



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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[71 Ches. Co. Rep. **In re: Lysbeth Ghee**

In re: Lysbeth Ghee

Incapacitation – Petition for citation – Standing – Confidential relationship – Laches – Clean hands – Credibility – Disinheritance

1. A ten page, seventeen issue Concise Statement is neither concise nor in compliance with Pa.R.A.P. 1925(b)(4), and thus, an appeal could be subject to dismissal for this reason alone.
2. There is no legal basis which permits a family member to challenge a contract, sale, gift, or other method of transferring property by the property owner during the owner's lifetime. For standing to exist, a party must be aggrieved by the underlying controversy.
3. The core concept of standing is that a person who is not adversely affected in any way by the matter he seeks to challenge is not aggrieved thereby and has no standing to obtain a judicial resolution to his challenge.
4. A party is aggrieved when the party has a substantial, direct and immediate interest in the outcome of litigation. A party's interest is immediate when the causal connection with the alleged harm is neither remote nor speculative.
5. A presumptively valid gift may be rebutted by establishing that the donor and donee had a confidential relationship at the time of the alleged gift.
6. A confidential relationship exists when the circumstances make it certain the parties do not deal on equal terms, but, on the one side there is an overmastering influence, or, on the other, weakness, dependence or trust, justifiably reposed.
7. A confidential relationship is marked by such a disparity in position that the inferior party places complete trust in the superior party's advice and seeks no other counsel, so as to give rise to a potential abuse of power.
8. A parent-child relationship does not prove the existence of a confidential relationship.
9. Generally speaking, a delivery is complete when a deed is acknowledged before a proper officer as being signed, sealed and delivered without an act, expression, or writing indicating an intention to qualify this formal act.
10. Laches bars relief when the complaining party is guilty of want of due diligence in failing to promptly institute the action to the prejudice of another.
11. In order to prevail on an assertion of laches, respondents must establish: a) a delay arising from petitioner's failure to exercise due diligence; and, b) prejudice to the respondents resulting from the delay.
12. The question of laches is factual and is determined by examining the circumstances of each case.
13. Unlike the application of the statute of limitations, exercise of the doctrine of laches does not depend on a mechanical passage of time.
14. Laches arises when a party's position or rights are so prejudiced by length of time and inexcusable delay, plus attendant facts and circumstances, that it would be an injustice to permit presently the assertion of a claim against him.

15. The defense of laches bars relief when the complaining party is guilty of want of due diligence in failing to promptly institute the action to the prejudice of another.
16. For purposes of laches, the question of whether a party exercised due diligence in pursuit of a claim is not what a party knows, but what the party may have known by use of information within the party's reach.
17. A court may deprive a party of equitable relief where, to the detriment of the other party, the party applying for such relief is guilty of bad conduct relating to the matter at issue.
18. When the trial court sits as fact finder, the weight to be assigned the testimony of the witnesses is within its exclusive province, as are credibility determinations, and the court is free to choose to believe all, part, or none of the evidence presented.
19. The findings of an Orphans' Court judge who hears testimony without a jury are entitled to the weight of a jury verdict. This rule is particularly applicable to findings of fact which are predicated upon the credibility of the witnesses, whom the judge has had the opportunity to hear and observe, and upon the weight given to their testimony.
20. Findings of fact will be affirmed if they are supported by competent and adequate evidence, and are not predicated on capricious disbelief of competent and credible evidence.
21. Medical records are admissible under the hearsay rules as evidence of facts contained therein but not as evidence of medical opinion or diagnosis.
22. It has always been the law of Pennsylvania that a parent does not have to leave any of his property to any of his children, irrespective of whether he likes them or dislikes them, or hates them, and he does not have to disclose his reasons for disinheriting them.
23. Daughter of the incapacitated person filed a petition for citations against her sister and her husband to account for and transfer all assets back and a petition to overturn all of the wills of the incapacitated person. Following a hearing, the Court Held, that the petitions were denied and the Court issued a decision pursuant to Pa.R.A.P. 1925 following an appeal to the Superior Court.

P.McK.

C.C.P. Chester County, Orphans' Court, No. 1516-0051; In re: Lysbeth Ghee, an incapacitated person

Samuel Stretton for Appellant, Alyse Ghee Colen
 Lindsey Conan for Appellees, Denise Ghee and Joel Trignani
 Nancy Pine, Guardian *ad litem* for Lysbeth Ghee
 Hall, J., March 29, 2022:-

[Editor's note: Affirmed by the Superior Court on July 14, 2023 at No. 331 EDA 2022]

[71 Ches. Co. Rep. In re: Lysbeth Ghee

**IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

**In Re: LYSBETH GHEE,
An Incapacitated Person**

NO: 1516-0051

MEMORANDUM OPINION

Procedural History

On September 11, 2020, Alyse Ghee Colen (“Alyse”), filed a petition for citation requesting a hearing and order against Denise Ghee (“Denise”) and her husband, Joel Trigiani (“Joel”) to account for and transfer all assets back...and a petition to overturn all of the wills of the incapacitated person Lysbeth Ghee (“Ms. Ghee”)... (“Petitions”).¹ Denise and Joel filed a response to the Petitions on November 6, 2020 with new matter and counterclaim. Alyse filed an answer to Denise and Joel’s new matter and counterclaim on December 2, 2020 with new matter to the counterclaim. On December 8, 2020, Denise and Joel filed a response to Alyse’s new matter to Denise and Joel’s counterclaim.

On February 22, 2021, the court appointed Nancy W. Pine, Esquire, to represent Ms. Ghee as guardian *ad litem* in this matter. Denise and Joel filed a motion to dismiss the Petitions on March 25, 2021 (“Motion to Dismiss”). Hearings on the Petitions were held on April 6, 2021, April 7, 2021 and October 25, 2021. On November 17, 2021, Alyse filed a brief in support of her Petitions. Denise and Joel filed a brief in opposition on December 20, 2021. Thereafter, the court issued its December 21, 2021 order granting Denise and Joel’s Motion to Dismiss, granting that portion of Denise and Joel’s counterclaim asserting the affirmative defense of laches and denying the Petitions with prejudice. On January 10, 2022, Alyse filed a motion requesting a new trial and arrest of judgment.

Alyse filed a notice of appeal on January 20, 2022. Also on January 20, 2022, the court ordered Alyse to file a concise statement of errors complained of on appeal (“Concise Statement”). On February 1, 2022, Alyse filed a Concise Statement.² The court now writes pursuant to the mandate of Pa.R.A.P. 1925(a) to explain the reasons for its rulings.

¹ Alyse’s counsel agreed on the record of the April 6, 2021 hearing that because Ms. Ghee was alive he would not be pursuing that portion of the Petitions contesting Ms. Ghee’s wills. (N.T. 4/6/2021, p. 6).

² Alyse’s ten page, seventeen issue Concise Statement is neither concise nor in compliance with Pa.R.A.P. 1925(b)(4). See *Burgoyne v Pinecrest Community Association*, 924 A.2d 675, 678 n.1 (Pa. Super. 2007) (appellant found in violation of Pa.R.A.P. 1925(b) by submitting a three-page concise statement containing six issues), *Kanter v Epstein*, 866 A.2d 394, 401 (Pa. Super. 2004), *appeal denied*, 880 A.2d 1239 (Pa. 2005), *cert. denied*, 546 U.S. 1092 (2006). Thus, the appeal could be subject to dismissal for this reason alone.

Findings of Fact³*Family business and history*

1. Denise is approximately seven (7) years younger than Alyse and was approximately 62 years of age at the time of the hearings. Denise is married without children. Alyse is married with one adult son, two adult daughters and four grandchildren. Both sisters grew up in the same household with their parents, Ms. Ghee and her husband, John Ghee (“John”), and have no other siblings.
2. Ms. Ghee, John and Denise worked together in a family business for many decades selling, among other things, electric lights and lamp shades. The business was called Alden & Company and operated out of a business address located at 964 West Sproul Road, Springfield, Pennsylvania. The family business was started by Ms. Ghee and John approximately in the late 1960s.
3. Denise worked in the family business her entire working career. She started working there when she was eleven years old and worked there throughout high school, college and following college. After John died in 1993, Denise continued to work at the family business with Ms. Ghee.
4. In approximately the early 1980s, Ms. Ghee and Denise opened a joint account in which monies from their work income were deposited. Currently, this account is maintained at Wells Fargo bank, holds approximately \$984,000, and is used by Ms. Ghee’s guardian to pay for Ms. Ghee’s expenses. Ms. Ghee and Denise also opened another joint account containing other monies of Denise and Ms. Ghee. These funds were also earned by them from the family business. Denise turned over half of these jointly held funds, approximately \$475,000, to Ms. Ghee’s guardian in approximately 2016.
5. In 1995 Ms. Ghee was diagnosed with a benign brain tumor. The tumor was surgically removed in 1995 during a successful operation. Following the operation, Ms. Ghee returned to all of her normal activities. She continued to live independently, drive a motor vehicle, travel alone to Florida and work in the family business. Ms. Ghee incurred no reduction in her mental capacity from this tumor and surgery.⁴
6. In 1999, Ms. Ghee transferred Alden & Company to Denise, who became the company’s sole shareholder. After the transfer, Ms. Ghee and Denise continued to work together in the business. Ms. Ghee retired from the business in approximately 2012, at the age of approximately 86. The business finally closed in 2017. Until the business closed, Denise worked there daily.

