



Chester County Law Reporter

(USPS 102-900)

The Official Legal Publication for Chester County

Vol. 69

WEST CHESTER, PENNSYLVANIA, JANUARY 28, 2021

No. 04

TABLE OF CONTENTS

69 CHESTER COUNTY REPORTS

Petition to Correct Birth Certificate of Alfonso Pesaresi, Deceased

Motion to correct birth certificate 33 (2021)

Classified Ads. 14

Meeting Space - *West Chester*

Office Space - *Paoli*

Legal Notices

See Table of Contents.1

Chester County Law Reporter

(USPS 102-900)

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

Owned and Published by
CHESTER COUNTY BAR ASSOCIATION
15 West Gay Street, 2nd Floor, West Chester, Pennsylvania 19380

www.chescobar.org
lawreporter@chescobar.org

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

Richard Meanix, Editor

Assistant Editor

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

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

POSTMASTER: Send address changes to
Chester County Law Reporter, 15 West Gay Street, 2nd Floor, West Chester, PA 19380

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

Copyright ©2021 CCBA — All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopy, or any other means without the prior written permission of the copyright holder.

2021 CCBA Officers

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

Executive Director

Matt Holliday

2021 CCBA Directors

Maria Janoski (2021)
Ryan Jennings (2022)
Christin Kubacke (2021)
Wes Legg (2022)
Jon Long (2023)
Helen Mountain (2023)
A.J. Ober (2023)
Hon. Allison B. Royer (2021)

2021 YLD Division

Michelle Barone, *Chair*
Blaine Feinauer, *Chair-Elect*
James Doyle, *Immediate Past Chair*

Petition to Correct Birth Certificate of Alfonso Pesaresi, Deceased

Motion to correct birth certificate

1. The court noted immigrants to this country often sought sanctuary and did not reveal their true names for any number of reasons.
2. Jurisdiction of the orphans' court is controlled exclusively by statute.
3. Statutes permit any person born in Pennsylvania prior to January 1, 1906 to correct a birth certificate by providing certain documentation as well as a certificate signed by the doctor or midwife or priest.
4. This court does not have jurisdiction to find facts regarding a non-existent controversy where those findings of fact may or may not be accepted by the Italian Consulate or those in power in Italy that determine qualifications for Italian citizenship.
5. A judge's perfunctory signature on a previously prepared decree after an uncontested hearing is without substantive merit. The alleged family history information remains wholly untested on the issuance of such a decree.
6. Movant is in the process of certifying dual Italian-American citizenship. To accomplish that goal, she averred she had to present a number of items to the government of the Republic of Italy, including the genealogy of some of her ancestors. She claims that she is the granddaughter of Alfonso Pesaresi, deceased. She cites that there is a gross error on the birth certificate of her grandfather, Alfonso Pesaresi, deceased, made by the Commonwealth of Pennsylvania. The name Iazza Pizzaraza is given as the father of Alfonso Pesaresi, but Petitioner says there never was such a person as Iazza Pizzaraza in the genealogy of Alfonso Pesaresi. She asked this court to correct the error on the birth certificate, changing the parent of her grandfather to Cesare Pesaresi. Petitioner avers she cannot complete her dual citizenship certification without this correction. After reconsideration of the Motion to Correct an Error on the Birth Certificate of Alfonso Pesaresi, Deceased, the court *Held* said Motion for reconsideration was denied.

R.E.M.

C.C.P. Chester County, Pennsylvania, Orphans Court Division No. 1520-1796; in Re: Petition to Correct Birth Certificate of Alfonso Pesaresi, Deceased

Timothy J. Trott for Movant, Betsyann Trefz
Tunnell, J., November 6, 2020:-

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

IN RE: PETITION TO CORRECT :
BIRTH CERTIFICATE OF ALFONSO : NO. 1520-1796
PESARESI, DECEASED :

ORDER

AND NOW, this 6th day of November, 2020, after reconsideration of the Motion of Betsyann Trefz to Correct an Error on the Birth Certificate of Alfonso Pesaresi, Deceased, the Motion for Reconsideration is DENIED.¹

BY THE COURT:

/s/ Mark L. Tunnell, J.

¹ Previously, on September 24, 2020, this court denied the Petition of Betsyann Trefz to Correct a Naming Error on the Birth Certificate of Alfonso Pesaresi, Deceased.

In her Petition, Ms. Trefz averred that she was “in the process of certifying dual Italian-American citizenship.” To accomplish that goal, she further averred that she had to present a number of items to the government of the Republic of Italy, including the genealogy of some of her ancestors.

She claims that she is the granddaughter of Alfonso Pesaresi, deceased. She cites that there is a “gross error” on the birth certificate of her grandfather, Alfonso Pesaresi, deceased, made by the Commonwealth of Pennsylvania. The name “Iazza Pizzaraza” is given as the father of Alfonso Pesaresi, but Petitioner says there “never was such a person as Iazza Pizzaraza in the genealogy of Alfonso Pesaresi.” She asks this court to correct the error on the birth certificate, changing the parent of her grandfather to Cesare Pesaresi. Petitioner says she “cannot complete her dual citizenship certification” without this correction. She nowhere explains how this court would have jurisdiction to grant the relief she seeks.

This case is the latest in a long line of supplications by persons who have been informed by the Italian Consulate that they can receive dual citizenship by getting a court order affirming certain information pertaining to her ancestors. This court has repeatedly refused to grant the requested relief on the basis it has no jurisdiction, much as it might otherwise sympathize with the supplicant. Some petitioners request the court to alter or amend birth certificates, others death certificates, but the result is the same.

