



Chester County Law Reporter

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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

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Dakota Oil Processing, LLC v. Hayes, et al.

Civil Action – Professional negligence – Preliminary objectives – General personal jurisdiction – Specific personal jurisdiction

1. Personal jurisdiction may be exercised over a defendant under two alternative theories: general, or all-purpose jurisdiction, and specific, or case-linked jurisdiction.
2. General jurisdiction permits a party to be sued in any state forum for any claim, regardless of where the actions underlying the claim occurred.
3. For general jurisdiction to be present, the defendant must be considered at home in the forum state.
4. In contrast to general jurisdiction, specific jurisdiction is narrowly confined to adjudication of issues deriving from, or connected with, the very controversy that establishes jurisdiction. When there is no such connection, specific jurisdiction is lacking regardless of the extent of a defendant’s unconnected activities in the forum state.
5. Pennsylvania authorizes its courts to exercise general personal jurisdiction over an individual defendant by demonstrating one of the following: (a) presence in the Commonwealth at the time when process is served; (b) domicile in the Commonwealth at the time when process is served; or (c) consent, to the extent authorized by the consent.
6. A Pennsylvania tribunal may exercise general personal jurisdiction over limited partnerships and similar entities on the basis of consent or formation or qualification as a foreign entity under the laws of this Commonwealth.
7. The phrase “qualification as a foreign entity under the laws of this Commonwealth” means that the foreign entity is registered to do business in Pennsylvania.
8. Pennsylvania may also exercise general personal jurisdiction over such business entities if they carry on a continuous and systematic part of their general business within Pennsylvania.
9. Exercising general personal jurisdiction over a corporation comports with due process only when the corporation’s affiliations with the State in which suit is brought are so constant and pervasive as to render it essentially at home in the forum State.
10. Absent exceptional circumstances, a corporation only is at home where it is incorporated or where it has its principal place of business.
11. Subjecting a corporation to general personal jurisdiction in every state where it engages in a substantial, continuous, and systematic course of business would be unacceptably grasping.
12. A Pennsylvania tribunal may not exercise general personal jurisdiction over a corporation or similar entity which carries on a continuous and systematic part of its general business within this state, unless those business activities are so constant and pervasive that they render Pennsylvania tantamount to the entities’ state of formation/incorporation or principal place of business.

13. Determining whether a Pennsylvania court may exercise specific personal jurisdiction over a foreign defendant requires a two-step analysis. First, the requirements under Pennsylvania's long-arm statute must be satisfied, and second, the exercise of jurisdiction must comport with due process.
14. Pennsylvania's long-arm statute authorizes courts to exercise specific personal jurisdiction over a nonresident defendant to the fullest extent allowed under the Constitution of the United States and may be based on the most minimum contact with this Commonwealth allowed under the Constitution of the United States.
15. Specific jurisdiction allows a court to adjudicate claims which arise from activity that occurs within the forum state's borders.
16. Three requirements must be satisfied for a court to exercise specific jurisdiction over a nonresident defendant: (a) the defendant must have purposefully availed itself of the privilege of conducting activities within the forum State or have purposefully directed its conduct into the forum State; (b) the plaintiff's claim must arise out of or relate to the defendant's activities in the forum state; and (c), jurisdiction must be fair and reasonable so as not to offend tradition notions of fair play and substantial justice.
17. A party's use of interstate facilities such as phone and email are relevant factors in the personal jurisdiction analysis.
18. Unless the content of the defendant's communication is the basis for the cause of action asserted by the plaintiff, minimal correspondence between a nonresident defendant and the forum lacks the substantiality necessary to justify the exercise of specific in *personam* jurisdiction.
19. Whether a nonresident defendant's use of facilities such as phone or email is sufficient to justify the exercise of specific jurisdiction must also be considered in light of the context in which the communications occurred. For jurisdiction to be proper, it is critical that the defendant avail himself of the privilege of conducting activities in the forum state and that it is not merely the result of unilateral activity on the part of a third person or another party.
20. Due process requires that a defendant be hauled into court in a forum State based on his own affiliation with the State, not based on the attenuated contacts he makes by interacting with other persons affiliated with the State.
21. The relatedness requirement for specific jurisdiction requires, at a minimum, a direct causal connection between a defendant's contacts with the forum state and the plaintiff's claims.
22. The relatedness requirement is animated by a tacit *quid pro quo*—in return for conducting activities in a forum and benefitting from its laws and protections, non-citizens must submit to the forum's jurisdiction over claims that arise from those activities.
23. When a plaintiff points to a phone call or other correspondence as a forum-based contact upon which to predicate specific jurisdiction, the content of the communication itself must give rise to the plaintiff's claim in order to satisfy the relatedness requirement.

24. Moving defendants filed preliminary objections to plaintiff's amended complaint alleging a lack of *in personam* jurisdiction by the Court. The Court Held, that the preliminary objections were sustained and dismissed the amended complaint with prejudice as to defendants Jeffrey L. Hardin and Locke Lord, LLP.

P.McK.

C.C.P. Chester County, Civil Action – Law, No. 2018-10444-CT; Dakota Oil Processing, LLC v. Christopher G. Hayes, The Law Office of Christopher G. Hayes, Jeffrey L. Hardin, Esquire, and Locke Lord, LLP

Clifford B. Cohn and Jonathan A. Zakheim for plaintiff
Scott J. Etish and William G. Frey for defendants Jeffrey L. Hardin,
Esquire and Locke Lord, LLP
Jeffrey B. McCarron for defendants Christopher G. Hayes, Esquire
and The Law Office of Christopher G. Hayes
Tunnell, J., April 16, 2020:-

DAKOTA OIL PROCESSING, LLC : IN THE COURT OF COMMON PLEAS
 Plaintiff, : CHESTER COUNTY, PENNSYLVANIA
 vs. : CIVIAL ACTION - LAW
 CHRISTOPHER G. HAYES, ESQUIRE,
 Individually, THE LAW OFFICE OF : NO. 2018-10444-CT
 CHRISTOPHER G. HAYES, JEFFRY L.
 HARDIN, ESQUIRE, Individually, and
 LOCKE LORD, LLP
 Defendants.

Clifford B. Cohn, Esquire and Jonathan A. Zakheim, Esquire, for Plaintiff
Scott J. Etish, Esquire and William G. Frey, Esquire, for Defendants Jeffrey L. Hardin, Esquire
and Locke Lord, LLP
Jeffrey B. McCarron, Esquire, for Defendants Christopher G. Hayes, Esquire
and The Law Office of Christopher G. Hayes

MEMORADUM OPINION & ORDER

This is a professional negligence, breach of contract, and breach of fiduciary duty action brought by Plaintiff Dakota Oil Processing, LLC (“Dakota”) against Defendants Christopher G. Hayes, The Law Office of Christopher G. Hayes, Jeffrey L. Hardin (“Hardin”), and Locke Lord, LLP (“Locke Lord”). Presently before the Court are Hardin and Locke Lords’ (“Moving Defendants”) preliminary objections to Dakota’s amended complaint for lack of *in personam* jurisdiction. For the reasons that follow, the objections are sustained and the amended complaint is dismissed as to Moving Defendants with prejudice.

Factual Background

This action arises out of Dakota’s loss of a \$2.5 million escrow payment. The facts of the case, as gleaned from the amended complaint, are as follows: Dakota is a limited liability partnership formed in the state of North Dakota with a principal place of business located in Manasquan, New Jersey. Dakota was formed for the purpose of developing, constructing, and operating a “crude oil topping refinery” near the unincorporated community of Trenton, North Dakota. In August of 2016, Dakota entered into a “collateral transaction loan” agreement with Cal & Schwartz—a venture financing firm based out of Bermuda—to raise capital in order to finance the refinery. Pursuant to the loan agreement Dakota agreed to pay Cal & Schwartz \$2.5 million if Cal & Schwartz secured a \$500 million “standby letter of credit” on Dakota’s behalf through HSBC bank. The agreement required

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Dakota to deposit its payment to Cal & Schwartz into an escrow account pending issuance of the letter of credit. Ultimately, Dakota intended for a third-party to utilize the letter as collateral to lend it funds to develop the refinery. See, Compl., at 11 - 13.

The loan agreement initially identified the law office of Emile Barton, a New York attorney, as the parties' escrow agent. However, "[o]n or around August 18, 2016, [Cal & Schwartz] informed Dakota that it required [Attorney Christopher] Hayes¹ to replace Attorney Barton as escrow agent in order to proceed with the [l]oan." Id., 23. Shortly thereafter Dakota retained Locke Lord, LLP, a law firm headquartered in Dallas, Texas, "to negotiate the terms of the escrow arrangement with Attorney Hayes, among other things." Id., 24. Jeffrey L. Hardin, an "of counsel" attorney in Locke Lord's Washington D.C. office, represented Dakota in the transaction.

Attorney Hayes ("Hayes") is an individual licensed to practice law in Pennsylvania. Between September 14 and September 28, 2016, Hardin, on behalf of Locke Lord, communicated with Hayes regarding Hayes' potential role as escrow agent in Dakota's loan transaction with Cal & Schwartz. These communications consisted of the following: (1) Hardin advising Hayes of an "authentication process" whereby Hayes would confirm that Dakota had received a minimum amount of funding under the letter of credit prior to the release of Dakota's escrow payment to Cal & Schwartz; (2) Hardin and Hayes discussing whether Dakota's escrow payment could be held in Hayes' Pennsylvania IOLTA account pending its release to Cal & Schwartz; and (3) Hardin advising Hayes that Hayes needed to perform "legal services" on Dakota's behalf "in order to be covered by [Hayes' malpractice] insurance" during the escrow transaction.² See, Id., at Exs. H – I. Hardin stated in the same email that he believed Hayes' IOLTA account "contemplates [the existence of] an attorney-client relationship," and that he wanted to discuss with Hayes "the possibility of [Dakota] engaging you as its attorney" for purposes of the loan transaction. Id., Ex. H.