³ The facts described herein are those deemed material and credible by the court. Any facts described within the preceding Procedural History section and the following Discussion section are incorporated herein by reference.

⁴ Alyse’s representation that Ms. Ghee’s mental capacity declined as a result of this 1995 tumor was wholly unsupported by the credible evidence.

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Incident in Florida and resultant change in Ms. Ghee's estate plan

7. In February, 2011, Alyse, her two daughters and her two-year-old grandson visited with Ms. Ghee in Ms. Ghee's Florida home. During that multiple day visit, Ms. Ghee became upset with the conduct of Alyse and her daughters. The continuing friction between Ms. Ghee, Alyse and Alyse's daughters eventually resulted in the departure of Alyse, her daughters, and grandson earlier than planned. Ms. Ghee's significant unhappiness over these events, and with Alyse, led her to change her estate plans.
8. A few weeks after the upsetting family events in Florida, Ms. Ghee began to discuss with her lawyer, Marc Davidson, Esquire, ("Mr. Davidson"), changing her estate plans. Mr. Davidson had been Ms. Ghee's estate attorney since 1999, at which time Ms. Ghee's estate plan was to provide for both Denise and Alyse as estate beneficiaries. Ms. Ghee had been referred to Mr. Davidson by her accountant.
9. At the time he met with Ms. Ghee in 2011, Mr. Davidson was in his 30th year of practice as an attorney, having graduated from Villanova Law School in 1981. His practice emphasized estates, trusts and estate planning.
10. Ms. Ghee met with Mr. Davidson in approximately March and April of 2011 during which time she discussed with him her determination to provide her estate to Denise. Ms. Ghee informed Mr. Davidson that she did not want any of her estate to be left to Alyse since her relationship with Alyse had soured. Mr. Davidson observed that Ms. Ghee was distressed about the events that occurred in Florida with Alyse and her daughters, and was told by her that she had felt disrespected during that encounter.
11. As a result of her discussions with Mr. Davidson, Mr. Davidson drafted a new will for Ms. Ghee to sign on April 26, 2011. At that time, Ms. Ghee also executed durable health care power of attorney and power of attorney documents Mr. Davidson drafted, both naming Denise as her agent. These documents were signed in front of and witnessed by Mr. Davidson and his associate attorney.
12. At the time Ms. Ghee signed her documents on April 26, 2011, Mr. Davidson had no concern about her mental capabilities. Although he often did mental cognition tests for elderly clients, it was completely obvious to him that no such test was necessary for Ms. Ghee. Ms. Ghee had full mental and testamentary capacity on April 26, 2011 when she signed her documents.
13. Ms. Ghee's original will, durable health care power of attorney and power of attorney documents remained in Mr. Davidson's office safe from the day they were signed by Ms. Ghee until he testified on April 7, 2021. Denise did not become aware that she was named as agent under the durable health care power of attorney and power of attorney documents until 2014. She did not use the power of attorney documents to transfer any of Ms. Ghee's properties or assets to herself.

Acceleration of gifting to Denise

14. After Ms. Ghee signed her 2011 will, she conferred with Mr. Davidson on multiple occasions about her concern that Alyse would eventually challenge her will and explored with him how such a challenge could best be avoided or defeated. Ms. Ghee was convinced that Alyse, especially as an attorney⁵, would stop at nothing to get her assets and would challenge everything. Ms. Ghee was adamant that her assets should go to Denise, not Alyse.
15. After approximately one year, and numerous meetings or telephone conversations with Mr. Davidson, Ms. Ghee had final discussions regarding the transfer of her assets to Denise. Given Ms. Ghee's concerns, Mr. Davidson had advised Ms. Ghee that the best action she could take to avoid a challenge by Alyse would be immediately to transfer her assets to Denise, regardless of any tax problems.⁶ Toward that end, Mr. Davidson had engaged in sophisticated and complex estate planning discussions with Ms. Ghee regarding various options, including estate tax and gift tax ramifications of present gifting, as well as discussions regarding capital gains consequences.
16. The discussions between Ms. Ghee and Mr. Davidson drew to a conclusion in December of 2012 when Ms. Ghee finally decided to transfer four parcels of real estate to Denise. With Mr. Davidson's estate planning guidance, Ms. Ghee decided to transfer to Denise the real properties located at 1435 Wilmington Pike, West Chester, Pennsylvania (Exhibit P-18), 419 Edgemont Avenue, Chester, Pennsylvania (Exhibit P-19), 38A Aldwyn Avenue, Villanova, Pennsylvania (Exhibit P-20) and 366 River Edge Road, Jupiter, Florida.
17. Consequently, Mr. Davidson sent deeds for these four properties on December 12, 2012, by overnight delivery, to Denise at the family business address, informing her by letter of the same date that the deeds would transfer title of the properties to her from her mother. He informed her in his letter that Ms. Ghee needed to sign the deeds in the presence of a notary public and requested the return of the signed deeds for recording. He enclosed a return envelope for that purpose. Ms. Ghee signed these four deeds on December 17, 2012 in the presence of a notary public. The deeds were returned to Mr. Davidson shortly thereafter and recorded a few weeks after that.
18. Although Denise was generally aware that Ms. Ghee was discussing with Mr. Davidson various options to avoid Alyse challenging Ms. Ghee's decision to provide her assets to Denise, and had attended some meetings in which these discussions occurred between Ms. Ghee and Mr. Davidson, until Denise received Mr. Davidson's December 12, 2012 letter she did not know that Ms. Ghee had made a final decision to transfer those properties to her.

⁵ Alyse was an attorney with an inactive Pennsylvania license to practice at the time of the hearings.

⁶ During Mr. Davidson's April 7, 2021 testimony, he described the concern expressed by Ms. Ghee of Alyse's potential challenge as the kind of legal action which caused him to testify in this litigation.

Ms. Ghee's mental capacity in December 2012

19. During the approximately one-year period Ms. Ghee worked with Mr. Davidson to change her estate plan in 2012, she exhibited to Mr. Davidson the same fully intact mental capacity she had exhibited when she executed her will in April of 2011. In 2012 Ms. Ghee was fully aware of her assets, the existence of her two daughters and what she wanted done with her assets. During that period of time, she presented herself as tough, sharp, impeccably dressed, strong-minded and demanding. She drove herself to her appointments with Mr. Davidson and had no difficulty discussing estate planning issues with him. During that time she was living independently and travelling independently. Neither Denise nor anyone else was in a confidential relationship with her at that time.
20. As an experienced attorney practicing in estates and trusts, Mr. Davidson would make his own evaluations of the mental capacity of people who came to see him for estate planning. By the time he testified on April 7, 2021, Mr. Davidson had done approximately two thousand wills over his forty years of practice. He had needed, on occasion, to inform potential clients that he could not write a will for them due to their lack of mental capacity.
21. Mr. Davidson credibly testified that he detected no memory or other mental problems of Ms. Ghee during his conversations with her leading up to the time in December, 2012 when she finally decided to give the subject four real properties to Denise. He had no concern regarding her mental capacity whatsoever. Ms. Ghee could recall events of prior meetings and conversations when he met with her and she was able to follow all of their complex estate planning discussions. Mr. Davidson also credibly testified that no one, including Denise, unduly influenced Ms. Ghee to give her properties to Denise.
22. The court finds as a fact that Ms. Ghee had full mental capacity, and was not unduly influenced by anyone, when she gifted the four parcels of real estate to Denise in December of 2012.⁷

Laches

23. In April, 2014, Alyse discovered that Ms. Ghee had transferred the subject real properties to Denise.
24. In May of 2015, Alyse filed her first petition against Denise, attempting to return to Ms. Ghee the properties gifted in 2012 to Denise from Ms. Ghee. (Exhibit R-A). That petition was filed in the Delaware County orphans' court and, like the present Petitions, also demanded an accounting by Denise. After Denise obtained counsel and expended legal fees, Alyse withdrew that petition.

⁷ Later however, due to a decline in Ms. Ghee's mental capabilities, Ms. Ghee was adjudicated without capacity in 2016 by agreement and a plenary guardian appointed for both her person and estate. She currently resides at Solana assisted living facility and, according to her guardian *ad litem*, has sufficient resources to be assisted there for the rest of her life.