Attached to the present petition is Exhibit P-1, a certified copy of the birth certificate for Alfonso Pesaresi. According to this document, he was born December 17, 1919 to Emma Grandi, mother, and Iazza Pizzaraza, father, in Northampton County Pennsylvania.

There is no other evidence to support the allegation that there was an “error”, let alone a “gross error”, caused by any clerical or administrative agents of the Commonwealth of Pennsylvania. It is well known that recent arrivals to this country, many seeking sanctuary at that time, did not reveal their true names for any number of reasons.

But this case really does not involve who was responsible for the so-called error. It is about the jurisdiction of this tribunal to act on the petition.

Jurisdiction of the orphans’ court is controlled exclusively by statute. *In re: Est. of Miller*, 18 A.3d 1163, 1169 (Pa. Super. 2011); *In re: I.L.P.*, 965 A.2d 251, 255 (Pa Super. 2009). Statutes that concern birth certificates include some archaic legislation still on the books at 35 P.S. §491 which permits any person born in Pennsylvania prior to January 1, 1906 to correct a birth certificate by providing certain documentation as well as a certificate signed by the doctor or midwife or priest.

According to P-1, Alfonso Pesaresi was born in 1919. There is a provision at 35 Pa. C.S.A. §450.603 concerning amendments to birth certificates due to a change in civil status, such as a person who is adopted or whose name has been changed. This section affords no relief. There is a similar provision in the Pennsylvania Code, 28 Pa. Code §1.3 “Amendments to Birth Certificates.” Of greater interest would be the chapter of the Pennsylvania Statutes regarding the division of the orphans’ court. Section 711 concerns mandatory exercise of jurisdiction through the orphans’ court division in general. Paragraph (9) concerns birth records. It provides:

(9) Birth records. – Except as provided in section 713, all proceedings which may be necessary to be presented to a court for determination with regard to issues concerning recordation of birth and birth records or the alteration, amendment or modification of such birth records or the right to obtain a certified copy of the same. Whenever a person is entitled to take an appeal from the action of the Department of Health in connection with any matters concerning birth records the appeal shall be taken to the orphans’ court division of the county in which the person is a resident. In all other matters in which a petition is addressed to a court in connection with matters of birth records, the filing of which petition is not in the nature of an appeal but it is an original proceeding, shall be file and determined by the orphans’ court division of the county in which the petitioner resides.

Petitioner is emphatic that she is in fact seeking a revision, alteration, amendment or modification of a birth certificate so that a court has the power to hear her. Section 713 deals with special provisions for Philadelphia County, and so is inapplicable. It is quite clear from reading her Petition and Brief that Ms. Trefz has been in touch with the Department of Health. This is not however an appeal from any action on the part of the Department, but is an original proceeding. This section directs that it be filed with the orphans’ court, as opposed to the court of common pleas. That is all it does. This court is unaware of any appellate authority to guide it. The decisions handed down in this county have uniformly refused to act for want of subject matter jurisdiction. Another judge has determined that there exists no “case or controversy” between two parties. It was apparent that the question of whether the individual will obtain citizenship in Italy was going to be determined by another tribunal and not this court.

“This court does not have jurisdiction to ‘find facts’ regarding a non-existent controversy where those ‘findings of fact’ may or may not be accepted by the Italian Consulate or those in power in Italy that determine qualifications for Italian citizenship.”

In re: Stephen J. Pusino, C.P Chester Co. No. 2014-06311. See also *Rhoades v. Birth Correction Unit, Div. of Vital Records, Dept. of Health*, 780 A.2d 783 (Pa. Commw. Ct. 2001)(declining request to amend birth certificate to reflect Native American as race on ground that court could find no statutory or case law which sets forth the standard for determining whether a person is of a particular race for

the purpose of amending a birth record and movant had not given court a standard to apply, but have instead submitted affidavits, pictures and records of family history and have requested that, based on this evidence, they should be deemed to be Native Americans).

This court is also taken aback by being called to pass upon a 100 year old birth certificate, and not only pass on it but change it. We have previously written:

“A judge’s perfunctory signature on a previously prepared decree after an uncontested hearing is without substantive merit. The alleged family history information remains wholly untested on the issuance of such a decree.”

In re: Lorraine Marino, Chester O.C. No. 1514-1108.

For these reasons, the Motion for Reconsideration is Denied.

TABLE OF CONTENTS
LEGAL NOTICES

Orphan’s Court Notice of Filing Accounts 2

Change of Name Notice 3

Corporation Notice 4

Dissolution Notice 4

Estate Notices **1st Publication** 4

Estate Notices **2nd Publication** 6

Estate Notices **3rd Publication** 7

Orphans’ Court Notice **1st Publication** 8

Orphans’ Court Notice **2nd Publication** 8

Orphans’ Court Notice **3rd Publication** 9

Orphans’ Court Notice **3rd Publication** 10

Sheriff’s Sales 11

1st Publication

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

NOTICE OF FILING ACCOUNTS
ACCOUNTS LISTED FOR AUDIT ON
WEDNESDAY, FEBRUARY 3, 2021
Courtroom 19 at 9:00 A.M. PREVAILING TIME

THE HONORABLE ALLISON BELL ROYER

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

IN RE: JOHN A. SCHORN **1520-0549**
FIRST AND FINAL ACCOUNT
OF: JOHN A. SCHORN, PRIMARY
ATTORNEY(S):
CHRISTOPHER L TURNER, ESQUIRE

ESTATE OF WILLIAM USSLER JR, DECEASED **1511-0366**
FIRST AND FINAL ACCOUNT
OF: CHRISTINE E. USSLER, TRUSTEE
ATTORNEY(S):
PETER EDWARD IORIO, ESQUIRE

NOTICES

Please note: All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser unless otherwise specified. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The use of the word "solicitor" in the advertisements is taken verbatim from the advertiser's copy and the Law Reporter makes no representation or warranty as to whether the individual or organization listed as solicitor is an attorney or otherwise licensed to practice law. The Law Reporter makes no endorsement of any advertiser in this publication nor is any guarantee given to quality of services offered.