Dakota and Cal & Schwartz executed a revised collateral transaction loan agreement on September 13 and 26, 2016, respectively. On September 28, 2016, Hayes executed the agreement.³ The following day Hayes sent Hardin a confirmatory email in which he stated: "To confirm, as per the agreement, I am acting as the escrow attorney for the signed parties." Id., Ex. J.

¹ As noted above, Hayes is a Defendant in this action.

² Hardin based this information on a phone conversation he had with Matt Downey, Hayes' malpractice insurance broker. The record indicates that Hayes had previously authorized Hardin to contact Downey with regard to any questions he had concerning the scope of Hayes' malpractice insurance coverage. See, Compl., at Ex. H.

³ Hayes designated himself "Escrow Attorney" for Dakota and Cal & Schwartz in the signature block of the agreement.

The revised loan agreement sought to ensure that Dakota received at least \$5 million in initial funding under the letter of credit prior to Hayes' release of Dakota's escrow payment to Cal & Schwartz. The agreement provided in relevant part:

Only upon the issuance of a confirmation of receipt by [Dakota's] Bank of [\$5 million in initial funding under the loan agreement] and receipt by [Hayes] of such confirmation (such conformation shall be sent by [Dakota's] Bank to [Hayes] and copied to [Dakota] and [Cal & Schwartz]), [Hayes] shall immediately issue disbursement instructions to [his bank] to pay [Cal & Schwartz] on behalf of [Dakota] the sum of [\$2.5 million] from [Hayes] [e]scrow [d]eposit [a]ccount.

Id., Ex. F, 5.

On September 30, 2016, Dakota funded the escrow payment by depositing \$2.5 million into Hayes' IOLTA account. On November 2, 2016, a representative of Dakota contacted Hardin in order to validate "that the [escrow] funds remain in the account." Id., Ex. K. However, on November 3, 2016, "Dakota discovered that Attorney Hayes had released the [e]scrow payment without authorization, and without confirmation that Dakota had received any funding under the [loan agreement]." Id., 37. Dakota alleges that it lost its entire escrow payment as a consequence, and never received any funding under the letter of credit.

Procedural History

Dakota instituted this action by writ of summons on October 15, 2018. On January 2, 2019, an amended complaint was filed setting forth claims against Moving Defendants for professional negligence, breach of contract, and breach of fiduciary duties. On January 22, 2019, Moving Defendants filed preliminary objections asserting lack of personal jurisdiction. They also submitted supporting affidavits.⁴ Dakota opposed the objections by way of responses filed February 11, 2019. On April 1, 2019, Moving Defendants filed briefs in support of their objections. On June 19, 2019, this Court entered an order stating that "an evidentiary record should be created prior to resolution of [Moving] Defendants' objections." Ord., 6/19/19 at 1, fn. 2; see also, Pa. R.C.P. 1028(c)(2) (Providing that a trial court "shall consider evidence by depositions or otherwise" to determine preliminary objections raising issues of fact). Accordingly, the order granted the parties 60 days within which to conduct discovery "regarding whether this Court may exercise *in personam* jurisdiction over [Moving] Defendants." Ord., 6/19/19 at 1.⁵

⁴ Hardin submitted an affidavit on his own behalf. Locke Lord's affidavit was attested to by Sarah H. Raggio, "Assistant General Counsel of Locke Lord LLP." Aff., at 1.

⁵ The time period to conduct jurisdictional discovery was later extended an additional 60 days by order dated August 16, 2019.

Summary of Discovery Record

Hardin was deposed by Dakota's counsel on October 22, 2019. At his deposition, Hardin testified that he was initially engaged by Dakota in the spring of 2016 to represent it in an unrelated matter, but that the scope of his representation later expanded, in August, to include "the financing transaction Dakota ... was pursuing" with Cal & Schwartz. Dep., p. 19:12-14. Hardin's services consisted of "reviewing" the revised collateral transaction loan agreement between Dakota and Cal & Schwartz as well as the terms of a secured promissory note Dakota entered into with a separate entity, the Mark Gulis 2001 Trust, in order to fund the \$2.5 million escrow payment. Id., p. 23:1-21; see also, Compl., at Ex. L. When Dakota's counsel asked Hardin whether he had "any contact with Pennsylvania in connection with" his representation of Dakota, Hardin answered: "My contact with Pennsylvania involved telephone calls to Chris Hayes and his insurance broker." Dep., p. 29:16-24.⁶ Hardin denied knowing that "Mr. Hayes' [insurance] broker was located" in Pennsylvania, or that Hayes' malpractice insurance coverage "was issued pursuant to Pennsylvania law[.]" Id., p. 31:6-18.

Dakota's counsel also queried Hardin regarding the use of Hayes' Pennsylvania IOLTA account as the banking depository for Dakota's escrow payment, as well the manner in which Hardin concluded that Hayes needed to be Dakota's attorney for purposes of the escrow transaction.⁷ Hardin acknowledged that Pennsylvania was "the jurisdiction where Christopher Hayes' IOLTA account [was] located," Id., p. 29:1-3, and that Pennsylvania has regulatory authority over such accounts. See, Id., p. 29:4-6. He further acknowledged "investigating IOLTA account requirements" during the course of his representation of Dakota. Id., p. 37:2-3. However, he denied conducting any research regarding "what state law would govern an attorney/client relationship between" Hayes and Dakota, Id., p. 33:6-9, and stated that he could not recall whether the IOTLA account requirements he researched were specific to Pennsylvania. See, Id., pp. 37:4-6; 38:5-12. When pressed by Dakota's counsel to explain why he referred to "Pennsylvania law" in an email to Dakota's officers addressing the possibility of making a claim under Hayes' malpractice insurance, Hardin stated: "Chris Hayes is a Pennsylvania attorney. That's what implicated Pennsylvania law, what laws, what rules govern the handling of an escrow amount by a Pennsylvania attorney." Id., p. 42:4-9.

The Court's June 19, 2019 order directed the parties to file supplemental briefs and "any discovery materials" the filing party deemed relevant in order to have Moving Defendants' preliminary objections resubmitted to the Court for

⁶ Hardin later testified that he contacted Hayes' insurance broker at the behest of officers of Dakota. See, id., pp. 33:21-25 - 34:1-9.

⁷ In addition to advising Hayes that his IOLTA account "contemplates an attorney-client relationship," Hardin also advised officers of Dakota in an email that "[Hayes] needs to be performing legal services to be covered by his insurance," and that "[Dakota] should be [Hayes'] client in order to make claims under his insurance." See, Dep., Ex. 4, p. 1.

disposition. See, Ord., 6/19/19 at 3 - 4. On November 19, 2019, Moving Defendants filed supportive briefs and copies of Hardin’s deposition transcript. Dakota responded with briefs in opposition on November 26, 2019, together with Hardin’s deposition transcript and the exhibits referenced therein. The Court also granted Moving Defendants’ motions for leave to file reply briefs in further support of their objections, which briefs were docketed on December 17, 2019. The preliminary objections are therefore ripe for decision.

Discussion

Personal jurisdiction may be exercised over a defendant under two alternative theories: “general, or all-purpose jurisdiction, and specific, or case-linked jurisdiction.” Vaughan Estate of Vaughan v. Olympus Am., Inc., 208 A.3d 66, 72 (Pa. Super. 2019). General jurisdiction permits a party to be sued in any state forum for any claim, regardless of where the actions underlying the claim occurred. Goodyear Dunlop Tires Operations, S.A. v. Brown, 564 U.S. 915, 924 (2011). For general jurisdiction to be present, the defendant must be considered “at home” in the forum state. Ibid. “In contrast to general jurisdiction, specific jurisdiction is narrowly confined to adjudication of issues deriving from, or connected with, the very controversy that establishes jurisdiction.” Vaughan, 208 A.3d at 73 (citation and quotation omitted). “When there is no such connection, specific jurisdiction is lacking regardless of the extent of a defendant’s unconnected activities in the [forum s]tate.” Bristol-Myers Squibb Co. v. Superior Court of California, San Francisco Cty., 137 S. Ct. 1773, 1781 (2017). The Court examines whether either theory of jurisdiction supports the exercise of personal jurisdiction over Moving Defendants.

1. General Personal Jurisdiction

Pennsylvania authorizes its courts to exercise general personal jurisdiction over an individual defendant by demonstrating one of the following: “Presence in this Commonwealth at the time when process is served,” “Domicile in this Commonwealth at the time when process is served,” or “Consent, to the extent authorized by the consent.” 42 Pa. C.S. § 5301(a)(1)(i) - (iii). Here, Hardin was neither domiciled in Pennsylvania nor present here at the time complaint was served. On the contrary, Hardin is a resident of Virginia and his counsel in the present action accepted service of the complaint on his behalf. See, Aff., at 3, 7; Dep., p. 4:19 - 22. There is also no basis to conclude that Hardin consented to the exercise of personal jurisdiction. Accordingly, the Court lacks general *in personam* jurisdiction over Hardin.

The same is true for Locke Lord. The record indicates that Locke Lord is a limited liability partnership providing legal services. Aff., at 3. A Pennsylvania tribunal may exercise general personal jurisdiction over “limited partnerships ...