25. The following year, in April of 2016, Alyse filed a second petition against Denise again requesting the court to require Denise to return back to Ms. Ghee the properties Ms. Ghee had given to Denise in 2012. That petition was filed in the Chester County orphans' court by Alyse's present counsel.⁸ The petition also sought an accounting by Denise and alleged that Ms. Ghee had been mentally incapacitated at the time of the gifting due to her brain tumor. (Exhibit R-B).
26. In October, 2016, Alyse filed a petition to withdraw her April, 2016 petition, providing no reason explaining the withdrawal and vaguely asserting that she would decide "when and if" to file for the requested relief in the future. Soon thereafter, Alyse filed a praecipe to withdraw the April, 2016 petition. At the April 6, 2021 hearing, Alyse alternatively testified that she withdrew the petition because she had to wait nine months for the trial in another matter in which she was also involved, she had a lot of expenses, her house burned down three years before, she had "a lot going on" and did not think it was "wise" to spend money "at that point" on the petition. (N.T. 4/6/2021, pp. 238-239). Denise again was required to hire counsel and expended significant legal fees in response to this second action.
27. Although she may have been inconvenienced by continuing to pursue her 2016 petition to conclusion, Alyse presented no credible evidence that she was incapable of proceeding at that time. Her suggestion on appeal that she lacked the finances to pursue the suit was unsupported by any financial or other corroborating evidence, and appeared less than convincing when weighed against her hearing testimony and the many assets the record revealed she previously enjoyed.
28. After Ms. Ghee gifted the four parcels of real estate to Denise in December, 2012, Denise and Joel spent significant sums of money, made material changes to the properties and changed their residence. Many of these expenses and changes were made following Alyse's withdrawal of her 2016 petition under the assumption that the gifts to Denise were accepted as valid by Alyse. Denise and Joel expended a total of \$854,940.10 on those real properties since they were gifted to Denise in 2012. (Exhibit R-D).
29. In reliance on Alyse's withdrawal of her 2016 petition, two of the subject four parcels of real estate were transferred by Denise to herself and Joel as joint owners. Additionally, Denise and Joel sold their home and relocated their residence to 38A Aldwyn Lane.
30. Alyse presented in her Petitions that Ms. Ghee was not competent to handle her financial matters and personal affairs "since before 1993". She represented during the April 7, 2021 hearing, however, that she had no evidence to prove Ms. Ghee's incompetence before 1993, and would need a medical expert witness to prove it, a witness she had still not acquired since she filed her May, 2015 petition. Alyse further represented in her Petitions that Ms. Ghee's 1995 brain tumor resulted in Ms. Ghee's lack of mental capacity. Alyse never produced a medical or other

8 *In re: Lysbeth Ghee, an incapacitated person*, No. 1516-0782

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expert witness to support that allegation either⁹, or explained how Ms. Ghee could independently live, travel and work, without assistance, for nearly two decades after the brain tumor if she lacked mental capacity.

Discussion

Lack of Standing

Alyse lacks standing to challenge the *inter vivos* gifting of her mother's property. There is no legal basis which permits a family member to challenge a contract, sale, gift, or other method of transferring property by the property owner during the owner's lifetime. For standing to exist, a party must be aggrieved by the underlying controversy. The "core concept of standing is that a person who is not adversely affected in any way by the matter he seeks to challenge is not aggrieved thereby and has no standing to obtain a judicial resolution to his challenge." *Commonwealth, Office of the Governor v. Donahue*, 98 A.3d 1223, 1229 (Pa. 2014). A party is "aggrieved" when the party has a substantial, direct and immediate interest in the outcome of litigation. *Id.* "A party's interest is immediate when the causal connection with the alleged harm is neither remote nor speculative." *Id.*

It is basic to our jurisprudence that a person's property is theirs to dispose of as they wish, even if it results in poverty. [T]he basic principle involved [is] that a man may do what he pleases with his personal estate during his life. He may even beggar himself and his family if he chooses to commit such an act of folly.

In re Est. of Rosengarten, 871 A.2d 1249, 1254 (Pa. Super. 2005)(internal citations and quotations omitted).

Alyse had and has no interest, substantial, direct, immediate or otherwise, in any of Ms. Ghee's properties, including the real properties Ms. Ghee transferred to Denise. To permit Alyse to challenge the *inter vivos* transfer of the subject properties by Ms. Ghee would allow her to contest any property transfer made by Ms. Ghee to anyone. There is no statutory authority or case law authorizing standing for her to do so. An incapacitated person's guardian, however, would have such standing. A guardian of Ms. Ghee's estate was appointed in 2016 and since then has had the duty to collect, inventory and account for the expenditures of all of Ms. Ghee's monies. The guardian of the estate has never sought return of the subject real properties gifted by Ms. Ghee to Denise.

Allowing Alyse standing to contest these gifts would allow any child standing to contest a parent's gift to another child or other person. Indeed, to accept such a claim would be to grant standing to any child, whether near or far, beloved or estranged,

⁹ Alyse's counsel stated during the October 25, 2021 hearing that he tried but was unsuccessful in acquiring a medical expert. (N.T. 10/25/2021, p. 14).

to challenge in court any transfer made by his or her parent during the parent's lifetime. See *In re Marian D. Toth, an incapacitated person*, No. 1516-0190 (Trial court's decision to deny standing to a child challenging a parent's contract to provide property to another family member affirmed on appeal by the Superior Court, 4/5/2019). Such is not, and cannot be the law in a free society.

Confidential Relationship

Alleged Errors 5(A), (B), (H), (I), (N), (P)¹⁰

“5(A) Judge Hall erred in not finding these transfers as a result of undue influence or lack of mental capacity. He further erred by not finding these inter vivos transfers were the result of a confidential relationship by the daughter, Denise Ghee and by not vacating the transfer.”

“5(B) Judge Hall erred not granting the Petition of Alyse Colen and vacating all the transfers that were done in a confidential relationship and also the result of undue influence and a weakened intellect.”

“5(H) Judge Hall ignored the testimony that there was a true confidential relationship between Lysbeth Ghee and Denise Ghee.”

“5(I) Judge Hall ignored the case law that if there is a confidential relationship, the burden shifts back to Denise Ghee and her husband, Joel Trigiani, to establish the gifts were free of any taint or undue influence. That was not done her (sic). Further, Judge Hall ignored the testimony that even Denise Ghee and her husband, Joel Trigiani, testified that at least in 2013 they observed serious mental lapses and memory issues of Lysbeth Ghee.”

“5(N) In the case of McCowan v. Fraiser 192 A. 674 (Pa., 1937), the Supreme Court of Pennsylvania described the rules for confidential relationships:

‘In general it may be said a confidential relationship will be deemed to exist whenever the relative position of the parties is such that the one has power and means to take advantage of, or exercise undue influence over the other. --- hence, when it appears that by inter vivos transaction, he has obtained a gift or other benefit from his confidant, he must, if the matter is questioned, prove affirmatively that all is unaffected by any taint of undue influence, in position or deception. --- such a transaction will be condemned, even in the absence of evidence of actual fraud or of mental incapacity on the part of the donor unless there is full and satisfactory proof that it was a free and

¹⁰ Alyse's seventeen appeal issues will be addressed in groups or singularly to promote clarity and reduce redundancy.

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intelligent act of the donor, fully explained to him and done with knowledge of its consequences,' *Id* 678.

The evidence in this case demonstrated the confidential relationship taint these transfers. (sic) Judge Hall's opinion ignored the confidential relationship, and the case law that would preclude these kinds of gifts because of a confidential relationship. Clearly there was a confidential relationship. Denise Ghee clearly had a confidential relationship. The medical notes clearly indicate Dr. Sparkman, in March 2012, noted how dependent Lysbeth Ghee was on Denise Ghee. Further, Denise Ghee had the power of attorneys and Denise Ghee received the documents. This is clearly a strong confidential relationship which Judge Hall ignored."

"5(P) Alyse Ghee therefore, respectfully contends, Judge Hall erred in dismissing the case on the Doctrine of Laches since there were no clean hands and the elements of laches were not met. Further, she contends Judge Hall erred in dismissing the case because there was a clear confidential relationship which Denise Ghee took advantage of. Judge Hall failed to discuss the confidential relationship. Further, Judge Hall erred in finding Denise Ghee and Joel Trigiani were credible when in fact the evidence showed to the contrary, particularly on the circumstances of the gift and Denise Ghee denying any knowledge of it when in fact she was a main player. Judge Hall ignored evidence of weakened intellect, he ignored evidence of transferring all assets to Denise Ghee were hurting her position with nursing homes at the same time, and ignored the fact that this was not a normal transfer and was a result of confidential relationship."

Alyse argues the *inter vivos* gifts of property were the result of a confidential relationship between Denise and Ms. Ghee. This argument is without merit. A presumptively valid gift may be rebutted by establishing that the donor and donee had a confidential relationship at the time of the alleged gift. *Hera v. McCormick*, 625 A.2d 682, 686 (Pa. Super. 1993)(internal citations omitted).

"[A] confidential relationship exists when the circumstances make it certain the parties do not deal on equal terms, but, on the one side there is an overmastering influence, or, on the other, weakness, dependence or trust, justifiably reposed. A confidential relationship is marked by such a disparity in position that the inferior party places complete trust in the superior party's advice and seeks no other counsel, so as to give rise to a potential abuse of power. Notably, a parent-child relationship does not prove the existence of a confidential relationship."

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

CIVIL ACTION

LAW NO. 2023-06372-NC

NOTICE IS HEREBY GIVEN that the name change petition of BRIAN PATRICK MURPHY was filed in the above-named court and will be heard on Monday, December 4, 2023 at 2:00:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, September 1, 2023

Name to be changed from: BRIAN PATRICK MURPHY to: Brian Patrick Murphy
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

CIVIL ACTION

LAW NO. 2023-04686-NC

NOTICE IS HEREBY GIVEN that the name change petition of Natalia Framil on behalf of minor child Raya Elyse Framil was filed in the above-named court and will be heard on Monday, October 16, 2023 at 2:00:00 PM, in Courtroom 16 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, July 5, 2023
Name to be changed from: Raya Elyse Framil to:

Aren Elyse Framil

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 Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Saturday, July 8, 2023, for Cap Queen Co in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: I sell accessory products such as stickers and pins mainly online.

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the Saturday, August 19, 2023, for Plastic Surgery of Lancaster, P.C. in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Cosmetic and plastic surgery medical center.