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

LAW NO. 2020-08705-NC

NOTICE IS HEREBY GIVEN that the name change petition of William Donald Sheets was filed in the above-named court and will be heard on Monday, February 22, 2021 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, November 20, 2020

Name to be changed from: William Donald Sheets to: Donald William Sheets

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

Ryan G. Borchik, Esquire, Attorney for the Petitioner

Perna & Abracht, LLC
610 Millers Hill PO Box 96
Kennett Square, PA 19348

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

LAW NO. 2021-00363-NC

NOTICE IS HEREBY GIVEN that the name change petition of Bryony Rachel Morgan was filed in the above-named court and will be heard on Monday, April 5, 2021 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, January 15, 2021
Name to be changed from: Bryony Rachel Morgan to: Gideon Ellis Morgan
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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

LAW NO. 2021-00287-NC

NOTICE IS HEREBY GIVEN that the name change petition of Brittni Amber Malinowski was filed in the above-named court and will be heard on Monday, April 12, 2021 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: Thursday, January 14, 2021

Name to be changed from: Brittni Amber Malinowski to: Theodora Acacia Malinowski

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

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

LAW NO. 2021-00357-NC

NOTICE IS HEREBY GIVEN that the name change petition of Frances Elizabeth Callisto Curley was filed in the above-named court and will be heard on Monday, April 12, 2021 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, January 15, 2021
Name to be changed from: Frances Elizabeth Callisto Curley to: Frances Elizabeth Curley

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

Francis C. Miller, Esquire, Attorney for the Petitioner

Miller Law Offices
21 W Washington St Suite D
West Chester, PA 19380

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 Wednesday, November 25, 2020, effective Friday, January 1, 2021 for **Make More Tomorrows, Inc** in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988. The purpose or purposes for which it was organized are: Fundraising

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 **21st day of October, 2020**, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Project Santa PXV, Inc.**

CORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation Pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 1101.

The name of the corporation is: Promo Recognition, Inc.

Articles of Incorporation have been filed on December 3, 2020.

The corporation shall have unlimited power to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended and supplemented and to do all things and exercise all powers, rights, and privileges; which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Business Corporation Law of Pennsylvania.

Vincent Carosella, Jr. Esquire, Solicitor
Carosella & Associates, P.C.

882 South Matlack Street, Suite 101
West Chester, PA 19382

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected by CP & MM Properties, LLC, a PA limited liability company ("Company"), that the Members of the Company have approved a proposal to dissolve the Company and are now engaged in winding up and settling the affairs of the Company so that its existence shall be ended under the Pennsylvania Uniform Limited Liability Company Act. Pursuant to 15 Pa. C.S. §8875, any persons and/or entities having claims against the Company are to present the same, in writing, to the address set forth below. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's counsel. Any such claim is barred unless an action to enforce said claim is commenced within two (2) years after the publication of this notice. Joseph K. Koury, Solicitor O'Donnell, Weiss & Mattei, P.C., 347 Bridge St., Ste. 200, Phoenixville, PA 1946

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

BARBER, SR., Donn W., late of Penn Township. George H. Barber, 2006 Woodlawn Ave., Wilmington, DE 19806, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 South Third Street, Oxford, PA 19806, atty.

BELCHER, Anne M., late of East Goshen Township. Stephen R. Belcher, 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.

BROWN, Maryann T., a/k/a Mary Ann Theresa Brown, Maryann Brown, late of Tredyffrin Township. Alfred Salvitti, care of RICK MORTON, Esquire, 220 W. Gay Street, West Chester, PA 19380, Executor. RICK MORTON, Esquire, Ryan, Morton & Imms, 220 W. Gay Street, West Chester, PA 19380, atty.

CLELAND, William A., late of Caln. Alan J. Jarvis, 101 Birch Drive, Downingtown, PA 19335, Executor. ALAN J. JARVIS, Esquire, 101 Birch Drive, Downingtown, PA 19335, atty.

DRINKWATER, JR., Edward C., late of East Goshen Township. Peter R. Drinkwater, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, Executor. CAROL R. LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191, atty.

EICHENBERG, III, Ernest Francis, late of Tredyffrin Township. Debra Eichenberg, 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.

FOULDS, III, John L., late of Phoenixville Borough. Evan M. Foulds, 173 Grandview Lane, Mahwah, NJ 07430-3607, Administrator. JOSEPH J. BALDASSARI, Esquire, Furey & Baldassari PC, 1043 S. Park Avenue, Audubon, PA 19403, atty.

GELSINGER, Gregory Stephen, late of Honey Brook Township. Anita M. D'Amico, 65 S. Third St., Oxford, PA 19363, Administratrix. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 204 N. Union St., Kennett Square, PA 19348, atty.

HOUSEMAN, Rhoda Maraline, a/k/a Rhoda M. Houseman, late of West Chester. Mark Houseman, 301 Glen Gary Drive, Havertown, PA 19083, Administrator. HARRY J. RESNICK, Esquire, 22 Old State Road, Media, PA 19063, atty.