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and similar entities” on the basis of “Consent” or “Formation or qualification as a foreign entity under the laws of this Commonwealth.”⁸ 42 Pa. C.S. § 5301(a)(3)(i)-(ii). Pennsylvania may also exercise general personal jurisdiction over such business entities if they carry on “a continuous and systematic part of [their] general business within” Pennsylvania. *Id.*, § 5301(a)(2)(iii), (3)(iii).⁹

Here, Locke Lord has not consented to personal jurisdiction in Pennsylvania and it is not registered to do business in Pennsylvania. *Aff.*, at 7. Further, Locke Lord does not carry on “a continuous and systematic” part of its legal services in Pennsylvania. In *Daimler AG v. Bauman*, 571 U.S. 117 (2014) the United States Supreme Court explained that exercising general personal jurisdiction over a corporation comports with due process only “when the corporation’s affiliations with the State in which suit is brought are so constant and pervasive as to render it essentially at home in the forum State.” *Id.*, at 122 (citation and bracket omitted). *Daimler* clarified that, absent exceptional circumstances, a corporation only is “at home” where it is incorporated or where it has its principal place of business. *Id.*, at 137; *accord*, *Hammons v. Ethicon, Inc.*, 190 A.3d 1248, 1261 (Pa. Super. 2018) (Explaining that, in *Daimler*, “the United States Supreme Court held that general jurisdiction will not lie in a state in which neither a parent corporation nor its subsidiary is incorporated or has its principal place of business.”), *appeal granted in part*, 206 A.3d 495 (Pa. 2019). The *Daimler* court concluded that subjecting a corporation to general personal jurisdiction in every state where it “engages in a substantial, continuous, and systematic course of business” would be “unacceptably grasping.” *Id.*, at 138 (quotations omitted).

Daimler significantly narrowed the ability of state courts to assert all-purpose jurisdiction based on a corporation’s business activities with a state’s boundaries. As a result, a Pennsylvania tribunal may not exercise general personal jurisdiction over a corporation or similar entity which carries on “a continuous and systematic part of its general business” within this state, 42 Pa. C.S. § 5301(a)(2)(iii), (3)(iii),

⁸ The phrase “*qualification as a foreign entity under the laws of this Commonwealth*” means that the foreign entity is registered to do business in Pennsylvania. See generally, 15 Pa. C.S. § 411 (“Registration to do business in this Commonwealth”). In *Webb-Benjamin, LLC v. International Rug Group, LLC*, 192 A.3d 1133 (Pa. Super. 2018) the Pennsylvania Superior Court held that a foreign company’s registration to do business in Pennsylvania constituted consent to general personal jurisdiction, thereby satisfying due process requirements. *Id.*, at 1138 – 39. Significantly, the holding reached in *Webb* has divided federal courts in Pennsylvania for several years. *Compare*, *Bors v. Johnson & Johnson*, 208 F. Supp. 3d 648 (E.D. Pa. 2016) (Reaching the same result as *Webb*), *with*, *In re Asbestos Prod. Liab. Litig. (No. VI)*, 384 F. Supp. 3d 532 (E.D. Pa. 2019) (Holding that Pennsylvania’s statutory business registration scheme which conditions registration to do business on consent to general personal jurisdiction violates the due process clause of the 14th amendment); *see also*, *Murray v. American LaFrance, LLC*, 2018 PA Super 267, (Pa. Super. Sept. 25, 2018) (Granting en banc review to consider this issue; oral argument held October 31, 2019).

⁹ *See, e.g.*, *Tann v. U.S. Steel Corp.*, 2015 WL 3609913, at *5 (W.D. Pa. June 8, 2015) (Explaining that, under 42 Pa. C.S. § 5301, the “systematic and continuous” contacts standard applies only to corporations and other business entities, not individuals).

unless those business activities are so “constant and pervasive” that they render Pennsylvania tantamount to the entities’ state of formation/incorporation or principal place of business. See, Daimler, 571 U.S. at 152 (Stating that, “in order for an out-of-state defendant to be subject to general jurisdiction, its continuous and substantial contacts with a forum State must be akin to those of a local enterprise that actually is ‘at home’ in the State.”) (Sotomayor, J., concurring in the judgment).

Applying these principals to the case at bar, it is clear that general personal jurisdiction over Locke Lord is lacking. For starters, Locke Lord was not formed in Pennsylvania and its principal place of business is located in Dallas, Texas. Moreover, Locke Lord’s business activities in Pennsylvania are not so pervasive that they render Pennsylvania the functional equivalent of Locke Lord’s principal place of business or state of formation. Indeed, Locke Lord’s affidavit indicates that it does not advertise in Pennsylvania; maintain any offices or facilities in Pennsylvania; own, lease or rent any real or personal property in Pennsylvania; or employ any personnel in Pennsylvania. See, Aff., at 6, 8 – 10. Accordingly, to the extent Daimler preserved all-purpose jurisdiction over a foreign company which continuously transacts business in a state, the record of Locke Lord’s business activities in Pennsylvania falls well short of satisfying that standard. See, Daimler, 571 U.S., at 139, n. 19 (Stating that it would be the “exceptional case” in which a corporation’s business activities in a state will be sufficient to subject it to general personal jurisdiction). Thus, like Hardin, the Court also lacks general *in personam* jurisdiction over Locke Lord.

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NOTICES

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION
LAW NO. 2020-00343-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Jake Alexander Pirone was filed in the above-named court and will be heard on Monday, July 6, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, February 24, 2020

Name to be changed from: Jake Alexander Pirone to: Juliette Alexander Pirone

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. 2020-02662-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Ralph Kuhio Walters was filed in the above-named court and will be heard on Monday, August 10, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Wednesday, June 17, 2020

Name to be changed from: Ralph Kuhio Walters to: R Kuhio Walters

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. 2020-03809-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Kathleen Knaus was filed in the above-named court and will be heard on Monday, September 14, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Thursday, June 18, 2020

Name to be changed from: Kathleen Knaus to: Katriona Knaus

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. 2020-03853-NC**

NOTICE IS HEREBY GIVEN that the name change petition of Christina DiArcangelo on behalf of minor child Christian DiArcangelo Puller was filed in the above-named court and will be heard on Monday, August 24, 2020 at 9:30 AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, June 22, 2020

Name to be changed from: Christian DiArcangelo Puller to: Christian Albert DiArcangelo

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. 2020-01990-NC

NOTICE IS HEREBY GIVEN that the name change petition of Brittnay Smith on behalf of minor child Angelise Meilani Valentine was filed in the above-named court and will be heard on Monday, July 27, 2020 at 9:30AM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: Monday, February 24, 2020

Name to be changed from: Angelise Meilani Valentine to: Angelise Meilani Smith

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 **23RD day of MARCH 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 **Grim Security Inc.**

ESTATE NOTICES

Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.

1st Publication

ADAMS, Esther J., late of West Caln Township. Victor T. Adams, 615 Morgan Drive East, Coatesville, PA 19320, Executor. **GORDON W. GOOD**, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

ALESSI, Dyane A., late of Valley Forge. Denise Perri, 1767 Quarry Lane, PO Box 455, Valley Forge, PA 19481, Executor.

ALTMANN, Esther Y., a/k/a Esther Y. Altman,

late of Pottstown. Curtis F. Altmann and Nancy E. Altman, care of BRIAN R. OTT, Esquire, 50 North Fifth Street, Second Floor, Reading, PA 19601, Co-Executors. BRIAN R. OTT, Esquire, Barley Snyder, 50 North Fifth Street, Second Floor, Reading, PA 19601, atty.

BYERS, Jean R., late of East Pikeland Township. Robert S. Godman, 39 Galicia Dr., Phoenixville, PA 19460, John W. Godman, 295 Elm St., Meriden, CT 06450 and Jeanne L. Fina, 2493 Dragon Circle, Norristown, PA 19403, Executors. **JOSEPH K. KOURY**, Esquire, O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464, atty.

DUGAN, Ann, late of New Garden Township. Patricia Christopher, 312 Grand Central Parkway, Bayville, NJ 08721, Executrix. **DOUGLAS R. MADAN-ICK**, Esquire, Kulzer & DiPadova, 76 E. Euclid Ave., Ste 300, Haddonfield, NJ 08033, atty.

EAGLE, Terry Francis, late of East Coventry Township. Tonya M. Lengyel, 944 W. 1st St., Birdsboro, PA 19508, Administratrix. **ELIZABETH B. PLACE**, Esquire, Skarlatos Zonarich, 320 Market St., Ste. 600 West Harrisburg, PA 17101, atty.

ELLIS, Marjorie Kathleen, a/k/a M Kathleen, late of West Goshen Township. Patricia Andrews, 405 Howard Road, West Chester, PA 19380, Executrix.

EVANS, R. Christian, a/k/a Robert Christian Evans, a/k/a Robert C. Evans, late of Schuylkill Township. Christian T. Curry, 45 Beacon Hill Dr., Phoenixville, PA 19460, Executor. **ROBERT B. SHOEMAKER, JR.**, Esquire, 1800 E. Lancaster Ave., Ste. L, Paoli, PA 19301, atty.

FINEGAN, Nancy B., late of West Chester. Steven G. Finegan, care of TIMOTHY J. TROTT, Esquire, 882 S Matlack St, #101, West Chester, PA 19382, Executor. **TIMOTHY J. TROTT**, Esquire, Carosella & Associates, PC, 882 S Matlack St, #101, West Chester, PA 19382, atty.

FRANKLIN, Jeanette Elizabeth, late of East Caln Township. Richard L. Franklin, 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.

FRANKOSKY, Carmelina A., late of New Garden Township. John C. Frankosky, 409 Kelleher Drive, Landenberg, PA 19350, Executor. **MICHAEL J. SANGEMINO**, Esquire, 933 South High Street, West Chester, PA 19382, atty.