ANTHONY GIANNASCOLI, Esq. Solicitor
Lamb McErlane PC
460 Creamery Way, Suite 109
Exton, PA 19341

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of Dave & Marc 1, Inc., a Pennsylvania corporation, with an address at 27 S. Darlington St., West Chester, Pennsylvania, 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.

MARC J. LIEBERMAN, Esq. Solicitor
27 S. Darlington St.
West Chester, PA 19382

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

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

ANDREWS, Jane L., late of Pennsbury Township. Robert K. Andrews, Jr., care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

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

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

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

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

W. Miner St., West Chester, PA 19382, atty.

CREASY, Kathleen E., late of Phoenixville Borough. Kimberly Radcliffe, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Downingtown, PA 19335, atty.

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

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

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

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

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

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

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

KELLY, Virginia H., a/k/a Virginia Kelly, late of East Nottingham Township. Caitlin Kelly, 300 E. Evans St., Apt. L139, West Chester, PA 19380, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Ox-

ford, PA 19363, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363, atty.

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

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

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

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

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

STREET, Marilyn M., a/k/a Marilyn Mayo Street, late of West Grove Borough. Joseph A. Bellinghieri, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

2nd Publication

ALAXSON, Gerald Edwin, a/k/a Jerry Alaxson, late of East Caln Township. Craig Alaxson, care of KEVIN J. RYAN, Esquire, 999 West Chester Pike, Suite 201, West Chester, PA 19382, Executor. KEVIN J. RYAN, Esquire, Ryan Morton & Imms LLC, 999 West Chester Pike, Suite 201, West Chester, PA 19382, atty.

ASHMORE, Billy C., late of West Brandywine Township. Serena Callahan, care of KRISTEN R.

MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

BACCINO, Brenda, a/k/a Brenda Wilcox Baccino, late of Oxford. Elyse Baccino, care of CLARE MILLINER, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. CLARE MILLINER, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

BUCKWASH, Vincent, late of Pocopson Twp. Annette Buckwash, 1683 Lenni Dr., West Chester, PA 19382, Executrix.

CHANNELL, Billy C., late of New Garden Township. Amy L. Hunter, care of KRISTEN R. MATTHEWS, Esquire, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, Executrix. KRISTEN R. MATTHEWS, Esquire, Kristen Matthews Law, 257 W. Uwchlan Ave., Ste. 1, Downingtown, PA 19335, atty.

COER, Leroy R., late of West Whiteland Township. Rebecca J. Coer and Elizabeth Anne Revenis, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrices. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

DETTINGER, John, a/k/a John Albert Dettinger and John A. Dettinger, late of West Goshen Township. Norman J. Pine and Jenny L. Hines, care of NORMAN J. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executors. NORMAN J. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

EDLEMAN, David B., late of North Coventry Township. Patricia A. Edleman, 87 W. Schuylkill Road, Pottstown, PA 19465, care of KENNETH E. PICARDI, Esquire, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, Executrix. KENNETH E. PICARDI, Esquire, Yergey Daylor Allebach Scheffey Picardi, 1129 E. High St., PO Box 776, Pottstown, PA 19464-0776, atty.

GILLESPIE, Thelma M., late of Parkesburg Borough. Lyle E. Gillespie, Jr., care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Executor. DENNIS B. YOUNG, Esquire, Firm, 430 W. First Ave., Parkesburg, PA 19365, atty.

HARRIS, Byron I., late of Kennett Square. Richard L. Grubb, Jr., care of DOUGLAS W. OLSHIN,

Esquire, 442 North High Street, West Chester, PA 19380, Executor. DOUGLAS W. OLSHIN, Esquire, Firm, 442 North High Street, West Chester, PA 19380, atty.

JACOBS, Alan K., a/k/a Alan Karl Jacobs, late of Spring City Borough. Lisa R. Jacobs, care of STEPHANIE SANDERSON-BRAEM, Esquire, 457 Haddonfield Rd., Ste. 100, Cherry Hill, NJ 08002-2223, Executrix. STEPHANIE SANDERSON-BRAEM, Esquire, Stradley Ronon Stevens & Young, LLP, 457 Haddonfield Rd., Ste. 100, Cherry Hill, NJ 08002-2223, atty.

KENNY, John J., late of Downingtown. Judith Kenneth, 47 Indian Pipe Drive, Wynantskill, New York 12198, care of BRIAN H. LEINHAUSER, Esquire, 433 W. Market Street, Suite 200, West Chester, PA 19382, Executrix. BRIAN H. LEINHAUSER, Esquire, MacMain Leinhauser PC, 433 W. Market Street, Suite 200, West Chester, PA 19382, atty.

KIERAS, Michael A., late of New London Township. Adam R. Kieras, care of DONALD B. LYNN, JR., Esquire, 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.

LEARN, Dolores E., late of East Goshen Township. Halle J. Ruan, care of WILLIAM E. RUANE, Esquire, 72 Shawnee Rd., Ardmore, PA 19003, Administratrix. WILLIAM E. RUANE, Esquire, 72 Shawnee Rd., Ardmore, PA 19003, atty.

LILLEY, JR., Walter H., late of East Nantmeal Township. Harry Walter Lilley, care of JAMES J. MUNNIS, Esquire, 1515 McDaniel Dr., West Chester, PA 19380, Executor. JAMES J. MUNNIS, Esquire, Munnis Law, 1515 McDaniel Dr., West Chester, PA 19380, atty.

MORRISON, Faith C., a/k/a Faith Morrison, late of Kennett Township. Katherine B. Morrison, care of NIKOLAOS L. TSOUROS, Esquire, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, Executrix. NIKOLAOS L. TSOUROS, Esquire, Law Offices of Wendy F. Blecinski, Valley Forge Square II, 661 Moore Rd., Ste. 105, King of Prussia, PA 19406, atty.

NICEWONGER, Richard D., late of Landenberg. Daniel J. Nicewonger, care of MICHAEL R. PERNA, Esquire, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, Executor. MICHAEL R. PERNA, Esquire, Perna & Abracht, LLC, 610 Millers Hill, P.O. Box 96, Kennett Square, PA 19348, atty.

PEACEMAN, Marline S., late of Willistown Township. Fern L. Fishman, care of ARTHUR S.

CAVALIERE, Esquire, P.O. Box 194, Lafayette Hill, PA 19444-0194, Executrix. ARTHUR S. CAVALLIERE, Esquire, P.O. Box 194, Lafayette Hill, PA 19444-0194, atty.

PERLOFF, Genevieve, late of West Vincent Township. Carole L. Borden, care of MICHELLE M. FORSELL, Esquire, 570 Main Street, Pennsburg, PA 18073, Executrix. MICHELLE M. FORSELL, Esquire, Wolf, Baldwin & Associates, P.C., 570 Main Street, Pennsburg, PA 18073, atty.

PROCOPIO, Anthony Dennis, late of East Marlborough Township. Dianne Procopio, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administratrix. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

RICHARDSON, Bruce W., late of Charlestown Township. Brett Haviken and Scott Richardson, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executors. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

SCHEETZ, Marilyn, late of Schuylkill Township. Annette Kenney, 1320 Street Rd., Chester Springs, PA 19425, 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.

SCHWANEFUGEL, Sally C., late of West Vincent Township. Susan C. Schwaneffugel, 18 St. Andrews Lane, Glenmoore, PA 19343, care of FRANK W. HAYES, Esquire, 31 South High Street, West Chester, PA 19382, Executrix. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

SPAHN, Margaret S., late of Kennett Township. Edward L. Spahn, Jr., care of DON B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DON B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

STEWART, Scott M., late of East Marlborough Township. Veronica C. Protesto Stewart, 363 W. Street Rd., Kennett Square, PA 19348, care of REBECCA A. HOBBS, Esquire, 41 E. High Street, Pottstown, PA 19464, Administratrix. REBECCA A. HOBBS, Esquire, OWM Law, 41 E. High Street, Pottstown, PA 19464, atty.

SULLIVAN, Katherine T., late of Phoenixville. Mark Sullivan, care of ANDREW H. DOHAN, Es-

quire, 460 E. King Street, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Street, Malvern, PA 19355-3049, atty.

WENGER, IV, Reuben, late of West Brandywine Township. William Michael Tillman, care of JAMES C. DALTON, Esquire, P.O. Box 515, West Chester, PA 19381, Administrator. JAMES C. DALTON, Esquire, Unruh, Turner, Burke & Frees, P.C., P.O. Box 515, West Chester, PA 19381, atty.

WILMOT, Ella G., late of Pennsbury Township. Ruth E. Wilmot, 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.

WOODWARD, James L., a/k/a James L. Woodward, Jr., late of Paoli. Michael J. Woodward, care of JOHN R. LUNDY, Esquire, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, Executor. JOHN R. LUNDY, Esquire, Lundy Beldecos & Milby, PC, 450 N. Narberth Ave., Suite 200, Narberth, PA 19072, atty.

ZANCOSKY, Joseph Stanley, a/k/a Joseph S. Zancosky, late of Pottstown. Marie Catherine Zancosky, 1024 Heather Court, North Coventry, PA 19465, care of AMY W. SOSNOV, Esquire, 540 Swede St., Norristown, PA 19401, Executrix. AMY W. SOSNOV, Esquire, Sosnov & Sosnov, 540 Swede St., Norristown, PA 19401, atty.