KIERAS, Cathy Jo, late of New London Township. Sally K. Fieni, 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.

KOHLER, Daniel Joseph, late of Santa Lucia Milpas Atlas, in the Department of Sacatepequez, Guatemala and Honey Brook Township. Audrey Bernitt Henning, care of MARK T. CARLIDGE, Esquire, 620 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462-2219, Executrix. MARK T. CARLIDGE, Esquire, Nachmias Morris & Alt LLC, 620 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462-2219, atty.

KRESGE, David Batten, late of Chadds Ford. Pamela K. Misciagna, 28 Holstein Drive, Parkersburg, PA 19365, Administratrix.

LANDMESSER JR., William R., late of East Marlborough Township. Peter C. Landmesser and Susan L. Augustine, care of DAVID B. MYERS, Esquire, 148 W State Street, Suite 102, Kennett Square, PA 19348, Executors. DAVID B. MYERS, Esquire, The Law Office of David B. Myers, 148 W State Street, Suite 102, Kennett Square, PA 19348, atty.

LORENZ, II, Carl F., late of Westtown Township. Mark Lorenz and Kristen Goddard, care of GEORGE C. ZUMBANO, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executors. GEORGE C. ZUMBANO, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

MAYNARD, John C., late of West Whiteland Township. Karen M. Maynard, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Gawthrop Greenwood, PC. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

McLAUGHLIN, Janet W., late of East Marlborough Township. Robert J. McLaughlin, 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.

NADROTOWICZ, Edward J., late of Oxford. Marilee Nadrotowicz Connor, 505 S. Schuylkill Ave, Norristown, PA 19403, Personal Representative.

PETTIT, Dorothea, late of Kennett Township. Robert Penrose, 770 Mays Blvs. #5462, Incline Village, NY 89450 and Charles Penrose, PO Box 97, Malvern, PA 19355, Executors.

PRATOLA, Elizabeth D., late of New Garden Township. Annette Pratola and Ralph A. Pratola, Jr., care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

SCHLACHTA, Mary Louise, late of East Pike-land Township. Julie A. Bragg, care of LISA COMBER HALL, Esquire, 27 S. Darlington St., West Chester, PA 19382, Executrix. LISA COMBER HALL, Esquire, Hall Law Offices, 27 S. Darlington St., West Chester, PA 19382, atty.

SCHLIESMAN, Edna Beatrice, a/k/a Edna B. Schliesman, late of Schuylkill Township. Jon E. Schliesman, 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.

STUART, Kenneth B., late of Willistown Township. Patrick A. Chubb, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., P.O. Box 289, Phoenixville, PA 19460, atty.

TALUNAS, Stephanie A., late of Downingtown Borough. Walter T. Talunas, Jr., care of GARY E. THOMPSON, Esquire, 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, Administrator. GARY E. THOMPSON, Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

TILLETT, Colleen Ann, a/k/a Colleen A. Hartman, Colleen A. Tillett, Colleen A. Sayer, late of Chester Springs. Joseph A. Sayer, 1464 Conestoga Road, Chester Springs, PA 19425, Administrator. DONALD F. KOHLER, JR., Esquire, 27 South Darlington Street, West Chester, PA 19382, atty.

WALTON, Sharon Jane, late of Kennett Township. Robert C. Walton, 157 S. Orchard Ave., Kennett Square, PA 19348, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law, P.C., 65 South Third Street, Oxford, PA 19363, atty.

2nd Publication

BAUMAN, Louise A., late of Oxford Borough. Leslie A. Simpers, 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.

D'ANJOLELL, SR., James W., late of West Whiteland Township. Margaret M. D'Anjolell, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341-0673, Administratrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

DAMPMAN, Clair A., late of North Coventry Township. Gerald W. Dames, Jr., 1026 Ellis Woods Rd., Pottstown, PA 19465, Executor. JOHN A. KOURY, JR., Esquire, O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464, atty.

DUZER, Robert Van, late of New Garden Township. Robert Van Duzer and Jean Van Duzer, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Ken-

nett Square, PA 19348, atty.

GALLAGHER, Joan D., late of East Goshen Township. Gregory T. Lynam, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

KINGSBURY, Barbara, late of New Garden Township. Stacey Kingsbury, 535 London Tract Road, Landenberg, PA 19350, Executrix.

LENTINI, Clara E., late of Honey Brook Township. Janet J. Satterthwaite, Esq., 110 Hopewell Rd. Ste. 200, West Chester, PA 19335, Executor.

LEUCHAK, Walter P., late of East Coventry Township. Catherine Ann Rupert, 296 Harley Rd., Pottstown, PA 19465 and Mary Rebecca Leuchak, 50 Boylston Ave., Providence, RI, 02906, Co-Executors. LEE F. MAUGER, Esquire, 1800 E. High St., Suite 375, Pottstown, PA 19464, atty.

LONG, Shirley C., late of Wallace Township. Lois Rajcan, care of DENISE M. ANTONELLI, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. DENISE M. ANTONELLI, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

MANNION, William Luke, a/k/a William L. Mannion, Jr. and William L. Mannion, late of East Goshen Township. James F. Mannion, 840 First Ave., Ste. 100, King of Prussia, PA 19406-1459, Executor. JAMES F. MANNION, Esquire, Mannion Prior, LLP, 840 First Ave., Ste. 100, King of Prussia, PA 19406-1459, atty.

