West Chester. Bernadette M. Thorngate, care of ROBERT M. ABERNETHY, III, Esquire, 213 E. State Street, Kennett

Square, PA 19348, Executrix. ROBERT M. ABERNETHY, III, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

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

2nd Publication

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HURST, Donald J., late of Penn Township. Scott J. Hurst, care of R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, Executor. R. SAMUEL McMICHAEL, Esquire, P.O. Box 296, Oxford, PA 19363, atty.

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

MASSEY, JR., Albert P., late of Tredyffrin Township. David T. Massey, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

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

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

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

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

OETTGEN, Herbert F., late of Pennsbury Township. Hans C. Oettgen, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

SIMONE, Mary, late of East Goshen Township. Claudia Caughlin, Susan Wiener and Valerie Ullmann, care of GERALD M. HATFIELD, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executrices. GERALD M. HATFIELD, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

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

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

3rd Publication

BACHMAN, Thomas L., a/k/a Thomas Lloyd Bachman, late of Honey Brook Township. David L. Bachman, care of RICK MORTON, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executor. RICK MORTON, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

BRADY, SR., Charles F., late of London Grove Township. James G. Buckler, 41 E Front Street, Media, PA 19063, Administrator. JAMES G BUCKLER, Esquire, James G. Buckler, Attorney at Law, 41 E Front Street, Media, PA 19063, atty.

CAHILL, Constance, a/k/a Constance A. Cahill, late of Upper Uwchlan Township. Elizabeth Ann Callaghan, care of JONATHAN H. ELLIS, Esquire, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, Executrix. JONATHAN H. ELLIS, Esquire, Flaster Greenberg PC, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, atty.

CHANDLER, Nancy Ruth, late of Penn Township. Stephen C. Chandler, 106 School House Lane, Kennett Square, PA 19348, Administrator.

DORAN, Thomas E., late of East Goshen Township. Donna R. Franchetti, care of JOHN A. TERRILL, II, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Executrix. JOHN A. TERRILL, II, Esquire, Heckscher, Teillon, Terrill & Sager, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

EDWARDS, Kimberlee A., late of Caln Township. Megan Edwards, 5 Sherwood Dr., Fallsington, PA 19054, Executrix. MARGARET V. CORCORAN, Esquire, Anderson Elder Law, 206 State Rd., Media, PA 19063, atty.

FAISON, Dee, late of West Goshen Township. Linden Buchta and Sarah Lauren Anne Faison, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executors. W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, atty.

FERRINI, JR., John E., late of West Chester. Donna Leddy, care of KEVIN J RYAN, Esquire, 999 West Chester Pike, Ste 201, West Chester, PA 19382, Executrix. KEVIN J RYAN, Esquire, RMI Law, 999

West Chester Pike, Ste 201, West Chester, PA 19382, atty.

FIRSTER, Brennan G., late of East Vincent Township. Matthew Firster, care of STEPHEN M. SPECHT, Esquire, 2332 S. Broad St., Philadelphia, PA 19145, Administrator. STEPHEN M. SPECHT, Esquire, Green & Schafle, LLC, 2332 S. Broad St., Philadelphia, PA 19145, atty.

FISHER, John S., late of West Chester. Alice V. Fisher, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Administrator. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie and Seelau, LLP, 218 West Front Street, Media, PA 19063, atty.

GAUL, Wilbert, late of Honey Brook. Karen Williams, care of RICHARD N. LIPOW, Esquire, 629 Swedesford Road, Malvern, PA 19355, Executrix. RICHARD N. LIPOW, Esquire, Lipow Law Office, 629 Swedesford Road, Malvern, PA 19355, atty.

GENTILE, Joseph Robert, late of Chester Springs. Gary A. DeVito, Esq., One Commerce Sq., 2005 Market St., 16th Fl., Philadelphia, PA 19103, Executor. GARY A. DeVITO, Esquire, Zarwin Baum DeVito Kaplan Schaer & Toddy, PC, One Commerce Sq., 2005 Market St., 16th Fl., Philadelphia, PA 19103, atty.

GUIDO, Catherine H., a/k/a Catherine Guido, late of North Coventry Township. Diane M. Zabowski, Esq., 1001 Conshohocken State Road, Suite 1-210, West Conshohocken, PA 19428, Executor.

HALL, Daniel Brian, late of West Whiteland Township. Mary Jo Hall, 1430 Stirling Dr., Wayne, PA 19087, Executrix.