3rd Publication

ATKINSON, John P., late of West Whiteland Township. David Atkinson, 1426 Ashton Road, Havertown, PA 19083, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

BALINSKY, Edward L., late of Kendal of Longwood. Corey A. Balinsky, care of MARK S. PINNIE, Esquire, 218 West Front Street, Media, PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte, Pinnie & Seelaus, LLP, 218 West Front Street, Media, PA 19063, atty.

BEECHER, Betty J., late of Coatesville. Gordon W. Good, 3460 Lincoln Highway, Thorndale PA 19372, care of WILLIAM T. KEEN, Esquire, 3460 Lincoln Highway, Thorndale PA 19372, Administrator. WILLIAM T. KEEN, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale PA 19372, atty.

BRANSFIELD, Edmund J., a/k/a Edmund Joseph Bransfield, late of Kennett Square Borough. Kathleen Megill, care of LAWRENCE S. CHANE, Esquire, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, Executrix. LAWRENCE S. CHANE, Esquire, Blank Rome LLP, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998, atty.

COALE, Myrtle W., a/k/a Myrtle Coale, late of Phoenixville. Donna Cramer, 654 Metro Court, West Chester, PA 19380, care of SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, Administrator. SUZANNE BENDER, Esquire, Law Office of Suzanne Bender, Esq., 216 Bridge Street, Phoenixville, PA 19460, atty.

COPELAND, Carl, late of East Goshen Township. Cristina W. Copeland, care of RONALD W. FENSTERMACHER, JR., Esquire, Four Tower Bridge, 200 Barr Harbor Dr., Ste. 400, PMB 8849, West Conshohocken, PA 19428, Executrix. RONALD W. FENSTERMACHER, JR., Esquire, Law Office of Ronald W. Fenstermacher, Jr., P.C., Four Tower Bridge, 200 Barr Harbor Dr., Ste. 400, PMB 8849, West Conshohocken, PA 19428, atty.

DICKINSON, David Clarence, late of Londonderry Township. Jonathan Dickinson, 1941 Street Rd., Glenmoore, PA 19343, care of MICHAEL J. REED, Esquire, 35 Lakeview Rd., Downingtown, PA 19335, Administrator. MICHAEL J. REED, Esquire, Firm, 35 Lakeview Rd., Downingtown, PA 19335, atty.

FREDD, Elizabeth A., late of Highland Township. Thomas G. Fredd, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkersburg, PA 19365, Executor. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkersburg, PA 19365, atty.

GERRY, Stephen P., late of East Brandywine Township. Amy Gerry Smith, care of STEPHANIE E. SANDERSON-BRAEM, Esquire, 30 Valley Stream Parkway, Malvern, PA 19355, Administratrix. STEPHANIE E. SANDERSON-BRAEM, Esquire, Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Parkway, Malvern, PA 19355, atty.

GUISEPPE, JoAnn F., late of Honey Brook Township. Ann E. Sellers, care of PATRICK A. DEIBLER, Esquire, 131 W. Main Street, New Holland, PA 17557, Executor. PATRICK A. DEIBLER, Esquire, Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557, atty.

KOWALESKI, Edmund F., late of Valley Township. Kevin Kowaleski, 15 Country Club Road, Coatesville, PA 19320, care of JAYNE A. GARVER, Esquire, 6723 Allentown Blvd., Harrisburg, PA

17112, Executor. JAYNE A. GARVER, Esquire, J. Garver Law PLLC, 6723 Allentown Blvd., Harrisburg, PA 17112, atty.

LYON, Elizabeth M., late of West Goshen Township. Patricia A. Mapa, 1188 Hampshire Place, West Chester, PA 19382, care of GARTH G. HOYT, Esquire, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, Executrix. GARTH G. HOYT, Esquire, McNeess Wallace & Nurick, LLC, 426 W. Lancaster Ave., Ste. 110, Devon, PA 19333, atty.

MANNIX, Charles J., a/k/a Charles Joseph Mannix, late of Tredyffrin Township. Anne Elliott Brown, care of RICHARD C. PARKER, Esquire, 175 Stratford Ave., Ste. 230, Wayne, PA 19087, Executrix. RICHARD C. PARKER, Esquire, MILES & PARKER, LLP, 175 Stratford Ave., Ste. 230, Wayne, PA 19087, atty.

McKAY, Richard Alan, a/k/a Richard A. McKay, late of Phoenixville. Jennifer A. McKay, 20 W. Miner Street, West Chester, PA 19382, Executrix.

ORIENTE, John Steven, late of West Chester. Heidi Carlson, care of STEPHANIE MORRIS, Esquire, PO Box 734, West Chester, PA 19380, Executor. STEPHANIE MORRIS, Esquire, Law Office of Stephanie Morris, PO Box 734, West Chester, PA 19380, atty.

PAONE, Vincent, late of West Vincent Township. Marie Paone, care of FRANQUI-ANN RAFFAELE, Esquire, 1684 S. Broad St., Ste. 230, P.O. Box 1479, Lansdale, PA 19446-5422, Executrix. FRANQUI-ANN RAFFAELE, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 1684 S. Broad St., Ste. 230, P.O. Box 1479, Lansdale, PA 19446-5422, atty.

PARRISH, JR., Lawrence T., late of Kennett Township. James I. Mitchell, care of WILLIAM J. GALLAGHER, Esquire, 209 E. State St., Kennett Square, PA 19348, Executor. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 209 E. State St., Kennett Square, PA 19348, atty.

PFITZENMEYER, JR., Charles W., a/k/a Charles W. Pfitzenmeyer, late of West Caln Township. Keri A. Kita, 60 Washington Avenue, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale PA 19372, Executor. GORDON W. GOOD, Esquire, Firm, 3460 Lincoln Highway, Thorndale PA 19372, atty.

SHARITZ, SR., Ronald F., a/k/a Ronald F. Sharitz, late of East Fallowfield Township. Michelle Fisher, care of JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg PA 19365, Exec-

utor. JANIS M. SMITH, Esquire, 4203 West Lincoln Highway, Parkesburg PA 19365, atty.

SUBASIC, SR., Frank Joseph, late of Honeybrook Township. Kelly Subasic and Frank Joseph Subasic, Jr., care of JENNIFER A. HULNICK, Esquire, 1288 Valley Forge Road, Suite 63, Phoenixville PA 19460, Executors. JENNIFER A. HULNICK, Esquire, Baer Romain & Ginty, LLP, 1288 Valley Forge Road, Suite 63, Phoenixville PA 19460, atty.

WEBER, Frederick David, late of West Chester. Kimberly L. Avery, care of W. PETER BARNES, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. W. PETER BARNES, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

WILSON, Dale I., late of West Caln Township. Matthew Wilson, 113 Highland Drive, Coatesville, PA 19320, care of GORDON W. GOOD, Esquire, 3460 Lincoln Highway, Thorndale PA 19372, Administrator. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale PA 19372, atty.

FICTITIOUS NAME

FICTITIOUS NAME REGISTRATION - Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of PA, at Harrisburg, PA on 8/24/23, for an Application for the conduct of business in Chester County, PA, under the assumed or fictitious name, style or designation of CENTRAL AUCTION GROUP CARGO DIVISION, with the principal place of business at 543 Trestle Place, Downingtown, PA. 19335 The name and address of the party interested in said business is Fairbid International LLC, 14 S. Bryn Mawr Ave., Ste. 101, Bryn Mawr, PA 19010. COOPER SCHALL AND LEVY, Solicitors, 1204 Twp. Line Rd., Drexel Hill, PA 19026

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

Neighborhood Propane, with its principal place of business at 195 Lancaster Avenue, Malvern, PA 19355. The application has been (or will be) filed on: Wednesday, May 17, 2023. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Great Valley Propane, Inc., 195 Lancaster Avenue, Malvern, PA 19355.

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 8/23/2023, for:

The Mason Academy

171 Hunters Lane
Devon, PA 19333

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

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that the following Chester County attorneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated July 26, 2023, pursuant to Rule III(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 25, 2023, for Compliance Group 3.

Dry, Catherine Rose
Heflin, Jean Marie
Wright, Kelly A.