GRAHAM, Helena W., a/k/a Helena Graham,

late of East Fallowfield Township. Kennedy Graham, care of JAY G. FISCHER, Esquire, 342 East Lancaster Avenue, Downingtown, PA 19335, Executor. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

GUTH, John Charles, a/k/a John C. Guth, late of East Caln Township. Judith A. Constable, 22 Mcilvaine Drive, Downingtown, PA 19335, Executor. VINCENT CAROSELLA, JR., Esquire, Carosella & Associates, P.C., 882 South Matlack Street, Suite 101, West Chester, PA 19382-4505, atty.

HAWLEY, Joseph J., late of Easttown Township. Deborah J. Dello Buono, care of SARAH M. FORD, Esquire, 585 Skippack Pike, Ste. 100 Blue Bell, PA 19422, Executrix. SARAH M. FORD, Esquire, Ford & Buckman, P.C., Office Court at Blue Bell, 585 Skippack Pike, Ste. 100 Blue Bell, PA 19422, atty.

HUGHES, Linda Baker, late of Uwchlan Township. James A. Fusco, care of NINA B. STRYKER, Esquire, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, Executor. NINA B. STRYKER, Esquire, Obermayer, Rebmann, Maxwell & Hippel, LLP, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102-2101, atty.

KOMPAUER, Wilhelmine Maria, late of Tredyfrin Township. Carolyn B. Lotter, care of THOMAS E. WYLER, Esquire, 22 East Third Street Media, Pennsylvania 19063, Executrix. THOMAS E. WYLER, Esquire, Falzone & Wyler, 22 East Third Street Media, Pennsylvania 19063, atty.

McKEOWN, Louise Helen, late of West Chester. Marilyn A. McGorty, 2501 Valleyview Road, Bensalem, PA 19020, Executrix.

MOCARSKI, Theresa M., late of Phoenixville Borough. Victor M. Mocarski, 246 Morris St., Phoenixville, PA 19460, Administrator. JAMES R. FREEMAN, Esquire, O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464, atty.

MOWRER, Margaret A., late of East Fallowfield Township. Dwayne Logie, care of ROBERT M. SLUTSKY, Esquire, 600 W. Germantown Pike, #400, Plymouth Meeting, PA 19462, Administrator. ROBERT M. SLUTSKY, Esquire, Slutsky Elder Law, 600 W. Germantown Pike, #400, Plymouth Meeting, PA 19462, atty.

PREWITT, Doris Garnett Simpkins, late of East Nottingham Township. Arvil W. Prewitt, II, 180 Woods Road, Oxford, PA 19363, Jewell P. Mullins, 2454 Hickory Hill Road, Oxford, PA 1936, & Kevin B. Prewitt, 1369 Wilson Road, Rising Sun, MD 21911, Executors. Samuel A. Goodley, III, Esquire, Sam Goodley Law LLC, P.O. Box 80, Oxford, PA

19363, atty.

ROGERS, Ellen B., late of Schuylkill Township. Virginia A. Cutlip, 25 Bantry Ln., Phoenixville, PA 19460, Executrix. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, PC, 41 E. High St., Pottstown, PA 19464, atty.

RUBINO, Waldemara S., late of Willistown Township. Steve M. Rubino, 11 Parkside Drive Elverson, PA 19520, Executor. Frank W. Hayes, Esquire, Hayes & Romero, 31 South High Street West Chester, PA 19382, atty.

RYAN, Jean H., late of West Chester. Paul J Ryan Jr., 1736 Towne Drive, West Chester, PA 19380, Executor.

SMITH, Roberta Maguire, a/k/a Roberta M. Smith, late of Malvern. Cynthia S. Falcone, 69 Church Road, Malvern, PA 19355, Executor.

STAHLMAN, Barbara J., late of West Brandywine Township. James E. Stahlman, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executor. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

STANTON, Lucille N., late of Westtown Township. Sandra S. Powell, care of JEREMY Z. MITTMAN, Esquire, 593 Bethlehem Pike, Suite 10, Montgomeryville, PA 18936, Executor. JEREMY Z. MITTMAN, Esquire, The Law Office of Jeremy Z. Mittman, 593 Bethlehem Pike, Suite 10, Montgomeryville, PA 18936, atty.

SUITCH, Peggie D., late of Uwchlan Township. Stephen T. Suitch, 449 Brookwood Dr., Downingtown, PA 19335, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway Thorndale, PA 19372, atty.

THOMPSON, Margaret Elizabeth, late of West Chester. Selena A Thompson, 4208 Saratoga Ln, Eagleville, PA 19403, Administrator.

VerNOOY, June R., late of Elk Township. Charles D. VerNooy, care of WINIFRED MORAN SEBASTIAN, Esquire, PO Box 381, Oxford, PA 19363, Executor. WINIFRED MORAN SEBASTIAN, Esquire, McMichael Heiney & Sebastian LLC, PO Box 381, Oxford, PA 19363, atty.

WAGNER, Renee C., late of West Goshen Township. Kristin W. Webb, care of DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkersburg, PA 19365, Executrix. DENNIS B. YOUNG, Esquire, 430 W. First Ave., Parkersburg, PA 19365, atty

2nd Publication

BAILEY, James D., late of Penn Township. Nancy E. Murphy, 2853 Coneflower Street, Thousand Oaks, CA, 91360, care of SAMUEL A. GOODLEY, III, Esquire, P.O. Box 80, Oxford, PA 19363, Executor. SAMUEL A. GOODLEY, III, Esquire, Sam Goodley Law LLC, P.O. Box 80, Oxford, PA 19363, atty.

BIRNEY, Claire, late of London Grove Township. Claudia Pulise, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executrix. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

BOTKIN, Jean M., a/k/a Jean Botkin, late of East Fallowfield Township. Robert L. Botkin, Jr., 266 Hill Rd., Honey Brook, PA 19344, and Sandra M. Falkner, 131 Ridgewood Circle, Downingtown, PA 19335, Executors. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway Thorndale, PA 19372, atty.

CARRICO, Maria M., late of Easttown Township. Victor M. Carrico, 25 Berkley Rd., Devon, PA 19333, Administrator. NEIL M. HILKERT, Esquire, Reidenbach & Associates, LLC, 229 W. Wayne Ave., Wayne, PA 19087, atty.

CARTER, John E.L., a/k/a John Edward Carter, a/k/a John Edward Lewis Carter, late of East Vincent Township. Tracey D. Carter, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executrix. MARY C. CROCKER, Esquire, Crocker & Crocker, PC, 1296 East High Street, Pottstown, PA 19464, atty.

CHAMBERS, III, George Bridgeman, a/k/a George B. Chambers, III, late of North Coventry Township. Patricia A. Bruski, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executrix. MARY C. CROCKER, Esquire, Crocker & Crocker, PC, 1296 East High Street, Pottstown, PA 19464, atty.

COOK, Margaret H., late of Kennett Township. Sandra Brackin Herbst, 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.

FLYNN, Jeannette M., late of Tredyffrin Township. Timothy P. Flynn, care of SALLY A. FARRELL, Esquire, 985 Old Eagle School Rd., Ste. 516, Wayne, PA 19087, Executor. SALLY A. FARRELL, Esquire, Reardon & Associates, LLC, 985 Old Eagle School Rd., Ste. 516, Wayne, PA 19087, atty.

GONDER, Betty L., late of North Coventry Township. Lisa J. Mest, care of JESSICA R. GRATER, Esquire, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, Executrix. JESSICA R. GRATER, Esquire, Monastra & Grater, LLC, 400 Creekside Drive, Suite 409, Pottstown, PA 19464, atty.

HARCLERODE, David A., a/k/a David Alan Harclerode, late of Phoenixville Borough. Paul J. Harclerode, care of GREGORY E. GRIM, Esquire, 104 S. 6th Street P.O. Box 215 Perkasio, PA 18944-0215, Administrator. GREGORY E. GRIM, Esquire, Grim, Biehn & Thatcher, A Professional Corporation, 104 S. 6th Street P.O. Box 215 Perkasio, PA 18944-0215, atty.

HASKELL, Eleanor B., late of Willistown Township. William F. Haskell, Jr., care of DIRK M. SIMPSON, Esquire, 101 W. Elm St., Ste. 400, Conshohocken, PA 19428, Executor. DIRK M. SIMPSON, Esquire, Royer Cooper Cohen Braunfeld LLC, 101 W. Elm St., Ste. 400, Conshohocken, PA 19428, atty.

HAYDEN, Jesse S., late of West Whiteland Township. Eva M. Misetich, care of MARILYN S. MITCHELL, Esquire, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, Administratrix. MARILYN S. MITCHELL, Esquire, Herr, Potts & Potts, Strafford Office Bldg. #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087, atty.

HORSHOCK, James A., late of Elverson. Christine Navoy, 2212 E Lehigh Ave, Philadelphia, PA 19125, care of DANIEL POPKAVE, Esquire, 1432 Sandy Circle, Narberth, PA 19072, Executor. DANIEL POPKAVE, Esquire, Daniel A. Popkave, Attorney at Law, 1432 Sandy Circle, Narberth, PA 19072, atty.

HUSTED, Margaret Elaine, a/k/a Elaine Husted, late of Caln Township. John D. Funk and Sarah Strzelecki, care of WILLIAM B. COOPER, III, Esquire, P.O. Box 673, Exton, PA 19341-0673, Executors. WILLIAM B. COOPER, III, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673, atty.

JOHNSON, Helen L., late of Penn Township. William C. Brown IV, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Administrator. C.T.A. NEIL E. LAND, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

KOLB, LeRoy A., late of Spring City. Sara L. Kolb, care of TIMOTHY E. SHAWARYN, Esquire, 15 N. Spruce St., Lititz, PA 17543, Executrix. TIMOTHY E. SHAWARYN, Esquire, Legacy Law, PLLC, 15 N. Spruce St., Lititz, PA 17543, atty.