HOHL, Betty W., a/k/a Betty Wanner Hohl, late of North Coventry Township. Kathleen Hohl-Phillips, care of LEE F. MAUGER, Esquire, P.O. Box 444, Pottstown, PA 19464, Executrix. LEE F. MAUGER, Esquire, Wolf, Baldwin, & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

HUTCHINSON, Betty, late of Pocopson Township. Judy B. Conley, 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.

LAVIN, Nancy J., late of Westtown Township. Robert Lavin, care of SEAMUS M. LAVIN, Esquire, 122 S. Church St., West Chester, PA 19382, Administrator. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 122 S. Church St.,

West Chester, PA 19382, atty.

LITTLE, John Patrick, late of a/k/a John P. Little. Carolyn E. Little, 1033 Washington St., Gloucester, MA 01930, Executrix. STACEY WILLITS MCCONNELL, Esquire, Lamb McLane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381, atty.

MARTIN, Jodi R., late of West Pikeland Township. Mary Frances J. Roding, 935 Caralea Dr., Norristown, PA 19403, Administratrix. EDWARD A. STERN, Esquire, McBrien & Montalto, P.C., 325 Swede St., Norristown, PA 19401, atty.

PATRICK, Constance W., a/k/a Constance Patrick, late of Upper Uwchlan Township. Linda S. DiGiulio, 782 N. Reeds Rd., Downingtown, PA 19335, Executrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High St., Pottstown, PA 19464, atty.

PLATT, Dorothy Virginia, late of West Bradford Township. Shaun M. Platt, 1065 Edgewood Chase Drive, Glen Mills, PA 19342 & Brian M. Platt, 1201 Glenside Road, Downingtown, PA 19335, Executors. ROBERT A. STEWART, Esquire, Hill Wallack LLP, 777 Township Line Road, Suite 250, Yardley, PA 19067, atty.

PYLE, Betty L. Mudd, late of Oxford. Carol J. Hershey, care of DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, Administratrix. DOUGLAS W. OLSHIN, Esquire, 442 North High Street, West Chester, PA 19380, atty.

REHTORIK, Flora Jean, late of West Chester. Deborah J. Sworden, care of JOSEPH CLAFFY, Esquire, 26 S Church St, Ste 1, West Chester, PA 19382, Administratrix. JOSEPH CLAFFY, Esquire, Joseph F Claffy & Associates, P.C., 26 S Church St, Ste 1, West Chester, PA 19382, atty.

RILEY, Patricia F., late of West Goshen Township. Shannan M. Criscuolo, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Administratrix. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

SHOEMAKER, George A., late of West Chester Borough. Abigail A. Scott, 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.

SHWEIKY, Mahmoud Sadek, late of Thornbury Township. Mohamad Salim Shweiky, care of W. MARSHALL PEARSON, Esquire, 311 Exton Commons, Exton, PA 19341-2450, Executor. W. MARSHALL PEARSON, Esquire, 311 Exton Commons,

Exton, PA 19341-2450, atty.

SZYDLOWSKI, Alfred Walter, a/k/a Alfred W. Szydowski, late of Phoenixville. Allen Szydowski, care of SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, Executor. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

TEMPLE, Jean Thompson, late of Wallace Township. John L. Temple and Elizabeth Thompson-Ambrose, care of KRISTEN L. BEHRENS, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, Administrators. KRISTEN L. BEHRENS, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102, atty.

VAUGHN, Harold J., late of Kennett Township. Brian H. Vaughn, 1683 Waterglen Drive, West Chester, PA 19382 & Lora V. Rosecrans, 237 Kirkbrae Road, Kennett Square, PA 19348, Executors. GEORGE V. WELTY, Esquire, Welty & Welty LLP, 244 West Main Street, Ligonier, PA 15658, atty.

VEALE, Nathan Thomas, late of Easttown Township. Tinkham Veale, IV and Deloris Veale, care of BRADLEY D. TEREBELO, Esquire, 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, Administrators. BRADLEY D. TEREBELO, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428, atty.

WILSON, Margaret F., late of West Bradford Township. Jerry L. Johnson, 211 Folin St., Coatesville, PA 19320, Executor.

WINSTON-BELLINGER, Patricia D., a/k/a Patricia D. Bellinger, late of Phoenixville. Desmond Bellinger, 1129 E. High Street, PO Box 776, Pottstown, PA 19464, Executor. JUDITH L. WATTS, Esquire, Yergey Daylor Allebach Scheffey Picardi, 1129 E. High Street, PO Box 776, Pottstown, PA 19464, atty.