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

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, September 21st, 2023 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff's Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday October 23rd, 2023.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff's Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

3rd Publication of 3

SALE NO. 23-9-257

Writ of Execution No. 2022-07975

DEBT \$191,115.46

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF SCHUYLKILL, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA DESCRIBED IN ACCORDANCE WITH A FINAL PLAN OF DOGWOOD ESTATES, MADE BY HOWARD W. DORAN, INC., REGISTERED SURVEYORS, NEWTOWN SQUARE PENNSYLVANIA, DATED NOVEMBER 30, 1976 AND REVISED

DECEMBER 6, 1976 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF HAWTHORNE LANE (FIFTY FEET WIDE); SAID POINT BEING LOCATED THE FOUR FOLLOWING COURSES AND DISTANCES ALONG AFOREMENTIONED SOUTHEASTERLY SIDE OF HAWTHORNE LANE FROM A POINT OF CURVE ON THE SOUTHWESTERLY SIDE OF DOGWOOD DRIVE, (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF TWENTY FIVE FEET, THE ARC DISTANCE OF THIRTY NINE AND FIFTY TWO ONE HUNDREDTHS FEET TO A POINT OF TANGENT; (2) SOUTH FIVE DEGREES WEST TWO HUNDRED ONE AND SEVEN ONE HUNDREDTHS FEET TO A POINT OF CURVE; (3) EXTENDING SOUTHWESTWARDLY ON THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF ONE HUNDRED SEVENTY FIVE FEET THE ARC DISTANCE OF ONE HUNDRED TWENTY TWO AND SEVENTEEN ONE HUNDREDTHS FEET TO A POINT AND (4) SOUTH FORTY FIVE DEGREES WEST, TWO HUNDRED THIRTY FEET TO THE POINT OF BEGINNING; THENCE EXTENDING ALONG LAND OF THE RESERVED FOR OPEN SPACE THE TWO FOLLOWING COURSES AND DISTANCES (1) SOUTH FORTY FIVE DEGREES EAST, ONE HUNDRED FORTY FEET TO A POINT, A CORNER AND (2) SOUTH FORTY FIVE DEGREES WEST, NINETY FEET TO A POINT, A CORNER OF LOT NO. 8 THENCE EXTENDING ALONG THE SAME NORTH FIFTY ONE DEGREES FORTY ONE MINUTES FORTY FOUR SECONDS WEST ONE HUNDRED THIRTY AND FIFTY NINE ONE HUNDREDTHS FEET TO A POINT ON A CULDESAC AT THE END OF HAWTHORNE LANE, THENCE

EXTENDING ALONG THE SAME IN A NORTHWESTWARDLY AND NORTH-EASTWARDLY DIRECTION ON THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF TWENTY FIVE FEET THE ARC DISTANCE OF TWENTY THREE AND FIFTY FIVE ONE HUNDREDTHS FEET TO A POINT OF TANGENT ON THE SOUTH-EASTERLY SIDE OF HAWTHORNE LANE; THENCE EXTENDING ALONG THE NAME, NORTH FORTY FIVE DEGREES EAST EIGHTY FOUR AND NINETY SEVEN ONE HUNDREDTHS FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN THOMAS L. BARKER AND JULIA M. BARKER BY DEED FROM ROBERT J. MC AVENEY AND KAREN E. MC AVENEY, HIS WIFE DATED AUGUST 14, 1992 AND RECORDED AUGUST 18, 1992 IN DEED BOOK 3149, PAGE 124.

TAX I.D # 27-6G-90

PLAINTIFF: BANK OF AMERICA, N.A.
VS

DEFENDANT: **Thomas L. Barker and
Julia M. Barker**

SALE ADDRESS: 175 Hawthorne Lane,
Phoenixville, PA 19460

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

SALE NO. 23-9-258

Writ of Execution No. 2018-10362

DEBT \$40,136.07

ALL THAT CERTAIN TRACT OF LAND, SITUATE IN THE TOWNSHIP OF CHARLESTOWN COUNTY OF CHESTER, AND COMMONWEALTH

OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WHITE HORSE PIKE SET FOR A CORNER OF THIS THOMAS HALL'S LAND IN LINE OF LAND NOW OR LATE OF WELLS BROTHERS; THENCE SOUTH 8 DEGREES EAST 47.3 FEET TO A STAKE IN A STONE WALL SET FOR A CORNER OF LANDS NOW OR LATE OF WELLS BROTHERS AND LANDS NOW OR LATE OF THOMAS HALL; THENCE SOUTH ONE HALF DEGREE EAST 276.6 FEET TO AN IRON PIN, A CORNER OF LANDS NOW OR LATE OF THOMAS HALL AND P.M. SHARPLESS; THENCE SOUTH IO DEGREES EAST 45.38 FEET TO A STAKE SET FOR A CORNER OF LANDS NOW OR LATE OF P.M. SHARPLESS AND MARGARET LIPPINCOTT; THENCE SOUTH 61 AND 1/2 DEGREES WEST 465.8 FEET TO A STONE, A CORNER OF LANDS NOW OR LATE OF MARGARET LIPPINCOTT AND WILLIAM H. SNYDER, DECEASED; THENCE NORTH 28 AND 1/2 DEGREES WEST 329.98 FEET TO A STAKE, A CORNER OF LANDS NOW OR LATE OF WILLIAM H. SNYDER, DECEASED, AND THOMAS HALL; THENCE ALONG SAID HALL'S LAND NORTH 61 AND 1/2 DEGREES EAST 622.88 FEET TO THE PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN WILLIAM J. LEES AND ERNESTINE R. LEES AND WILLIAM LEES JR. A/K/A W. DAVID LEES, JR A/K/A WILLIAM DAVID LEES, JR, HIS SON, HUSBAND AND WIFE BY DEED FROM WILLIAM D. LEES AND ERNESTINE R. LEES DATED NOVEMBER 8, 1993 AND RECORDED NOVEMBER 16, 1993 IN DEED BOOK 3658, PAGE 0605 INSTRUMENT NUMBER 90265. THE SAID WILLIAM J. LEES DIED ON JANUARY 1, 2001 THEREBY VESTING

TITLE IN HIS SURVIVING SPOUSE ERNESTINE R. LEES AND WILLIAM LEES JR. A/K/A W. DAVID LEES, JR A/K/A WILLIAM DAVID LEES, JR, HIS SON BY OPERATION OF LAW.

TAX I.D. #: 35-70-05

PLAINTIFF: Truist Bank

VS

DEFENDANT: **William Lees Jr. a/k/a W. David Lees, Jr. a/k/a William David Lees, Jr and Ernestine R. Lees**

SALE ADDRESS: 2079 Bodine Road, Malvern, PA 19355

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

SALE NO. 23-9-259

Writ of Execution No. 2023-00124

DEBT \$505,677.09

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF CHESTER, TOWNSHIP OF EAST COVENTRY, AND DESCRIBED AS FOLLOWS:

BOUNDED AND DESCRIBED ACCORDING WITH A PLAN MADE FOR SILVINO DIMASCIO, MADE BY EARL R. EWING, INC., REGISTERED SURVEYORS, PHOENIXVILLE, PA., DATED 3/31/1965 LAST REVISED 6/6/1968 AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF A CERTAIN 50 FEET WIDE UNNAMED ROAD, WHICH POINT IS MEASURED THE 5 FOLLOWING COURSES AND-DISTANCES FROM A POINT MARKING THE INTERSECTION OF THE EXTENDED NORTHEASTERLY SIDE OF SAID UNNAMED ROAD WITH THE CENTER LINE OF PUGHTOWN

ROAD (AS SHOWN ON SAID PLAN); (1) EXTENDING FROM SAID POINT OF INTERSECTION, SOUTH 41 DEGREES, 40 MINUTES EAST, 164.48 FEET TO A POINT OF CURVE; (2) ON A LINE CURVING TO THE LEFT, HAVING A RADIUS OF 25 FEET, THE ARC DISTANCE OF 19.65 FEET TO A POINT OF TANGENT (3) SOUTH 86 DEGREES, 40 MINUTES EAST, 85.73 FEET TO A POINT OF CURVE; (4) ON A LINE CURVING TO THE RIGHT, HAVING A RADIUS OF 75 FEET, THE ARC DISTANCE OF 58.90 FEET TO A POINT OF TANGENT AND (5) SOUTH 41 DEGREES, 40 MINUTES EAST, 12 FEET TO THE POINT AND PLACE OF BEGINNING, A CORNER OF LOT NO. 2; THENCE EXTENDING ALONG SAME NORTH 34 DEGREES, 43 MINUTES EAST, 294.41 FEET TO A POINT IN LINE OF LAND NOW OR LATE OF OLEF SELWYN; THENCE EXTENDING ALONG THE SAME SOUTH 49 DEGREES, 36 MINUTES EAST, 166 FEET TO A POINT IN LINE OF LOT NO. 4; THENCE EXTENDING ALONG SAME SOUTH 42 DEGREES, 48 MINUTES, 30 SECONDS WEST, 310.49 FEET TO A POINT ON THE NORTHEASTERLY SIDE OF AFORESAID 50 FEET WIDE UNNAMED ROAD; THENCE EXTENDING ALONG SAME NORTH 41 DEGREES, 40 MINUTES WEST, 125 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

PARCEL NO.: 18-6-22.7

PLAINTIFF: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding Mortgage Trust AB2

VS

DEFENDANT: **Beverly E. Burkhardt and John L. Burkhardt Jr**

SALE ADDRESS: 39 Sylvan Drive, A/K/A Lot 3 Sylvan Drive, East Coventry Township, Pottstown, PA 19465

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

SALE NO. 23-9-261

Writ of Execution No. 2022-09480

DEBT \$34,521.61

Property situate in the VALLEY TOWNSHIP, CHESTER County, Pennsylvania, being

BLR # 38-020-0099

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: NATIONSTAR MORTGAGE LLC

VS

DEFENDANT: **JOEL A. LAMBERT, JR., ADMINISTRATOR OF THE ESTATE OF JOEL A. LAMBERT, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOEL A. LAMBERT, SR.**

SALE ADDRESS: 937 High Street, Coatesville, PA 19320

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

SALE NO. 23-9-262

Writ of Execution No. 2015-03579

DEBT \$474,464.24

Property situate in the BOROUGH OF OXFORD, CHESTER County, Pennsylvania, being

BLR#6-8-51

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE BANK OF NEW YORK MELLON F/K/A THE BANK

OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF ABFS MORTGAGE LOAN TRUST 20022 MORTGAGEBACKED PASSTHROUGH CERTIFICATES, SERIES 20022

VS

DEFENDANT: **HENRY J. RUFFENACH**

SALE ADDRESS: 224 Penn Avenue, Oxford, PA 19363

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

SALE NO. 23-9-263

Writ of Execution No. 2023-01406

DEBT \$14,243.09

ALL THAT CERTAIN lot or piece of ground situate in Elk Township, Chester County, and Commonwealth of Pennsylvania, bounded and described in accordance with Survey made by S. Pusey Morrison, Registered Surveyor dated 12/28/1955 as follows, to wit:

BEGINNING at the mouth of Run at Frankford Cave in the centerline of Big Elk Creek; thence leaving said creek and passing over a corner marker 250 feet distant by land of Stokes B. Lewis, South 31 degrees 30 minutes West 1,023 feet to a public road; thence extending along the centerline of said public road North 12 degrees 30 minutes West 150.6 feet to a stake and North 9 degrees 30 minutes West 448.8 feet to a stake; thence leaving said road and by land of E.G. Walters North 1 degree 15 minutes West 549.7 feet to a point in the center of Big Elk Creek; thence extending along the center of said creek South 67 degrees 28 minutes East 716.4 feet to the first mentioned point and place of beginning.