LISTON, II, Robert, late of Tredyffrin Township. Matthew A. Levitsky, Ten Sentry Parkway, Ste. 200, P.O. Box 3001, Blue Bell, PA 19422, Administrator. **MATTHEW A. LEVITSKY**, Esquire, Fox Rothschild LLP, Ten Sentry Parkway, Ste. 200, P.O. Box 3001, Blue Bell, PA 19422, atty.

MAHONEY, JR, Dennis T., late of West Chester Borough. Cindy Lou Frost, 227 W. Barnard Street West Chester, PA 19382, Executor. **TIMOTHY H. KNAUER**, Esquire, Timothy H. Knauer Attorney At Law, 218 West Miner Street West Chester, PA 19382, atty.

MAMMARELLA, Elaine, late of Nottingham Township. Joseph Mammarella, care of ANITA M. D'AMICO, Esquire, 204 N. Union St., Kennett Square, PA 19348, Executor. ANITA M. D'AMICO, Esquire, D'Amico Law PC, 204 N. Union St., Kennett Square, PA 19348, atty.

McGOVERN, Bernard J., late of East Goshen Township. Susan P. McGovern, 500 Marshall Dr., West Chester, PA 19380, Executrix. **JOHN F. McKENNA**, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

McGRATH, Rodney Leroy, late of West Brandywine Township. Rodney Louis McGrath, 606 Huntsberger Drive, Limerick, PA 19468, care of **SCOTT C. PATINER**, Esquire, 906 Penn Avenue, P.O. Box 6269, Wyomissing, PA 19610, Administrator. **SCOTT C. PATINER**, Esquire, Law Office of Scott C. Painter, PC, 906 Penn Avenue, P.O. Box 6269, Wyomissing, PA 19610, atty.

MILLER, Thomas Oscar, late of West Chester. Thomas J. Miller, 478 Paxon Hollow Rd, Broomall, PA 19008, Executor.

OESCHGER, Eleanor Patricia, a/k/a Pat Oeschger, late of Upper Uwchlan Township. Gordon E. Oeschger, 124 Palsgrove Way, Chester Springs, PA 19425, Executor.

PENNYPACKER, JR., Jesse L., a/k/a Jesse Pennypacker, late of Westtown Township. Connie E. Kvech, care of **DAVID A. PECKMAN**, Esquire, 29 Mainland Road, Harleysville, PA 19438, Executor. **DAVID A. PECKMAN**, Esquire, Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438, atty.

PIERCE, Marjorie, a/k/a Marjorie E. Pierce, a/k/a Marjorie Ellen Pierce, late of East Coventry Township. Christopher A. Pierce, 38 Savage Road Pottstown, PA 19465, Executor. **THOMAS L. HOFFMAN**, Esquire, Wells, Hoffman, Holloway & Medvesky, LLP, 635 E. High Street P. O. Box 657 Pottstown, PA 19464, atty.

PREWITT, Doris Garnett Simpkins, late of East Nottingham Township. Arvil W. Prewitt, II, 180 Woods Road, Oxford, PA 19363, Jewell P. Mullins, 2454 Hickory Hill Road, Oxford, PA 19363, and Kevin B. Prewitt, 1369 Wilson Road, Rising Sun, MD 21911, Executors. **SAMUELA A. GOODLEY, III**, Esquire, Sam Goodley Law LLC, P.O. Box 80 Oxford, PA 19363, atty.

RAMBO, Mary E., late of West Goshen Township. Paul E. Rambo, 500 W. Rosedale Ave., PM B-7, West Chester, PA 19382, and Joan E. Rambo, 500 W. Rosedale Ave., PM SL-A5, West Chester, PA 19382, Executors. **DUKE SCHNEIDER**, Esquire, MacElree Harvey, LTD., 17 W. Miner St. P.O. Box 660 West Chester, PA 19381-0660, atty.

RAY, Charles V., late of Uwchlan. Terry J. McGovern, 402 Concord Ave., Exton, PA 19341, Executor.

RUSSELL, T.W. Fraser, late of Penn Township. Carey L. Russell, care of **TRAVIS G. MAURER**, Esquire, Rodney Square, 1000 N. King St., Wilmington, DE 19801, Executor. **TRAVIS G. MAURER**, Esquire, Young Conaway Stargatt & Taylor, LLP, 1000 N. King St., Wilmington, DE 19801, atty.

SANDERS, SR., Francis A., late of East Coventry Township. Francis A. Sanders, Jr., 715 Hester Ave., Normal, IL 61761, Personal Representative. **JOHN A. KOURY, JR.**, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464-5426, atty.

SHAW, Margaret M., late of West Chester Borough. Donn R. Zang, 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.

SHEARER, JR., Archie F., late of East Fallowfield Township. Rania Larsen, care of ANITA M. D'AMICO, Esquire, 65 S. Third St., Oxford, PA 19363, Executrix. ANITA M. D'AMICO, Esquire, D'Amico Law, PC, 65 S. Third St., Oxford, PA 19363, atty.

SMITH, Effa Sue, late of West Grove. Larry A. Smith, 98 State Rd, West Grove, PA 19390, care of **MARIA D. FEENEY**, Esquire, 555A Schoolhouse Road, Kennett Square, PA 19348, Executrix. **MARIA D. FEENEY**, Esquire, Feeney Law, 555A Schoolhouse Road, Kennett Square, PA 19348, atty.

STITZ, David, late of Marlborough Township. Carmella Stitz, 101 Chalfont Road, Kennett Square,

PA 19348-1667, care of R. KERRY KALMBACH, Esquire, 109 W. Linden Street Kennett Square, PA 19348, Administrator. R. KERRY KALMBACH, Esquire, 109 W. Linden Street Kennett Square, PA 19348, atty.

SURINE, David Ernest, late of Easttown Township. Douglas L. Surine, 5117 Brandywine Drive, Norristown, PA 19403, Executor. CYNTHIA L. DENGLER, Esquire, 43 E. Marshall St., Norristown, PA 19401, atty.

TENNYSON, Edward, a/k/a Earl Edward Tennyson, late of West Chester. Edward Robert Tennyson, 1206 Farmington Lane West Chester, PA 19380, Executor.

WEITZ, Barbara E., late of Willistown Township. Bradford W. Weitz and David P. Brown, III, 1944 Kimberton Rd., P.O. Box 729, Kimberton, PA 19442, Executors. DAVID P. BROWN, III, Esquire, 1944 Kimberton Rd., P.O. Box 729, Kimberton, PA 19442, atty.

ZARTARIAN, Armen Garo, late of Willistown Township. Karen Panossian, 23 Ridings Way, West Chester, PA 19382, Executor.

3rd Publication

BECKER, Marilyn Rogers, a/k/a Marilyn R. Becker, late of New Garden Township. Catherine E. Wilkins, care of KRISTEN R. MATTHEWS, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. KRISTEN R. MATTHEWS, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

BERNAT, Henry J., a/k/a Henry Bernat, late of Charlestown Township. John F. Bernat, 424 New Street Spring City, PA 19475, Executor. DANTE W. RENZULLI, JR., Esquire, 120 John Robert Thomas Drive Exton, PA 19341, atty.

BODTKE, Margaret B., late of West Brandywine Township. Judith E. Bodtke, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Executrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

CARROLL, Lillie, late of Daytona Beach, Florida. Brenda Grable, 21 Elio Circle, Trappe, PA 19426, and Gregory Carroll, 605 Nutt Road, Phoenixville, PA 19460, Executors. STEPHEN I. BAER, Esquire, Baer Romain & Ginty LLP, 1288 Valley Forge Road, Suite 63, Phoenixville, PA 19460, atty.

DONEGAN, James E., late of Caln Township. Annmari T. Hagan, care of DUKE SCHNEIDER,

Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. DUKE SCHNEIDER, Esquire, MacElree Harvey, 17 W. Miner St., West Chester, PA 19382, atty.

DOUGHERTY, William J.K., late of West Whiteland Township. Colin J. Dougherty, care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, Executor. HUDSON L. VOLTZ, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, atty.

FEDISON, Eileen B., a/k/a Eileen T. Fitzpatrick, a/k/a Eileen F. Brogan, late of Upper Uwchlan Township. Dennis P. Fedison, 4 Rabbit Run Lane, Glenmoore, PA 19343, Executor.

GUERRERA, Nina, late of Coatesville. Rita Ann Fantanarosa, Dominick J. Guerrero, Anita R. Lockhart, John A. Guerrero and Anthony J. Guerrero, care of ALBERT M. SARDELLA, Esquire, 1240 East Lincoln Highway Coatesville, PA 19320, Executors. ALBERT M. SARDELLA, Esquire, Law Offices Albert M. Sardella, 1240 East Lincoln Highway Coatesville, PA 19320, atty.

HARKINS, Virginia R., late of West Grove Borough. Donald B. Lynn, Jr., care of L. PETER TEMPLE, Esquire, P. O. Box 384, Kennett Square, PA 19348, Administrator. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P. O. Box 384, Kennett Square, PA 19348, atty.

HOUCHINS, Gladis, late of East Goshen Township. Lisa Muench and Joanne Donehower, care of JONATHAN H. ELLIS, Esquire, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, Executrices. JONATHAN H. ELLIS, Esquire, Flaster Greenberg PC, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428, atty.

LaVIGNE, Wanda Rae, a/k/a Wanda R. LaVigne, late of East Goshen Township. Deidra Rae Noland, care of STEPHEN D. POTTS, Esquire, Strafford Office Bldg., #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executrix. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg., #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

LEVAN, Barbara L., a/k/a Barbara Louise Levan, late of West Caln Township. Jason Todd Levan, 136 Telegraph Rd., Coatesville, PA 19320, Executor. JOHN A. KOURY, JR., Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

MORAN, Christina Margaret, late of Elverson

Borough. Elizabeth Dougherty, 573 Coach Hill Ct., West Chester, PA 19380, Administratrix. JANNA M. PELLETIER, Esquire, 535 N. Church St., Ste. 309, West Chester, PA 19380, atty.