ROOK, Theresa Louise, a/k/a Theresa Louise Mazeiko, late of Willistown Township. Natasha A. Williams, 197 W. Pine St., Mount Carmel, PA 17851 and Kristen M. Juzaitis, 216 Belvenshire Way, Holly Springs, NC 27540, Executrices. WILLIAM J. GALLAGHER, Esquire, MacElree Harvey, LTD., 211 E. State St., P.O. Box 363, Kennett Square, PA 19348-3111, atty.

ROSENTHAL, James W., late of Birmingham Township. Barbara Santilli, care of JOSEPH A. BELLINGHERI, Esquire, 17 W. Miner St., West Chester, PA 19832, Executrix. JOSEPH A. BELLINGHERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19832, atty.

SENA, Mary G., late of East Bradford Township. Tara Sena Savarise, care of JAMES T. OWENS,

Esquire, P.O. Box 85, Edgemont, PA 19028, Executor. JAMES T. OWENS, Esquire, P.O. Box 85, Edgemont, PA 19028, atty.

SHUTE, Mary L., late of East Caln Township. Sara E. Shute, care of CATHERINE T. DUFFY, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executrix. CATHERINE T. DUFFY, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

THOMPSON, Eleanor S., late of East Bradford Township. William S. Thompson, III, 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.

WHITE, William R., late of West Goshen Township. Dena W. Douglas, care of RICHARD I. TORPEY, Esquire, 2444 Huntingdon Pike, Bethayres, PA 19006, Executrix. RICHARD I. TORPEY, Esquire, Howland, Hess, Guinan, Torpey, Cassidy, O'connell & Birnbaum, LLP, 2444 Huntingdon Pike, Bethayres, PA 19006, atty.

ZAVALA, Carlos, late of Oxford. Marie E. Zavala, 2000 Baltimore Pike, Oxford, PA 19363 and Magaly Zavala Villa, 336 Street Road, Oxford, PA 19363, Executors. SAMUEL A. GOODLEY, III, Esquire, Sam Goodley Law LLC, 208 East Locust Street, PO BOX 80, Oxford, PA 19363, atty.

3rd Publication

DIORIO, JR., Charles Joseph, late of Tredyffrin Township. Charles Joseph Diorio, III, care of JEAN WHITE E. JONES, Esquire, 130 W. Lancaster Ave., Wayne, PA 19087, Administrator. JEAN WHITE E. JONES, Esquire, Butera & Jones, 130 W. Lancaster Ave., Wayne, PA 19087, atty.

EAST, Joan E., a/k/a Joan East, late of Tredyffrin Township. Raymond J. McKenzie, care of GUY F. MATTHEWS, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Executor. GUY F. MATTHEWS, Esquire, Eckell, Sparks, Levy, Auerbach, Monte, Sloane, Matthews & Auslander, P.C., 300 W. State St., Ste. 300, Media, PA 19063, atty.

FRANKLIN, Walter J., late of Malvern. Elizabeth Zinszer (nee Franklin), 50 Markel Road, Malvern, PA 19355, Executrix.

GENTRY, W. Richard, late of West Whiteland Township. Alissa Flota, care of MARILYN SEIDE MITCHELL, Esquire, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Administratrix. MARILYN SE

IDE MITCHELL, Esquire, Herr, Potts & Potts, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

GETTZ, JR., Frazier Horton, a/k/a F. Horton Gettz, late of Caln Township. Michael J. Gettz and Thomas D. Gettz, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executors. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

GOMEZ, Robert L., late of Uwchlan Township. Natalie B. Gomez, care of MATTHEW L. CONLEY, Esquire, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, Executrix. MATTHEW L. CONLEY, Esquire, Conley Law Practice, LLC, 300 North Pottstown Pike, Suite 220, Exton, PA 19341, atty.

HELLER, Elizabeth M., late of Downingtown Borough. Laurel L. Swede, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, Executrix. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkesburg, PA 19365, atty.

KLEIN, P. Richard, late of West Chester. Jennifer L. Tuori, 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.

LONDRILLO, Tommaso A., a/k/a Tom Londrillo, late of East Goshen Township. Kathy Ann Londrillo, care of JOHN M. CLOSE, Esquire, 933 Linda Vista Dr., West Chester, PA 19380, Administratrix. JOHN M. CLOSE, Esquire, 933 Linda Vista Dr., West Chester, PA 19380, atty.

MATUS, David R., late of West Brandywine Township. Jeffrey D. Matus, 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.

NELSON, Carroll Stewart, late of West Chester. Craig F. Nelson & Janice N. Yakonick, care of ROBERT M. DiORIO, Esquire, 21 West Front Street, Media, PA 19063, Co-Executors. ROBERT M. DiORIO, Esquire, DiOrio & Sereni, LLP, 21 West Front Street, Media, PA 19063, atty.

OATES, Joan R., late of Pennsbury Township. William B. Oates, Jr., 19 Greathouse Bend, Little Rock, AR 72207, Executor. ROBERT L. PINTO, Esquire, 11 West Third Street, Media, PA 19063, atty.

POLUCH, Caroline M., late of West Bradford Township. Anthony J. Poluch, Jr., care of DAWSON

R. MUTH, Esquire, P.O. Box 565, West Chester, PA 19381-0565, Executor. DAWSON R. MUTH, Esquire, Lamb McErlane, PC, P.O. Box 565, West Chester, PA 19381-0565, atty.

POWELL, Clinton R., late of West Goshen Township. Sean M. Powell, care of DAWSON R. MUTH, Esquire, P.O. Box 565, West Chester, PA 19381-0565, Administrator. DAWSON R. MUTH, Esquire, Lamb McErlane, PC, P.O. Box 565, West Chester, PA 19381-0565, atty.