WOOF, Doris A., late of Pennsbury Township. Cheryl H. Wood and Anne G. Wood, 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.

YOHN, Martha L., late of Franklin Township. David V. Bogdan, 2725 West Chester Pike, Broomall, PA 19008, Administrator. DAVID V. BOGDAN, Esquire, 2725 West Chester Pike, Broomall, PA 19008, 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

FreeDog Art, with its principal place of business at 731 Glen Willow Rd, Avondale, PA 19311. The application has been (or will be) filed on: Monday, February 13, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Rene J. Marquez Studios LLC.
Donald J Weiss Esq
6 Dickinson Dr Ste 110
Chadds Ford, PA 19317

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **ARM Brickhouse** for the conduct of business in Chester County, Pennsylvania, with the principal place of business being 515 S Franklin St, Unit D-2, West Chester, PA 19382-3725, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 31st day of March 2023, pursuant to 54 Pa.C.S. §311. The name of the entity owning or interested in the said business is ARM Group LLC.

**CORPORATION NOTICE
LIMITED LIABILITY COMPANY**

Notice is hereby given that on 3/30/203, a Certificate of Organization – Domestic Limited Liability Company was filed with the Pennsylvania Department of State for Penn’s Landing Too, LLC, in accordance with the provisions of the Limited Liability Act of 1994.

Janis M. Smith Attorney At Law
4203 West Lincoln Highway
Parkersburg, PA 19365

NONPROFIT CORPORATION NOTICE

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

under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is DELCHESTER PUBLIC WORKS ASSOCIATION.
Articles of Incorporation were filed on Wednesday, April 26, 2023
The purpose or purposes for which it was organized are: EDUCATION RELATED TO DESIGN, CONSTRUCTION, MAINTENANCE, ADMINISTRATION, AND OPERATION OF PUBLIC SERVICES.
RYAN J GRIFFIN, ESQUIRE, CPA, Solicitor
JAMES B GRIFFIN, PC
623 N POTTSTOWN PIKE
EXTON, PA 19341

NONPROFIT CORPORATION NOTICE

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

The name of the corporation is Troops of St George Troop 1788.
Articles of Incorporation were filed on Monday, April 24, 2023
The purpose or purposes for which it was organized are: Troops of St George Troop 1788, hereby gives notice that articles of incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988. The corporation is being organized for religious and educational purposes.

NONPROFIT CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation – Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 4/3/2023, for: Valley Square Community Association
321 S. Valley Forge Rd.
Devon, PA 19333-1388
The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

NOTICE

COURT OF COMMON PLEAS - CHESTER COUNTY - NO. 2022-04167-RC - CIVIL ACTION - MORTGAGE FORECLOSURE - US Bank Trust National Association, Not in its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust, Plaintiff vs. Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under the Estate of Beverly A. Gregor, Defendant(s) - NOTICE OF SHERIFF'S SALE OF REAL PROPERTY - To: Defendant(s), Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under the Estate of Beverly A. Gregor, whose last known address is 501 N. Sandy Hill Road, Coatesville, PA 19320. The real estate located at 501 N. Sandy Hill Road, Coatesville, PA 19320, is scheduled to be sold at Sheriff's Sale on 7/20/23 at 11:00 am, on <https://www.bid4assets.com/chestercountysheriffsales>, to enforce the court judgment of \$217,960.96, plus fees, costs and other charges obtained by Plaintiff, against you - NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - 1. This sale will be canceled if you pay the judgment to Patrick J. Wesner, Esq., 9000 Midlantic Dr., #300, P.O. Box 5054, Mt. Laurel, NJ 08054. To find out how much you must pay, you may call 856.810.5815. 2. You may be able to stop the sale by filing a petition asking the court to strike or open the judgment, if the judgment was improperly entered. You may also ask the court to postpone the sale for good cause. 3. You may also be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. - RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff's Office at 610.344.6850 or Patrick J. Wesner, Esq. at 856.810.5815. 2. You may be able to petition the court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office at 610.344.6850 or Patrick J. Wesner, Esq. at 856.810.5815. 4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 5. You have a right to remain in the property until the full amount due is paid to the

Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on the 30th day after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days of the preparation of the schedule of distribution. 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale. 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. Lawyer Referral and Info. Service, Chesco Bar Assn., 15 W. Gay St., West Chester, PA 19380, 610.692.1889