MULL, Robert G., late of Spring City Borough. Robert E. Mull, care of BRUCE W. LAVERTY, Esquire, 701 East Lancaster Avenue, Suite B, Downingtown, PA 19335, Executor. BRUCE W. LAVERTY, Esquire, Laverty Law Offices, 701 East Lancaster Avenue, Suite B, Downingtown, PA 19335, atty.

NOONAN, Kathryn A., late of West Goshen Township. Lorraine N. Audet, care of MAURICE D. LEE, III, Esquire, 1500 Market St., 38th Fl. West Philadelphia, PA 19102, Administratrix. MAURICE D. LEE, III, Esquire, Saul Ewing Arnstein & Lehr LLP, 1500 Market St., 38th Fl. West Philadelphia, PA 19102, atty.

O'SHEA, Bartholomew Francis, late of Tredyfrin Township. Mark F. O'Shea, care of KENNETH R. WERNER, Esquire, 203 West Miner Street, West Chester, PA 19382-2924, Executor. KENNETH R. WERNER, Esquire, Werner & Wood, 203 West Miner Street, West Chester, PA 19382-2924, atty.

RASCHIATORE, Geraldine M., a/k/a Geraldine Margaret Raschiatore, late of East Caln Township. Kellie L. Shank, care of LOUIS N. TETI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

RENTEL, Marsenna Fay, a/k/a Marsenna Faye Rentel, late of Downingtown. Cynthia Middlestead, 42 Williams Way, Downingtown, PA 19335, Executor.

RICHARDSON, William R., late of East Coventry Township. Kelsey Richardson, care of PAUL R. COHEN, Esquire, 1040 Stony Hill Rd., Ste. 150, P.O. Box 217, Yardley, PA 19067, Administratrix. PAUL R. COHEN, Esquire, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, P.O. Box 217, Yardley, PA 19067, atty.

RIGO, Elizabeth P., a/k/a Elizabeth Rigo, late of West Whiteland Township. Adrienne Rearley, care of APRIL L. CHARLESTON, Esquire, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, Administratrix. APRIL L. CHARLESTON, Esquire, The Charleston Firm, 60 W. Boot Rd., Ste. 201, West Chester, PA 19380, atty.

SMITH, Wanda B., late of Chester County. Geoffrey Smith, care of MARK S. PINNIE, Esquire, 218 West Front Street Media, PA 19063, Executor. MARK S. PINNIE, Esquire, Barnard, Mezzanotte,

Pinnie and Sealaus, LLP, 218 West Front Street Media, PA 19063, atty.

STIMMLER, Joseph J., late of Willistown Township. Timothy Bonjo, care of ADAM L. FERNANDEZ, Esquire, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422, Executor. ADAM L. FERNANDEZ, Esquire, Wisler Pearlstine, LLP, 460 Norristown Rd., Ste. 110, Blue Bell, PA 19422, atty.

TANNER, Anthony Edwin, late of East Goshen Township. Jeffrey James Tanner, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, Executor. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, Pennsylvania 19382-2928, atty.

TENAGLIA, Anthony L., late of West Whiteland Township. Anthony L. Tenaglia, Jr., 2806 N. Kent Road, Broomall, PA 19008, Executor. JERRY L. JOHNSON, Esquire, P.O. Box 218 114 W. Lancaster Avenue Downingtown, PA 19335, atty.

TRANGUCH, James, late of Willistown Township. Neale X. Trangucci, care of DANIEL R. COLEMAN, Esquire, 300 W. State St., Ste. 300, Media, PA 19063, Administrator. DANIEL R. COLEMAN, Esquire, Eckell, Sparks, Levy Auerbach, Monte, Sloane, Matthews & Auslander, PC, 300 W. State St., Ste. 300, Media, PA 19063, atty.

WILSON, Janet C., late of East Caln Township. Stephen D. Potts, Strafford Office Bldg., #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, Executor. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, LLC, Strafford Office Bldg., #2, 200 Eagle Rd., Ste. 106, Wayne, PA 19087-3115, atty.

ZARTARIAN, Armen Garo, late of Willistown Township. Karen Panossian, 23 Ridings Way, West Chester, PA 19382, Executrix

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

GO2 JH Communications and Consulting,

with its principal place of business at 455 Cheshire Dr., Downingtown, PA 19335-1751. The application has been (or will be) filed on: Tuesday, May 12, 2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: James D. Hallinan, 455 Cheshire Dr., Downingtown, PA 19335-1751.

Studio Brooklyn, with its principal place of business at 542 Kimberton Road, Suite 11, Phoenixville, PA 19460. The application has been (or will be) filed on: Tuesday, March 10, 2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Brooke E Ziegler, 398 Mill Street, Boyertown, PA 19512.

The Wuji Space, with its principal place of business at 20 Mourar Drive, Spring City, PA 19475. The application has been (or will be) filed on: Monday, June 8, 2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Anthony Guidotti Enterprises, LLC, 20 Mourar Drive, Spring City, PA 19475.

NONPROFIT CORPORATION NOTICE

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

NOTICE is hereby given that Articles of Incorporation were filed on June 11, 2020 with the Pennsylvania Department of State to form a non-profit corporation under the name "Hemlock Alley Condominium Association", under the provisions of the

Pennsylvania Non-Profit Corporation Law of 1988, as amended. The purpose of the corporation is to constitute an association of and among the owners of lots in a condominium known as "Hemlock Alley Condominium", and to conduct all lawful business and exercise all lawful powers, rights and privilege which a non-profit corporation may now or hereafter have.

Arthur L. Sagnor III, Esquire
Lachall, Cohen & Sagnor, LLP
144 W. Market Street
West Chester, PA 19382

2nd Publication of 3**LIVING TRUST NOTICE TO CREDITORS**

ALICE B. WIMBERLEY REVOCABLE TRUST
DTD 3/20/1991 AS RESTATED 6/26/2014

ALICE B. WIMBERLEY, Deceased
Late of Kennett Township, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

RANDAL WIMBERELY, TRUSTEE
4327 15th Avenue South
Seattle, WA 98108

3rd Publication of 3**THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PA****DOCKET NO. 2020-01924-RC****PETITION OF THE BOARD OF SCHOOL
DIRECTORS OF OWEN J. ROBERTS
SCHOOL DISTRICT FOR THE SALE OF
REAL PROPERTY****NOTICE OF HEARING****ON THE PETITION OF THE BOARD OF
SCHOOL DIRECTORS OF
OWEN J. ROBERTS SCHOOL DISTRICT FOR
THE SALE OF REAL PROPERTY**

NOTICE IS HEREBY GIVEN that upon the Petition of the Board of School Directors of Owen J. Roberts School District for the Sale of Real Property (“Petition”) and pursuant to Court Order, a hearing on the Petition will be held at 9:00 a.m. on July 13, 2020, in Courtroom 15 of the Chester County Justice Center, 201 W. Market Street, West Chester, PA 19380. The property to be sold, and the subject of the Petition, consists of approximately ±22.4623 gross acres of vacant land. The aforementioned property is identified as tax parcel 2101-0092040E (UPI 21-1-92.4), with a listed address of 830 Brown Drive in East Vincent Township, Chester County, PA. For further information, you may contact:

FOX ROTHSCHILD LLP

Brian E. Subers, Esquire
David H. Comer, Esquire
10 Sentry Parkway, Suite 200
P.O. Box 3001
Blue Bell, PA 19422-3001
(610) 397-6500

Public Notice
Appointment of New Magistrate Judge in the
United States District Court for the Eastern
District of Pennsylvania

The Judicial Conference of the United States has authorized the appointment of a full-time United States magistrate judge for the Eastern District of Pennsylvania at Philadelphia. The appointee may be required to preside at court sessions to be held at Philadelphia, Allentown, Reading, and Easton. The essential function of courts is to dispense justice. An important component of this function is the creation and maintenance of diversity in the court system. A community's belief that a court dispenses justice is heightened when the court reflects the community's diversity.

The duties of the position are demanding and wide-ranging, and will include, among others: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants. The basic authority of a United States magistrate judge is specified in 28 U.S.C. § 636.

To be qualified for appointment an applicant must:

1. Be, and have been for at least five years, a member in good standing of the bar of the highest court of a state, the District of Columbia, the Commonwealth of Puerto Rico, the Territory of Guam, the Commonwealth of the Northern Mariana Islands, or the Virgin Islands of the United States, and have been engaged in the active practice of law for a period of at least five years;
2. Be competent to perform all the duties of the office; be of good moral character; be emotionally stable and mature; be committed to equal justice under the law; be in good health; be patient and courteous; and be capable of deliberation and decisiveness;
3. Be less than seventy years old; and
4. Not be related to a judge of the district court.

A merit selection panel composed of attorneys and other members of the community will review all applicants and recommend to the district judges in confidence the five persons it

considers best qualified. The court will make the appointment following an FBI full-field investigation and an IRS tax check of the applicant selected by the court for appointment. The individual selected must comply with the financial disclosure requirements pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 90 Stat. 1824 (1978) (codified at 5 U.S.C. app. 4 §§ 101-111) as implemented by the Judicial Conference of the United States. An affirmative effort will be made to give due consideration to all qualified applicants without regard to race, color, age (40 and over), gender, religion, national origin, or disability. The current annual salary of the position is \$199,088.00. The term of office is eight (8) years.