SENA, Mary G., late of East Bradford Township. Tara Sena Savarise, care of JAMES T. OWENS, Esquire, P. O. Box 85, Edgemont, PA 19028, Executrix. JAMES T. OWENS, Esquire, P. O. Box 85, Edgemont, PA 19028, atty.

**1st Publication of 3
IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

IN RE: M.R.S.
Case Number: AD-20-0081

TO: John Doe

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Brittany Rose Sheehan have to a female minor child, M.R.S. (d.o.b. 10/9/14), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Monday, March 8, 2021, at 9:30 o'clock A.M., Honorable Mark L. Tunnell in Court Room No. 15, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. 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 Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Thomas Maxwell O'Keefe, Esq.
Attorney for Chester County
Department of Children, Youth and Families

**2nd Publication of 3
IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

IN RE: B.J.M.
Case Number: AD-20-0060
IN RE: I.R.M.
Case Number AD-20-0061

TO: Melissa Ann Morales

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Hector Morales have to a female minor child, B.J.M. (d.o.b. 7/7/12), and you and Lymus Gray have to a male minor child, I.R.M. (born 11/24/15), and to show cause why the parental rights to these children should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Tuesday, February 16, 2021, at 10:00 o'clock A.M., Honorable John L. Hall in Court Room No. 7, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to these children may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. 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 Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Thomas Maxwell O'Keefe, Esq.
Attorney for Chester County
Department of Children, Youth and Families

3rd Publication of 3
IN THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION

IN RE: B.J.M.
Case Number: AD-20-0060

TO: Hector Lopez

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Melissa Anne Morales have to a female minor child, B.J.M. (d.o.b. 7/7/12), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Tuesday, February 16, 2021, at 10:00 o'clock A.M., Honorable John L. Hall in Court Room No. 7, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. 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 Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Thomas Maxwell O'Keefe, Esq.
Attorney for Chester County
Department of Children, Youth and Families

3rd Publication of 3

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

Case Number: AD-20-0038 F.A.A.

Case Number: AD-20-0039 H.A.A.

TO: Sheila Ann Dunn

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Marc Edward Allen, Sr., have to two female minor children, F.A.A. and H.A.A. (dob 10/30/18) and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Tuesday, February 16, 2021, at 9:30 o'clock A.M., Honorable John L. Hall in Court Room No. 7, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petitions should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

If neither you nor your lawyer appears for the Call of the List, you may not find out when your hearing will be.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to these children may be ended by the court without your being present.

You have a right to be represented at the hearing by a lawyer. 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 Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

You have an important option that may be available to you under Pennsylvania Law. Act 101 of 2010 permits the adoptive parents, child, birth parents and/or relatives to enter into a voluntary Post-Adoption Contact Agreement for continuing contact or communication following a child's adoption. Contact Chester County Department of Children, Youth, 601 Westtown Road, St. 310, PO Box 2747, West Chester, PA 19380-0990 or phone 610-344-5800.

Thomas Maxwell O'Keefe, Esq.
Attorney for Chester County
Department of Children, Youth and Families

2nd Publication of 3

ESTATE NOTICE

ESTATE OF LAUREN J. LEWIS, late of the Borough of Malvern, Chester County, Pennsylvania, deceased.

Letters of Administration, C.T.A. on the Estate of the above named, LAUREN J. LEWIS, deceased, having been granted to the undersigned on December 23rd, 2020, all persons having claims or demands against the Estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment without delay to the undersigned Administratrix or Counsel:

Kierstin V. Boivin, Administratrix
504 Jeroma Lane
West Chester, PA 19382
Frank W. Hayes, Esquire
Hayes & Romero
31 South High Street
West Chester, PA 19382

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, February 18th, 2021 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, March 22nd, 2021.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

1st Publication

SALE NO. 21-2-10

Writ of Execution No. 2019-02165

DEBT \$146,620.64

ALL THAT CERTAIN, MESSAGE, LOT OR PIECE OF LAND SITUATE ON, IN THE BOROUGH OF ATGLEN, 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 Atglen, County of

Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Property of James E. Brown, made by the Design Coalition Architects & Planners dated May 4, 1985 and recorded November 4, 1985 in Chester County as Plan File N. 5873 and being more fully described as follows, to wit:

Beginning at a point in the bed of Valley Avenue, said point also being the Southeast corner of Lot No. 2 as shown on said plan; thence extending from said point of beginning, leaving the bed of Valley Avenue and continuing along Lot No. 2, North 02 degrees 25 minutes 00 seconds West, 265.02 feet to a point along lands of the Penn Central Railroad; thence extending along same, North 81 degrees 09 minutes 00 seconds East 75.00 feet to a point; thence extending South 02 degrees 25 minutes 00 seconds East 264.40 feet to line in

the bed of Valley Avenue South 80 degrees 30 minutes 00 seconds West 75.00 feet to the first mentioned point and place of beginning.

Being Lots No. 3 and 4 as shown on said Plan.

Being UPI Number 07-03-0019

BEING THE SAME PROPERTY CONVEYED TO JAMES P. STAUFFER AND JULIE E. STAUFFER, HUSBAND AND WIFE WHO ACQUIRED TITLE, AS TENANTS BY THE ENTIRETY, BY VIRTUE OF A DEED FROM ELIZABETH W. BROWN, WIDOW, DATED OCTOBER 29, 1999, RECORDED NOVEMBER 3, 1999, AT INSTRUMENT NUMBER 0088727, AND RECORDED IN BOOK 4661, PAGE 1757, OFFICE OF THE RECORDER OF DEEDS, CHESTER COUNTY, PENNSYLVANIA.