1st Publication of 3**TRUST NOTICE**

THE KENNETH G. EMERSON LIVING TRUST DTD MAY 3, 2001, AS AMENDED ON OCTOBER 13, 2016, AND AS RESTATED ON APRIL 30, 2021. KENNETH G. EMERSON, Deceased, Late of West Goshen Township, Chester County, PA. This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to DUKE SCHNEIDER, TRUSTEE, 17 W. Miner Street, P.O. Box 660, West Chester, PA 19381-0660. Or to his Attorney: DUKE SCHNEIDER, MacELREE HARVEY, LTD., 17 W. MINER STREET, P.O. BOX 660, WEST CHESTER, PA 19381-0660.

1st Publication of 3**TRUST NOTICE**

DOROTHY RUTH RUPERT IRREVOCABLE TRUST DATED 8/10/2017. DOROTHY R. RUPERT, Deceased, Late of East Coventry Township, Chester County, PA. This Trust is in existence and all persons having claims or demands against said

Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to DAIN B. RUPERT, TRUSTEE, 2396 E. Cedarville Rd., Pottstown, PA 19465. Or to his Attorney: REBECCA A. HOBBS, OWM LAW, 41 E. High St., Pottstown, PA 19464.

NOTICE

PAUL A. JOHNSON
Plaintiff

v.

ANNIE ARNOT DICKEY MILLER,
WILLIAM D. MILLER, ROBERT A. DICKEY,
and JOHN M. DICKEY
Defendants

: IN THE COURT OF COMMON PLEAS
: CHESTER COUNTY, PENNSYLVANIA
: CIVIL ACTION – LAW
: No. 2022-04166-RC

NOTICE

To the above-named defendants and their heirs or assigns in interest:

The plaintiff in the above-captioned matter has filed an action to quiet title pursuant to Section 5527.1 of the Judicial Code, 42 Pa.C.S. § 5527.1, seeking to acquire title by adverse possession of real property described as follows:

Address/Description: a strip of land located between Valley Avenue and real property with an address of 202 Valley Avenue, Oxford, Pennsylvania 19363 described more fully as the former bed of the Peach Bottom Railroad the area between the centerline of said railroad bed and the South right of way line of Valley Avenue, Oxford Borough, Chester County. Deed/Title: Being part of the same premises which William McIntire, Administrator of Andrew McIntyre, deceased by Deed dated July 19, 1850 and recorded in the Office of the Recorder of Deeds of Chester County as Deed Book R-8 page 288, granted and conveyed unto Rev. John M. Dickey, in fee. And the said John M. Dickey by Deed Poll of Assignment dated November 9, 1872, assigned, transferred and set over unto his wife Sarah Emlen Dickey who departed this life, Intestate. Ans the Court of Commons Pleas of Philadelphia County adjudicated said premises to J.M. Cresson Dickey. Copy of the record of the proceedings of said Court were filed with the Court of Common Pleas of Chester County in Equity Docket A page 235. Whereas the Peach Bottom Railway Company was chartered under Acts

of Assembly of the Commonwealth of Pennsylvania, passed and approved on the 24th day of March A.D. 1868, P.L. 776; with the power and authority to build, construct and operate a narrow-gauge railroad connecting with the Philadelphia and Baltimore Central Railroad in to Peach Bottom. In 1881 the Peach Bottom Railroad declared bankruptcy and was reorganized as the Peach Bottom Railroad. In 1890 the Peach Bottom Railroad declared bankruptcy and sold to investors and reorganized as the Lancaster, Oxford and Southern Railroad. By 1914 Lancaster, Oxford and Southern Railroad discontinued all trains. And whereas by action taken before the Public Service Commission and in the Court of Common Pleas in Lancaster County, said Railroad Corporation did sell all of its property, real, personal and mixed and converted the same into cash, for the purpose of distribution among its stock holders; and has abandoned its use and operation of its trains and service over and upon the rights of way holden by it. If you wish to challenge the claim of adverse possession, you must respond to the action to quiet title within one year after the complaint and this notice are served by commencing an action in ejectment against the plaintiff.

NOTICE

NOTICE TO ROBERT WILLHIDE
CHESTER COUNTY COURT OF
COMMON PLEAS – TRIAL DIVISION
NO. 2022-05659-CT

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.
Chester County Bar Association
Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380

610-429-1500
CLAC 7451559.1

NOTICE

HYNUM LAW
Brian K. Zellner, Esquire
Attorney ID #59262
P.O. Box 5620
Harrisburg, PA 17110
717-774-1357
Attorneys for Plaintiff
ATLANTIC STATES INSURANCE COMPANY
Plaintiff

v.