The application is available on the court's web site at <https://www.paed.uscourts.gov/>. Only applicants may submit applications and applications **must be received by Monday, July 27, 2020.**

All applications will be kept confidential, unless the applicant consents to disclosure, and all applications will be examined only by members of the merit selection panel and the judges of the district court. The panel's deliberations will remain confidential.

Applications must be submitted by email to **paedhumanresources@paed.uscourts.gov** with the subject line "**Magistrate Judge Application.**" An /s/ or e-signature on the application will be accepted.

Applications will only be accepted by email. Applications sent by mail will not be considered. Due to the overwhelming number of applications expected, applicants should not contact the court regarding the status of their application.

APPLICATION FOR UNITED STATES MAGISTRATE JUDGE

Please answer all questions. If a question is not applicable, indicate this by marking "N/A" in the relevant space. Submit the completed form via email to paedhumanresources@paed.uscourts.gov with the subject line "Magistrate Judge Application." Applications submitted by mail will not be considered. Please do not call the court regarding the status of your application. If you are unable to sign and scan your application, an /s/ or e-signature will be accepted.

General

1. Full name: _____

2. All other names by which you have been known: _____

3. Office address: _____

City: _____ State: _____

Zip: _____ Telephone: _____

4. Residential address: _____

City: _____ State: _____ Zip: _____

5. Place of Birth: _____ Date of Birth: _____

6. Length of residence in state: _____

7. If you are a naturalized citizen, state the date and place of naturalization

8. Military Service:

Branch: _____ Dates: _____

Rank or Rate at Discharge: _____ Type of Discharge: _____

If still a Reserve or National Guard Member, give service, branch, unit, and

present rank: _____

9. Are you related by blood or marriage to any judges of this court?

Yes No If yes, give name(s) and relationship:

Health

10. What is the present state of your health?

11. Do you have any mental or physical impairment that would affect your ability to perform the duties of a magistrate judge with or without reasonable accommodation?

Education

12. Colleges and universities attended, dates, and degree:

13. Continuing legal education courses completed with the last 10 years:

Honors

14. Were you a member of law review? Yes No . If yes, describe role:

15. If you have published any legal books or articles, list them, giving citations and dates:

16. List any honors, prizes, or awards you have received.

Professional Admissions

17. List all courts (including state bar admissions) and administrative bodies having special admission requirements in which you are presently admitted to practice, giving the dates of admission in each case:

Court or Administrative Body

Date of Admission

Law Practice

18. State the names, addresses, and dates of employment for all law firms with which you have been associated in practice, all government agencies, and all private business organizations in which you have been employed. Also, provide all dates during which you have practiced as a sole practitioner.

Organization	Address	Position	Dates
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

19. Describe the general nature of your current practice including any legal specialties and character of your typical clients; also, if your practice is substantially different now than previously, give details of prior practice.

20. Do you regularly appear in court? Yes No

What percentage of your appearances in the last five years was in the following forums?

- 1. Federal courts? _____%
- 2. State or local courts of record? _____%
- 3. Administrative bodies? _____%
- 4. Other? _____%
- _____%
- _____%

21. During the past five years, what percentage of your practice has been trial practice? %

22. How frequently have you appeared in court? %

23. How frequently have you appeared at administrative hearings? times/mo.

24. What percentage of your practice involving litigation has been:

Civil %

Criminal %

Other %

..... %

..... %

25. State the number of cases you have tried to conclusion in courts of record during the past five years, indicating whether you were sole, associate, or chief counsel. Give citations of any reported cases.

26. Summarize your courtroom experience for the past five years.

27. State the names and addresses of adversary counsel against whom you have litigated your primary cases over the past five years.

Public Office

28. Have you ever run for, or held, public office? Yes No If yes, give details

Prior Judicial Experience

29. a) Have you ever held judicial office or been a candidate for judicial office? If so, state the courts involved and the dates of service, or dates of candidacy.

b) If you have held judicial office, state the names and addresses of counsel who have appeared before you who would be knowledgeable of your work, temperament, and abilities. _____

c) Prior quasi-judicial service:

Names of agency: _____

Position held: _____

Hearings on what type of issues: _____

Number of cases adjudicated: _____

Dates of service: _____

Business Involvement

30. a) If you are now an officer, director, or otherwise engaged in the management of any business enterprise, state the name of such enterprise, the nature of the business, the nature of your duties, and whether you intend to resign such position

immediately upon your appointment to judicial office.

b) Since being admitted to the Bar, have you ever engaged in any occupation, business, or profession other than the practice of law? Yes No
If yes, give the details, including dates.

c) During the past five years have you received any fees or compensation of any kind, other than for legal services rendered, from any business enterprise, institution, organization, or association of any kind? Yes No
If yes, identify the source of such compensation, the nature of the business enterprise, institution, organization or association involved, and the dates such compensation was paid.

31. a) Have you ever been arrested, charged, or convicted for violation of any federal law, state law, county or municipal law, regulation, or ordinance? Yes No If yes, give details. (Do not include traffic violations for which a fine of \$200 or less was imposed unless it also included a jail sentence.)

b) Have you, to your knowledge, ever been under federal, state, or local investigation for possible violation of a criminal statute? Yes No
If yes, give particulars.

32. a) Have you ever been sued by a client? Yes No

If yes, give particulars. _____

b) Have you or your professional liability insurance carrier ever settled a claim against you for professional malpractice? Yes No

If yes, give particulars, including the amounts involved.

33. Have you ever been charged in any civil or criminal proceedings with conduct alleged to involve moral turpitude, dishonesty, or unethical conduct? Yes No If yes, give particulars. _____

34. Have you ever been disciplined or cited for a breach of ethics or unprofessional conduct by any court, administrative agency, bar association, or other professional group? Yes No If yes, give particulars.

35. Have you filed appropriate tax returns as required by federal, state, local, and other government authorities? Yes No If no, explain. _____

36. Have any liens or claims ever been instituted against you by the federal, state, or local authorities? Yes No If yes, explain.

Professional and Other Activities

37. a) List all bar associations and legal professional societies of which you are a member and give the titles and dates of any office you have held in such groups, and committees to which you belonged. _____

b) List all organizations and clubs, other than bar associations and professional societies identified in response to Question No. 37 a), of which you have been a member during the past ten years, including the titles and dates of any offices you have held in each such organization.

c) Have you ever served on a merit selection panel to consider the appointment or reappointment of a United States magistrate judge in this district? If yes, please provide date(s) or appointment(s).

Supplemental Information

38. State any achievements or actions you have accomplished, demonstrating your commitment to equal justice under the law.

39. State any additional education or other experiences you believe would assist you in holding judicial office.

40. State any other pertinent information reflecting positively or adversely on you, which you believe should be disclosed to the district court and the selection panel in connection with your possible selection as United States magistrate judge.

41. a) List three individuals as references who are familiar with your abilities.

Name _____

Address _____

Telephone _____

Email _____

Name _____

Address _____

Telephone _____

Email _____

Name _____

Address _____

Telephone _____

Email _____

b) List three individuals as references who are familiar with your personal character.

Name _____
Address _____
Telephone _____
Email _____

Name _____
Address _____
Telephone _____
Email _____

Name _____
Address _____
Telephone _____
Email _____

Confidentiality Statement

This form will be kept confidential and will be examined only by members of the merit selection panel and the judges of the district court. The individuals whom you have listed as references above may be contacted by the panel, but no other employers, colleagues, or other individuals will be contacted without your prior approval.

I declare under penalty of perjury that the foregoing is true and correct.

Signature of Applicant: _____ Date: _____

*If you are unable to sign and scan your application, an /s/ or e-signature will be accepted.

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, July 16th, 2020 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, August 17th, 2020.** 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

2nd Publication

SALE NO. 20-7-313

Writ of Execution No. 2019-11947

DEBT \$274,485.61

ALL THAT CERTAIN lot or piece of ground, Situate in Uwchlan Township, Chester County, Pa., bounded and described according to a subdivision plan of "Welsh Ayres II" made by Yerkes Associates, Inc., West Chester, Pa., and filed in Chester County Plan No. 9211-

9216 as follows to wit.

BEGINNING at a point on the Westerly right of way line 01 Victoria Court (50 feet wide) said point, being a mutual corner of Lot 21 and Lot 20 (the herein described lot), thence leaving Victoria Court and along Lot No. 21 South 16 degrees 8 minutes 3 seconds West 248.36 feet to a point in line of Lot 16, thence along Lot 16, North 50 degrees 59 minutes 46 seconds West 43.75 feet to a point a corner of Lot 19, thence along Lot 19 the two following courses and distances, (1) North 35 degrees 24 minutes 6 seconds East passing along a 20 feet wide lateral easement 249.82 feet, and (2) North 48 degrees 46 minutes 47 seconds East 93.97 feet crossing a 40 feet wide Sun Pipeline Company right of way to a point on the right of way line of Victoria Court, thence along said right of way line the three following courses and distances, (1) on the arc of a circle curving to the right having a radius of 225 feet recrossing said Sun right of way and crossing into said 20 feet wide lateral easement the arc distance of 101.36 feet and (2) leaving said 20 feet wide lateral easement on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 29.04 feet, and (3) on the arc of a circle curving to the left having a radius of 51 feet the arc distance of 61.34 feet to the point and place of beginning.

Subject to Declaration of Restrictive Covenants as in Record Book 1495 page 308 and re-recorded in Record Book 1594 page 192.

BEING Parcel #33-3-109

Title to said premises is vested in Joseph P. Gallagher and Shannon Deegan-Gallagher a/k/a Shannon M. Deegan by deed from Frank M. Pafumi and Patricia A. Pafumi, husband and wife, dated March 29, 2005 and recorded April 28, 2005 in Deed Book 6475, Page 2338 Instrument Number 10527576.