PLAINTIFF: The Money Source Inc
VS

DEFENDANT: James P. Stauffer & Julie E. Stauffer

SALE ADDRESS: 645 Valley Avenue, Atglen, PA 19310

PLANTIFF ATTORNEY: MANLEY DEAS KOCHALSKI LLC 614-220-5611

DEFENDANT: Charles D. Bennethum Jr.

SALE ADDRESS: 174 Collamer Road, Oxford, PA 19363

PLANTIFF ATTORNEY: WILSON LAW FIRM 610-566-7080

SALE NO. 21-2-11

Writ of Execution No. 2020-02213

DEBT \$124,554.69

SALE NO. 21-2-13

Writ of Execution No. 2020-02498

DEBT \$135,953.37

ALL THAT CERTAIN lot or piece of ground with improvements thereon, situate in the Township of Upper Oxford, Chester County, Pennsylvania, bounded and described according to the plan of property made by Register Associated, Inc., dated September 12, 1988, and revised September 23, 1988, and on file as Plan No. 8612, to wit:

BEGINNING at a point in Public Road T-353, known as Street Road, a corner of land now or late of Nathan P. and Sandra E. Morgan, thence along the same North 19 degrees 59 minutes 05 seconds East 415.52 feet to a point in Parcel "B" on aforesaid plan; thence along the same South 74 degrees 12 minutes 25 seconds East 243.38 feet to a point in line of land now or late of J. Stevenson; thence along the same South 19 degrees 39 minutes 05 seconds 359.27 feet to a point in the center of aforesaid road; thence along the same South 87 degrees 55 minutes 55 seconds West 255 feet to the point and place of beginning.

CONTAINING 2.146 acres more or less.

BEING Chester County Tax Parcel 57-3-31.1

PLAINTIFF: Sun East Federal Credit Union

VS

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF SOUTH COATESVILLE, CHESTER COUNTY, PENNSYLVANIA

TAX PARCEL NUMBER: 9-2-80

IMPROVEMENTS thereon: Residential Property

PLAINTIFF: NewRez LLC F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing

VS

DEFENDANT: Jay Sosis & Darlene C. Sosis a/k/a Darlene C. Hoscheid

SALE ADDRESS: 18 Montclair Avenue, Coatesville, PA 19320

PLANTIFF ATTORNEY: RAS CITRON, LLC 855-225-6906

SALE NO. 21-2-14

Writ of Execution No. 2019-08570

DEBT \$345,201.56

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in the Township of East Nottingham, County of Chester, Commonwealth of Pennsylvania.

BEING Lot #101 on said plan.
Tax Parcel # 69-9-619
PLAINTIFF: FV-I, Inc., in trust for
Morgan Stanley Mortgage Capital
Holdings LLC
VS

ecutor of Estate of Mary Cameron
Keefer
SALE ADDRESS: 7 Old Forge Cross-
ing, Devon, PA 19333
PLANTIFF ATTORNEY: **Steven L.
Sugarman & Associates 610-889-0700**

DEFENDANT: **Bogdan Visanescu**
SALE ADDRESS: 434 Highland Court,
Oxford, PA 19363

PLANTIFF ATTORNEY: **GREEN-
SPOON MARDER LLP 302-656-
7540**

SALE NO. 20-8-329

Writ of Execution No. 2020-00464

DEBT \$6,427.10

ALL THAT CERTAIN unit, designated
Number 2 Unit Number 7 being a Unit
in Old Forge Crossing Condominium,
Situate in the Township of Tredyffrin,
County of Chester and Commonwealth
of Pennsylvania, as designated in Dec-
laration of Condominium of Old Forge
Crossing Condominium, bearing the
date the 26th day of May A.D. 1981 and
recorded in the Office for the Recording
of Deeds in and for the County of Ches-
ter at West Chester, Pennsylvania on the
27th day of May A.D. 1981 and record-
ed on the 27th day of May A.D. 1981 in
Condominium Plan Book 3516, page .

BEING KNOWN AS 7 Old Forge
Crossing, Devon, Pennsylvania. PAR-
CEL NO. 43-5-428

IMPROVEMENTS thereon: Residen-
tial Dwelling

PLAINTIFF: Old Forge Crossing Con-
dominium Association

VS

DEFENDANT: **Michael Keefer, Ex-**

MEETING SPACE?

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

SAMPLE AD

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

OFFICE SUB-LEASE

For sub-lease, 3 room office suite in Class A building, in prime location on Lancaster Avenue in Paoli. Twenty minutes to West Chester, Media, or Norristown. Ample free parking. Fax machine and copier. Shared conference room and kitchen. If interested, contact Joseph DiGiorgio or Vincent DiFabio at 610-647-7500.



The Right Words Win

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

Interested? Contact your LexisNexis Representative for more information

David Tobin
 david.tobin@lexisnexis.com
 410.340.9501



LexisNexis, Lexis, and the Knowledge Burst logo are registered trademarks of RELEX Inc. Other products and services may be a trademark or registered trademark of their respective companies. Used under license. © LexisNexis. All rights reserved. 102798 MNL 1

INCORPORATION AND LIMITED LIABILITY COMPANY FORMATION

CONVENIENT, COURTEOUS SAME DAY SERVICE

PREPARATION AND FILING SERVICES IN ALL STATES

CORPORATION OUTFITS AND
 LIMITED LIABILITY COMPANY OUTFITS

SAME DAY SHIPMENT OF YOUR ORDER

CORPORATION, LIMITED LIABILITY COMPANY AND UCC FORMS

CORPORATE AND UCC, LIEN AND JUDGMENT SEARCHES

M. BURR KEIM COMPANY

SERVING THE LEGAL PROFESSIONAL SINCE 1931

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

2021 ARCH STREET, PHILADELPHIA, PA 19103

WWW.MBURRKEIM.COM



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



The Chester County Bar Association's
Lawyer Referral Service

(610) 429-1500

Call us... we can help.