ANTHONY EUGINO RAMOS,
Defendant
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
NO. 2022-0839-TT
CIVIL ACTION – LAW
NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.
Lawyer Referral Service
Chester County Bar Association
15 W. Gay Street
West Chester, PA 19380
(610) 429-1500

NOTICE

SALE NO. 23-6-169 Writ of Execution No. 2022-06763-SSH DEBT \$185,013.61 plus taxes, interest, fees, costs and other charges By virtue of a Writ of Execution (Mortgage Foreclosure) directed to Sheriff Fredda L. Maddox, the real estate located in the Township of East Fallowfield, County of Chester

and Commonwealth of Pennsylvania, Tax Parcel Number: 4702 00100000 & UPI Number: 47-2-10 IMPROVEMENTS thereon: a residential property PLAINTIFF: SUSAN HOLLOWAY HARDIE VS DEFENDANT: BRUCE HOLLOWAY SALE ADDRESS: 2075 West Chester Road, Coatesville, PA 19320 will be sold at public on-line auction via Bid4Assets on June 15, 2023 at 11:00 a.m. to enforce the court in rem judgment PLAINTIFF ATTORNEY: ROBERT J. CAREY, ESQUIRE, 117 West Gay Street, Suite 309, West Chester, PA 19380 (610) 933-0878. RCarey@Carey-Services.com

2nd Publication of 3 TRUST NOTICE

Trust Estate of Richard R. Farmer, deceased, late of London Britain Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of Richard R. Farmer are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to:
Ruth S. Farmer, Trustee
263 South Bank Road, Chester, PA 19350
Attorney:
PETER S. GORDON, Esquire
Gordon, Fournaris & Mammarella, P.A.
1925 Lovering Avenue, Wilmington, DE 19806

3rd Publication of 3 TRUST NOTICE

THE LORRAINE B. WATSON JUNE 15, 2009 TRUST. FIRST AMENDMENT 12/21/2021 TO THE LORRAINE B. WATSON DECLARATION OF TRUST DATED JUNE 15, 2009 LORRAINE B. WATSON a/k/a LORRAINE BERYL WATSON, Deceased
Late of East Goshen Township, Chester County, PA This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to MARGARET F. FUHS, TRUSTEE, c/o Robert M. Slutsky, Esq., 600 W. Germantown Pike, #400, Plymouth Meeting, PA 19462,
Or to her Attorney:
ROBERT M. SLUTSKY
SLUTSKY ELDER LAW
600 W. Germantown Pike, #400
Plymouth Meeting, PA 19462

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public on-line auction via Bid4Assets, by accessing URL www.bid4assets.com/chestercopasheriffsales, on **Thursday, May 18th, 2023 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Tuesday June 20th, 2023.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

N.B. Ten percent (10%) of the purchase money must be paid at the time of the on-line sale. Payment must be made via Bid4Assets. The balance must be paid within twenty-one (21) days from the date of sale via Bid4Assets.

FREDDA L. MADDOX, SHERIFF

2nd Publication of 3

SALE NO. 23-5-152

Writ of Execution No. 2020-00433

DEBT \$429,355.76

PROPERTY SITUATE IN UPPER UW-CHLAN TOWNSHIP

TAX PARCEL NO. 3201 00042200

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: MIDFIRST BANK

VS

DEFENDANT: **JONATHAN SEIJO**

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

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

SALE NO. 23-5-153

Writ of Execution No. 2018-04662

DEBT \$186,921.19

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

BLR # 28-1-18.2

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: FREEDOM MORTGAGE CORPORATION

VS

DEFENDANT: **SONJA D. OGDEN**

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

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

SALE NO. 23-5-154

Writ of Execution No. 2022-04080

DEBT \$465,031.53

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

Tax Parcel No. 22-10-43.1

PLAINTIFF: MCLP Asset Company, Inc.