EXCEPTING therefrom and thereout all

that certain lot or piece of ground which William R. Claypoole and Joyce Claypoole, his wife by deed dated 06/01/1979 recorded in Deed Book Z54, Page 450 conveyed unto James R. Perkins and Sandra J. Perkins, his wife, as follows, to wit:

BEGINNING at a p.k. nail set in the title line of public road L.R. 15008 known as State Road leading the Northeasterly direction to Thunder Hill Road and the Southwesterly direction to Pennsylvania Route 472 said p.k. nail marking the Northwesterly corner of this about to be described tract and a corner of lands of Ida Walkers, said p.k. nail also being set in the approximately township line dividing Elk Township and New London Township; thence leaving said p.k. nail point of beginning, leaving the title line of said public road and by the approximate township line passing along Big Elk Creek South 72 degrees 53 minutes 44 second East 540.00 (erroneously omitted in prior deed) feet to a point set for the Northeasterly corner of this and the Northwesterly corner of Lot No. 2 on said plan; thence leaving Big Elk Creek and by said lands of Lot No. 2 37 degrees 12 minutes 30 seconds West 706.29 (erroneously omitted in prior deed) feet to a spike marking a corner of this and set in the title line of public road T307 (erroneously stated at T 503 in prior deed); thence by said title line North 10 degrees 06 (erroneously omitted in prior deed) minutes 11 seconds West 150.00 feet to a spike; thence leaving the said title line and passing by land of Ida Walters, North 06 degrees 14 minutes 16 seconds West 577.08 feet (erroneously omitted in prior deed) to a p.k. nail, being the first point and place of beginning

Tax Parcel : 70-2-24

PLAINTIFF: ELK TOWNSHIP

VS

DEFENDANT: **CURTISHA HICKS AND WILLIAM T. STERLING**

SALE ADDRESS: 1204 Old Forge Road, Oxford, PA 19363

PLAINTIFF ATTORNEY: **LAMB MCERLANE 610-701-3260**

**SALE NO. 23-9-264
Writ of Execution No. 2021-07754
DEBT \$7,180.25**

ALL THAT CERTAIN lot of ground SITUATE in Sadsbury Township, Chester County, Pennsylvania, and described according to a survey made by G.D. Houtran, Civil Engineers and Land Surveyors, Media, Pennsylvania, dated 11/3/56, as follows, to wit:

BEGINNING at a point in the title line in the bed of Wilmington Road (proposed fifty feet wide); said point being measured on the course of South 4 degrees 15 minutes East along the title line through the bed of Wilmington Road six hundred and fifty (650) feet from a point in line of lands now or late of Murphy; thence extending South 4 degrees 15 minutes East along the title line through the bed of Wilmington Road, one hundred (100) feet to a point; thence extending South 85 degrees 45 minutes West crossing the Southwesterly side of Wilmington Road, three hundred (300) feet to a point; thence extending North 4 degrees 15 minutes West, one hundred (100) feet to a point; thence extending North 85 degrees 45 minutes East and crossing the Southwesterly side of Wilmington Road, three hundred (300) feet to the first mentioned point and place of beginning.

CONTAINING sixtyeight onehundredths (.68) of an acre of land, be the same more or less.

Tax Parcel: 37-4-49

PLAINTIFF: SADSBUURY TOWNSHIP

VS

DEFENDANT: **DAVID MULVANEY**
SALE ADDRESS: 939 Old Wilmington Road, Coatsville, PA 19320
PLAINTIFF ATTORNEY: **LAMB MCERLANE 610-701-3260**

SALE NO. 23-9-265
Writ of Execution No. 2022-08546
DEBT \$109,360.76

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

All that certain message and lot of land, situate in the Borough of Avondale, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning in the middle of Pennsylvania Avenue on the Northern side of Fifth Street; thence by land of the Presbyterian Church along the middle of said Pennsylvania Avenue, North nineteen degrees West fifty feet; thence by land late of Almena R. Webb, now of Robert H. Heess and Mary P. Heess, his wife, North seventhone degrees East two hundred feet; thence South nineteen degrees East fifty feet to the North side of Fifth Street afore-said; thence along the side of said Street, South seventyone degrees West two hundred feet to the place of beginning.

Excepting thereout ten feet in width across the Northeast end to the use of the public as an alley or street.

BEING THE SAME PROPERTY CONVEYED TO JESUS SALUD CANO WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM ABEL CANO RAMIREZ AND JESUS SALUD CANO A/K/A JESUS S. CANO ZAVALA, DATED JULY 24, 2009, RECORDED AUGUST 6, 2009,

AT DOCUMENT ID 10951388, AND RECORDED IN BOOK 7742, PAGE 983, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PARCEL NO.: 4-1-32

PLAINTIFF: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for VRMTG Asset Trust

VS

DEFENDANT: **Jesus Salud Cano**
SALE ADDRESS: 501 Pennsylvania Avenue, Avondale, PA 19311

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

SALE NO. 23-9-267
Writ of Execution No. 2023-01276
DEBT \$15,061.85

ALL THAT CERTAIN lot or parcel of land situated in the Borough of Honey Brook, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated May 5, 1993 and recorded in the Office of the Chester County Recorder of Deeds on July 2, 1993, in Deed Book Volume 3583 at Page 191.

Tax Parcel No. 12-2-24

PLAINTIFF: United Asset Management, LLC

VS

DEFENDANT: **Allen T. Maddox and Rose Anne Maddox**

SALE ADDRESS: 441 James Street a/k/a 441 St. James Street, Honey Brook, PA 19344

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

SALE NO. 23-9-268

Writ of Execution No. 2023-02128

DEBT \$286,873.30

ALL THAT CERTAIN lot or parcel of land situated in the Township of Uwchlan, County of Chester, Commonwealth of Pennsylvania, being more fully described in Deed dated August 5, 1994 and recorded in the Office of the Chester County Recorder of Deeds on August 8, 1994, in Deed Book Volume 3793 at Page 1950.

Tax Parcel No. 33-2-387

PLAINTIFF: Towd Point Mortgage Trust 20184, U.S. Bank National Association, as Indenture Trustee

VS

DEFENDANT: **Rene C. Poobalan and Tracyann M. Poobalan**

SALE ADDRESS: 3709 Davis Court, Chester Springs, PA 19425

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

SALE NO. 23-9-269

Writ of Execution No. 2023-00435

DEBT \$94,480.29

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE TOWNSHIP OF NORTH COVENTRY, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEGINNING AT A POINT IN THE MIDDLE OF THE SCHUYLKILL ROAD, ON THE WEST SIDE OF A 15 FEET WIDE ALLEY OR DRIVEWAY; THENCE NORTHWARDLY 195 FEET TO THE CENTER OF A PROPOSED STREET 30 FEET WIDE; THENCE ALONG THE MIDDLE OF SAID PROPOSED STREET WESTWARD 60 FEET TO A POINT; THENCE ALONG A LINE PAR-

ALLEL TO THE FIRST DESCRIBED LINE, SOUTHWARDLY 195 FEET TO THE MIDDLE OF THE SCHUYLKILL ROAD, AFORESAID; AND THENCE ALONG THE SAME EASTWARDLY 60 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING the same premises, which Richard C. Rupert and Debra A. Rupert, his wife by Deed dated December 14, 1993, and recorded in the Office of Recorder of Deeds of Chester County on February 24, 1995 at Book 6865, Page 0274 granted and conveyed unto Richard C. Rupert.

PARCEL NO.: 17-4E-3

PLAINTIFF: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-2

VS

DEFENDANT: **Richard C. Rupert**

SALE ADDRESS: 793 E. Schuylkill Road, Pottstown, PA 19465

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

SALE NO. 23-9-270

Writ of Execution No. 2023-01748

DEBT \$209,861.23

ALL THAT CERTAIN tract of ground situate in East Nottingham Township, Chester County, Commonwealth of Pennsylvania being Parcel 2 as shown on the minor subdivision plan for property of Melvin R. Ludwig and Grace G. Ludwig, husband and wife, prepared by Franco R. Bellafante, Inc., the said property being more fully bounded and described as follows, to wit:

BEGINNING at a spike in Township Road 314, at 33 feet wide (known as The Oakes Road), the said spike being an angle point in the easterly line of lands of Claire S.