15 W. Gay Street | 2nd Floor

West Chester, PA 19380

www.chescobar.org





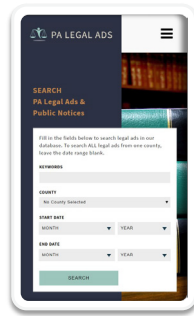
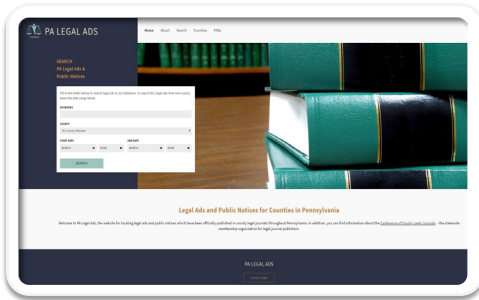
PA LEGAL ADS



EXPERIENCE OUR FRESH, NEWLY REDESIGNED: **PALEGALADS.ORG**

PALEGALADS.ORG

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



PALEGALADS.ORG

Allows users to search by keyword, county, and publication date. Examples of ads and notices that can be found on the website include:

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

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



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



Planning a meeting, event, training or deposition?

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



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

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



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



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



Parking:

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

Visit www.chescobar.org for more information
 For rates and availability, contact Emily Donnon:
 phone: 610-692-1889 email: edonnon@chescobar.org

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

A lawyer suggests they adopt.

The counselor tells them five years.

A lawyer tells them one.

Social Services approves them for adoption.

A lawyer puts it in writing.

The judge signs the order.

A lawyer's work finalizes it.

They thought they couldn't have a child.

A lawyer helped make it possible.

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





ATTORNEY BANKING *simplified*

- ✔ IOLTA ACCOUNTS
- ✔ CUSTOMIZED ESCROW ACCOUNTS
- ✔ TITLE & SETTLEMENT SERVICES
- ✔ FREE BUSINESS CHECKING



As a Platinum Leader Bank recognized by the Pennsylvania IOLTA board, Prosper Bank surpasses eligibility requirements by paying a premium yield on IOLTA accounts, which results in more funding for legal aid.

We also make it easy to manage short-term client funds properly, including distribution of interest, automatic proof of payment and receipts for business records and tax reporting.



Coatesville Savings Bank

is now



Contact Doreen Broaddus:
(610) 295-5846, or dbroaddus@prosperbank.com

Member FDIC

PROSPERBANK.COM · At Your Service Since 1919
Chester County · Lancaster County · Dauphin County



**CHESTER COUNTY LAW REPORTER
ADVERTISING RATES**

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

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

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

COMMERCIAL AND CLASSIFIED RATES:

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

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

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

AD DIMENSIONS:

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

(All ads are printed in black and white)

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

LAWPAY[®]

AN AFFINIPAY SOLUTION

POWERING PAYMENTS FOR THE LEGAL INDUSTRY

The easiest way to accept credit, debit, and eCheck payments.

The ability to accept payments online has become vital for all firms. When you need to get it right, trust LawPay's proven solution.

As the industry standard in legal payments, LawPay is the only payment solution vetted and approved by all 50 state bar associations, 60+ local and specialty bars, the ABA, and the ALA.

Developed specifically for the legal industry to ensure trust account compliance and deliver the most secure, PCI-compliant technology, LawPay is proud to be the preferred, long-term payment partner for more than 50,000 law firms.



POWERED BY LAWPAY

LawPay is a registered agent of Wells Fargo Bank N.A., Concord, CA and Citiz ns Bank, N.A., Providence, RI



ACCEPT MORE PAYMENTS WITH LAWPAY
866-352-4482 | lawpay.com/chescobar



FRIENDSHIP & COOPERATION.

For over a century now, we've cultivated relationships with our communities of friends and neighbors. Relationships built on wisdom, trust, and compassion.

And our customers tell us, it's what we do best.



800.446.0246 • stbank.com



Skeptics say she will never start her own company.

A lawyer says she will.

She is denied her loan.

A lawyer helps her get one.

She can't get a lease for office space.

A lawyer sees to it that she does.

She needs a business plan.

A lawyer helps her draft one.

Skeptics said she would never start her own company.

A lawyer helped her prove them wrong.

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

Mediation and ADR Solutions

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



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

STEVENS & LEE LAWYERS & CONSULTANTS

A STEVENS & LEE/GRIFFIN COMPANY 

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

ATTORNEY DISCIPLINARY / ETHICS MATTERS

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

James C. Schwartzman, Esq.

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

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

15 West Gay Street

In the Heart of West Chester



OFFICE LEASE NOW AVAILABLE

- Class "A" Office Suite
- Professional Lobby
- Elevator Serviced Building
- Abundance of Natural Light
- Prime Location on one of West Chester's most desirable streets
- +/- 60 Retail/Restaurants within Walking Distance
- 1,100 SF – 3,700 SF (Combined 4,800 SF)

FOR MORE INFORMATION

Pillar Real Estate Advisors, LLC | (484) 887-8202 | www.PillarRealEstateAdvisors.com