VS

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

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

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

SALE NO. 23-5-155

Writ of Execution No. 2022-04669

DEBT \$213,814.38

PROPERTY SITUATE IN BOROUGH OF
OXFORD

TAX PARCEL NO. 0609 009 03200

IMPROVEMENTS thereon: a residential
dwelling

PLAINTIFF: MIDFIRST BANK

VS

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

SALE ADDRESS: 25 Liverpool Court, Ox-
ford, PA 19363

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

SALE NO. 23-5-156

Writ of Execution No. 2019-09877

DEBT \$82,183.72

ALL THAT CERTAIN LOT OR PARCEL
OF GROUND WITH THE HEREDITA-
MENTS AND APPURTENANCES, SITU-
ATE IN THE TOWNSHIP OF EAST
WHITELAND, COUNTY OF CHESTER
AND COMMONWEALTH OF PENN-
SYLVANIA AND DESIGNATED AND
SHOWN ON SITE DEVELOPMENT
PLAN OF FRAZER MANOR MADE
BY YERKES ASSOCIATES, INC., CON-
SULTING ENGINEERS AND SURVEY-
ORS, WEST CHESTER, PA DATED 8-8-
1980 AND LAST REVISED 4-21-1981
RECORDED 7-15-1981 IN PLAN FILE

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

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

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

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

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

TAX PARCEL # 42-4-419

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

VS

DEFENDANT: **Margaret L. Jones**

SALE ADDRESS: 210 Josephs Way, Malvern, PA 19355

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

SALE NO. 23-5-157

Writ of Execution No. 2019-05158

DEBT \$356,203.21

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

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

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

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

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

BEING Lot #26.

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

UPI NUMBER 15-04-0697

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **Brian M. Varano**

SALE ADDRESS: 1402 Joplin Lane, Phoenixville, PA 19460

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

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

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

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

BEING Lot No. 6 on said Plan.

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

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

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

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

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

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

TAX PARCEL # 3702900000

IMPROVEMENTS thereon: a residential property

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

VS

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

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

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

SALE NO. 23-5-159

Writ of Execution No. 2018-04681

DEBT \$4,978.88

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

Tax Parcel No. 52-3Q-24

PLAINTIFF: West Goshen Township

VS

DEFENDANT: **Butiko Muhanji & Florida Muhanji**

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

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

SALE NO. 23-5-160

Writ of Execution No. 2018-12073

DEBT \$61,778.76

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

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

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

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

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

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

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

BEING PARCEL NUMBER: 51-6-17.7

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

VS

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

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

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

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

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

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

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

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

UPI # 55-2N-11

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

VS

DEFENDANT: **Gina Nance**

SALE ADDRESS: 1561 Sugartown Road, Paoli, PA 19301

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

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

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

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

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

BEING Lot No. 29 as shown on said Plan.

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

UPI # 50-5D-29

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

VS

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

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

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

SALE NO. 23-5-164
Writ of Execution No. 2022-04811
DEBT \$14,086.64

Property situated in West Bradford Township, Chester County, Pennsylvania

Tax Parcel No. 52-2-250

PLAINTIFF: Stonegate Community Association

VS

DEFENDANT: **Jennifer Messa-Close**

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

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

SALE NO. 23-5-165
Writ of Execution No. 2022-06134
DEBT \$3,721.15

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

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

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

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

BEING Lot No. 154 as shown on said Plan.

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

BEING UPI # 46-2-489

PLAINTIFF: Honeycroft Village Community Association

VS

DEFENDANT: **Carol Dongelewicz Milner**

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

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

SALE NO. 23-5-166

Writ of Execution No. 2022-06783

DEBT \$81,565.07

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

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

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

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

TAX PARCEL NO. 53-6-1525.59F

PLAINTIFF: LoanCare LLC

VS

DEFENDANT: **William Nagy**

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

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

SALE NO. 23-5-167

Writ of Execution No. 2022-08448

DEBT \$44,600.05

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

BLR # 27-06G-0090

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

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

SALE ADDRESS: 175 Hawthorne Lane, Phoenixville, PA 19460

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

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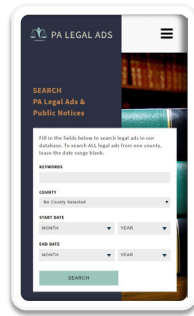
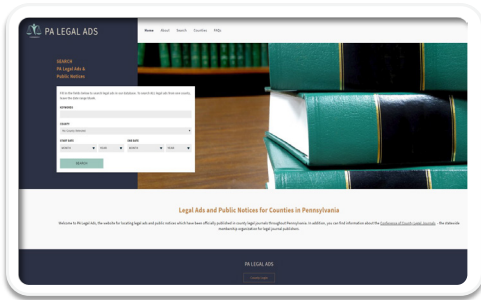
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