BEING Lot 20 on said Plan.
 PLAINTIFF: Police and Fire Federal Credit Union
 VS
 DEFENDANT: **Joseph P. Gallagher, Shannon Deegan-Gallagher a/k/a Shannon M. Deegan, and United States of America**
 SALE ADDRESS: 102 Victoria Court, Downingtown, PA 19335
 PLANTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, LLC 215-790-1010**

SALE NO. 20-7-314

Writ of Execution No. 2019-06563
DEBT \$491,342.96

Property situate in the WEST GOSHEN TOWNSHIP, CHESTER County, Pennsylvania BLR# 52-6-16.2

Improvements thereon: RESIDENTIAL DWELLING

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-6, Asset-Backed Certificates, Series 2007-6
 VS

DEFENDANT: **Joseph Kravitz**
 SALE ADDRESS: 905 Westtown Road, West Chester, PA 19382-5559
 PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP 215-563-7000**

SALE NO. 20-7-315

Writ of Execution No. 2018-11548
DEBT \$367,144.70

PROPERTY SITUATE IN NEW GAR-

DEN TOWNSHIP
 TAX PARCEL #TAX ID / UPI PARCEL NO. 60-040-171/ 60-4-171 IMPROVEMENTS: A RESIDENTIAL DWELLING.
 SOLD AS THE PROPERTY OF: BOUBACAR TOURE
 IMPROVEMENTS thereon: Residential Dwelling
 PLAINTIFF: M&T Bank
 VS
 DEFENDANT: **Boubacar Toure**
 SALE ADDRESS: 106 Birkdale Circle, Avondale, PA 19311
 PLANTIFF ATTORNEY: **KML LAW GROUP, P.C 215-627-1322**

SALE NO. 20-7-317

Writ of Execution No. 2019-03828
DEBT \$103,035.30

ALL that parcel in the City of Coatesville, Chester County, Pennsylvania, being approximately 19.6 x 150

Parcel# 16-6-805
 PLAINTIFF: Pennsylvania Housing Finance Agency
 VS

DEFENDANT: **Ronda Jones-Moore and Willie B. Moore**
 SALE ADDRESS: 163 Walnut Street, Coatesville, PA 19320
 PLANTIFF ATTORNEY: **PURCELL, KRUG & HALLER 717-234-4178**

SALE NO. 20-7-318

Writ of Execution No. 2018-11537
DEBT \$290,381.63

Property situate in the EAST NOTTINGHAM TOWNSHIP, CHESTER

County, Pennsylvania
BLR# 69-3-63.48
IMPROVEMENTS thereon: Residential Dwelling
PLAINTIFF: Wilmington Savings Fund Society, FSB, as Trustee for Upland Mortgage Loan Trust B Plaintiff

VS
DEFENDANT: **Raymond M. Golly, Jennifer Golly**

SALE ADDRESS: 316 Cornerstone Court, Oxford, PA 19363-1838

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP 215-563-7000**

SALE NO. 20-7-319

**Writ of Execution No. 2019-01736
DEBT \$355,752.37**

Property situate in the KENNETT TOWNSHIP, CHESTER County, Pennsylvania BLR# 62-6-45

IMPROVEMENTS thereon: Residential Dwelling PLAINTIFF: Loandepot. Com, LLC

VS
DEFENDANT: **Christine Farrell**

SALE ADDRESS: 570 Chandler Mill Road, Avondale, PA 19311-9626

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP 215-563-7000**

SALE NO. 20-7-321

**Writ of Execution No. 2020-00132
DEBT \$199,512.10**

Property situate in the OXFORD BOROUGH, CHESTER County, Pennsylvania

BLR# 6-9-77.3P
IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Freedom Mortgage Corporation
VS

DEFENDANT: **Charles Rutledge, IV, Rachel Rutledge**

SALE ADDRESS: 259 South 4th Street, a/k/a 259 South Fourth Street, Oxford, PA 19363-1841

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP 215-563-7000**

SALE NO. 20-7-322

**Writ of Execution No. 2018-04474
DEBT \$265,981.68**

Property situate in the LONDON GROVE TOWNSHIP, CHESTER County, Pennsylvania

BLR# 59-8-345
IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A.
VS

DEFENDANT: **Charles F. Brady, Sandra L. Brady**

SALE ADDRESS: 311 Whitestone Road, Avondale, PA 19311-1345

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP 215-563-7000**

SALE NO. 20-7-323

Writ of Execution No. 2019-12531

DEBT \$53,022.64

Property situate in the EAST COVENTRY TOWNSHIP, CHESTER County, Pennsylvania

BLR# 18-5-105.1

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **Adina J. Kohalmi, Nicholas G. Sweetak**

SALE ADDRESS: 212 Zieber Road, a/k/a 210-212 Zieber Road, Spring City, PA 19475-8624

PLANTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP 215-563-7000**

SALE NO. 20-7-324

Writ of Execution No. 2018-13132

DEBT \$512,698.01

PROPERTY SITUATE IN TREDYFRIN TOWNSHIP TAX PARCEL #43-09D-0016

SOLD AS THE PROPERTY OF: MATTHEW B. FORGIE and MEGAN B. FORGIE

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually but as Trustee for Premium Mortgage Acquisition Trust c/o Rushmore Loan Management Services

VS

DEFENDANT: **Matthew B. Forgie, Megan B. Forgie**

SALE ADDRESS: 1626 Valley Green Road, Paoli, PA 19301

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

SALE NO. 20-7-326

Writ of Execution No. 2018-04609

DEBT \$159,767.73

ALL THAT CERTAIN Unit in the property, known named and identified in the Declaration Plan referred to below as Village Knoll Condominium, 199 King Street, Borough of Malvern County of Chester, Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act by the recording in the Office for the Recording of Deeds, in and for the County of Chester of a Declaration of Condominium, dated 5/16/1985 and recorded in Miscellaneous deed Book 687 page 299 and a Declaration Plan dated 8/24/1983 and recorded in Condominium Plan Book 687 page 299, being and designated in said Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 7.143%

Fee Simple Title Vested in Alexander B Anderson and Kathleen J Anderson, husband and wife,

As tenants by entireties, by deed from, Sharon Sellstedt, dated 12/31/1992, recorded 01/08/1993, in the Chester County Recorder of deeds, as Book 3449 Page 241.

PARCEL NO: 2-3-266

PLAINTIFF: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1 c/o Ocwen Loan Servicing, LLC

VS

DEFENDANT: Alexander B. Anderson, Kathleen J. Anderson

SALE ADDRESS: 199 West King Street, Apartment G-1, Malvern, PA 19355

PLANTIFF ATTORNEY: STERN & EISENBERG 215-572-8111

SALE NO. 20-7-327

Writ of Execution No. 2018-07884

DEBT \$214,534.16

All that certain lot or piece of land with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the township of west Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a plan for Balderston Family Limited Partnership, made by John D. Stapelton III, registered land surveyor, Coatesville, PA., dated 7/29/1987, revised 9/30/1987), a follows, to wit: Beginning at a point on the title line in the bed of Swinehart Road (LR 15235), said point also being at a point a corner of lot #3; thence extending from said beginning point along the title line in the bed of Swinehart road (LR 15235), south 00 degrees 17 minutes 20 seconds west, 150.01 feet to a corner of lot #1; thence extending along same, north 89 degrees 16 minutes 39 seconds west, 347.25 feet to a point a corner of lot #2, aforesaid; thence extending along same the following 2 courses and distances: north 00 degrees 41 minutes 00 seconds west, 150.05 feet and (2) south 89 degrees 16 minutes 39 seconds east, 349.79 feet to a point on the title line in the bed of Swinehart road the first mentioned point and place of beginning. Being lot #2, as shown on said plan.

Fee Simple Title Vested in Richard I. Whiteman, Jr. and E Marie Whiteman,

his wife, as tenants by entireties by deed from William Balderston and Mary Anna P. Balderston, General Partnership of Balderston Family Limited Partnership (not clear), dated 01/15/1988, recorded 01/19/1988, in the Chester County Clerk's Office in Deed Book 1031, Page 11.

PARCEL NO.: 29-04-0134.100 UPI 29-4-134.10

PLAINTIFF: HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3 VS

DEFENDANT: E. Marie Whiteman a/k/a Evella M. Whiteman and Richard I. Whiteman, Jr

SALE ADDRESS: 301 Swinehart Road, Glenmoore, PA 19343-1038

PLANTIFF ATTORNEY: STERN & EISENBERG 215-572-8111

SALE NO. 20-4-213

Writ of Execution No. 2019-06938

DEBT \$67,445.92

Property situate in the COATESVILLE CITY, CHESTER County, Pennsylvania
BLR# 16-9-297

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Newrez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

VS

DEFENDANT: Michael A. Dipietro

SALE ADDRESS: 443 Valley Road, Coatesville, PA 19320-2940

PLANTIFF ATTORNEY: PHELAN

**HALLINAN DIAMOND & JONES,
LLP 215-563-7000**

SALE NO. 20-4-213

**Writ of Execution No. 2019-06938
DEBT \$67,445.92**

Property situate in the COATESVILLE
CITY, CHESTER County, Pennsylvania

BLR# 16-9-297

IMPROVEMENTS thereon: Residential
Dwelling PLAINTIFF: Newrez
LLC f/k/a New Penn Financial,

LLC d/b/a Shellpoint Mortgage Servicing
VS

DEFENDANT: **Michael A. Dipietropalo**

SALE ADDRESS: 443 Valley Road,
Coatesville, PA 19320-2940

PLANTIFF ATTORNEY: **PHELAN
HALLINAN DIAMOND & JONES,
LLP 215-563-7000**