Herr and Robert H. Herr, her husband and the northwesterly comer of Parcel 1 (one) of lands, now or formerly of E. Willard Bailey and Elwood R. Morris, and wife; thence from the said point and place of beginning, along Township Road 314 and the easterly line of lands of Claire S. Herr and Robert H. Herr, her husband, North 01 degree 43 minutes 50 seconds West, 200.00 feet to a point; thence leaving Township Road 314 and leaving the easterly line of lands of Claire S. Herr and Robert H. Herr, her husband, along lands of Melvin R. Ludwig and Grace G. Ludwig, husband and wife, by the following two (2) courses and distances (1) North 88 degrees 16 minutes 10 seconds East, 227.10 feet to an iron pipe and (2) South 01 degree 43 minutes 50 seconds East, 212.76 feet to an iron pipe set in the northerly line of Parcel 1 of lands, now or formerly of E. Willard Bailey and Elwood R. Morris, and wife; thence along the northerly line of Parcel 1 of lands, now or formerly of B. Willard Bailey and Elwood R. Morris and wife, North 88 degrees 30 minutes 50 seconds West, 227.46 feet to the first mentioned point and place of beginning.

Being the same premises which Louise D. Guss by Deed dated 4/30/2019 and recorded 5/7/2019 in Chester County in Record Book 9920 Page 392 conveyed unto Curtis W. Gill, in fee.

Containing 43,560 square feet of land.

BEING UPI 69-6-6.1

PLAINTIFF: Pennsylvania Housing Finance Agency, its successors and assigns
VS

DEFENDANT: **Curtis W. Gill**

SALE ADDRESS: 119 Oaks Road, Oxford, Chester County, PA 19363-4014

PLAINTIFF ATTORNEY: **BARLEY SNYDER 717-231-6615**

SALE NO. 23-9-273
Writ of Execution No. 2018-11548
DEBT \$367,144.70

PROPERTY SITUATE IN NEW GARDEN TOWNSHIP

TAX PARCEL #60-040-171/ 60-4-171

IMPROVEMENTS thereon: a residential dwelling \

PLAINTIFF: M&T BANK

VS

DEFENDANT: **BOUBACAR TOURE**

SALE ADDRESS: 106 Birkdale Circle, Avondale, PA 19311

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

SALE NO. 23-9-274
Writ of Execution No. 2022-01513
DEBT \$55,607.53

PREMISES "A"

ALL THAT CERTAIN message and 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: **LAW OFFICE OF GREGORY JAVARDIAN, LLC 215-942-9690**

SALE NO. 23-9-275

Writ of Execution No. 2022-09641

DEBT \$33,588.28

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected hereditaments and appurtenances, situate in the Township of West Brandywine, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a Plan of Hunters Glen made by Tatman and Lee Associates, Inc. dated 10/15/1991 and revised 2/15/1995 recorded in Chester County as Plan No. 12467 as follows to wit:

BEGINNING at a point on the Southeast side of Hunter Drive, a comer of Lot No. 4, as shown on said Plan; thence from said point of beginning along the Southeast side of Hunter Drive North 19° 3' 50" East, 103.25 feet to a point a comer of Lot No.

6; thence along Lot No. 6 South 54° 28' 11", 202 feet to a point in line of lands now or late of James C. Wayman; thence along the lands now or late of James C. Wayman South 19° 3' 50" West, 103.25 feet to a point, a comer of Lot No. 4; thence along Lot No. 4 North 54° 28' 11" West, 202 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 5 on said Plan.

CONTAINING 20,000 square feet of land be the same more or less.

UNDER AND SUBJECT to restrictions, conditions, easements, rightsofway and covenants as in prior instruments of record.

BEING THE SAME PREMISES which Mark A. Hill and Heather L. Hill, by Deed dated 7/25/2003 and recorded 9/3/2003 in the Office of the Recorder of Deeds in and for Chester County in Deed Book 5870, Page 641, granted and conveyed unto Robert Jara.

PARCEL NO.: 29-4-364

IMPROVEMENTS thereon: a residential property

PLAINTIFF: CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA

VS

DEFENDANT: **Robert Jara**

SALE ADDRESS: 20 Hunter Drive, Glenmoore, PA 19343

PLAINTIFF ATTORNEY: **LAW OFFICE OF GREGORY JAVARDIAN, LLC 215-942-9690**

SALE NO. 23-9-276

Writ of Execution No. 2022-09343

DEBT \$73,594.96

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Valley, County of Chester and State of Pennsylvania, bounded and described according to a Final Subdivision Plan for Warren E. Council and Fatemeh H. Council, dated May 5, 1987 last revised September 12, 1991 made by John D. Stapleton, III Registered Land Surveyor, Coatesville, PA 19320, recorded in the Recorder of Deeds Office Chester County in Plan File No. 11368, as follows, to wit:

BEGINNING at a point forming the intersection of the Westerly side of Old Wilmington Road T340 with the existing right of way line on the Southerly side of Walnut Street T412; thence extending from said beginning point along the Westerly side of Old Wilmington Road South 29 degrees 48 minutes 30 seconds East 69.88 feet to a point a corner of Lot No. 3; thence extending along the same South 64 degrees 40 minutes 10 seconds West, crossing over a 20 feet wide Sewer Easement for Lot No. 3, 161.91 feet to a point a corner of Lot No. 1; thence extending along same North 09 degrees 40 minutes 00 seconds East 109.33 feet to a point on the Southerly side of Walnut Street, aforesaid; thence extending along same North 50 degrees 20 minutes 10 seconds East 131.83 feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 2 as shown on said plan.

The said Walnut Street is now known as Willow Street. BEING Lot No 2 as shown on said Plan.

BEING County Parcel 38-2P-45.1

PLAINTIFF: Citadel Federal Credit Union
VS

DEFENDANT: **Kenneth Bond, solely in his capacity as heir of Marcell Vaughn and Kiesha Bond, solely in her capacity as heir of Marcella Vaughn**

SALE ADDRESS: 1108 Willow Street, Coatesville, PA 19320

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

SALE NO. 23-9-277

Writ of Execution No. 2021-08552

DEBT \$6,342.78

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Borough of Honey Brook, County of Chester and Commonwealth of Pennsylvania.

Tax Parcel No.: 12-2-48

PLAINTIFF: Northwestern Chester County Municipal Authority

VS

DEFENDANT: **Samuel E. Fisher, I**

SALE ADDRESS: 640 Vine Street, Honey Brook, PA 19344

PLAINTIFF ATTORNEY: **WARREN E. KAMPF 484-873-2781**

SALE NO. 23-9-279

Writ of Execution No. 2019-02195

DEBT \$79,346.30

Property situate in the CITY OF COATESVILLE, CHESTER County, Pennsylvania, being

BLR # 16-6-426

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF

AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE NATIONAL BANK, AS TRUSTEE FOR BCF L.L.C. MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 1997R3

VS

DEFENDANT: **NOVELLA RODRIGUEZ, IN HER CAPACITY AS HEIR OF JUAN RODRIGUEZ A/K/A JUAN F. RODRIQUEZ, DECEASED; STEFANIE RODRIGUEZ, IN HER CAPACITY AS HEIR OF JUAN RODRIGUEZ A/K/A JUAN F. RODRIQUEZ, DECEASED; JENNIFER RODRIGUEZ, IN HER CAPACITY AS HEIR OF JUAN RODRIGUEZ A/K/A JUAN F. RODRIGUEZ, DECEASED; JOHN F. RODRIGUEZ, JR., IN HIS CAPACITY AS HEIR OF JUAN RODRIGUEZ A/K/A JUAN F. RODRIGUEZ, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUAN F. RODRIGUEZ A/K/A JUAN F. RODRIGUEZ, DECEASED**

SALE ADDRESS: 547 Olive Street, Coatesville, PA 19320

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

SALE NO. 23-9-280

Writ of Execution No. 2016-06783

DEBT \$429,067.91

Property situate in the EAST FALLOW-FIELD, CHESTER County, Pennsylvania, being

BLR# 47-6-162

IMPROVEMENTS thereon: a residential dwelling

PLAINTIFF: THE BANK OF NEW

YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSETBACKED PASSTHROUGH CERTIFICATES SERIES 2005RS4

VS

DEFENDANT: **JOHN F. GLAH**

SALE ADDRESS: 130 Bridle Path Lane, Coatesville, PA 19320

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

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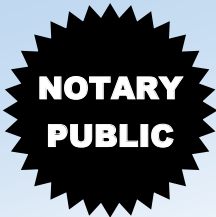
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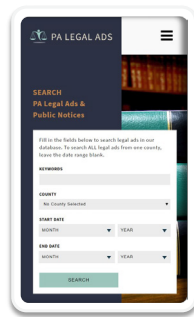
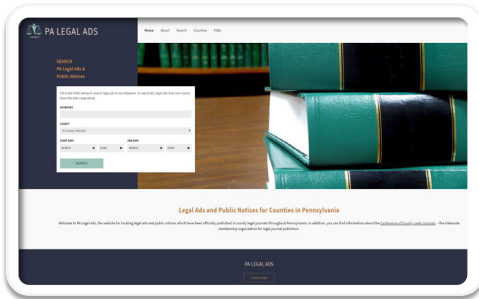
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