



Chester County Law Reporter

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Chester County Law Reporter

(USPS 102-900)

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Herein, Plaintiffs' negligence and negligence *per se* wrongful death claims are **not** beneficiary claims under § 8301(b) because neither Gerald Halvorsen nor Elizabeth Halvorsen is Warren's statutory beneficiary. To the contrary, Gerald was Warren's nephew and Elizabeth was related to Warren solely through her marriage to Gerald. Nor does Gerald, as personal representative of Warren's estate, assert the wrongful death claims on behalf of Warren's children (of which she has none), spouse, or parents. Accordingly, Plaintiffs' negligence and negligence *per se* wrongful death claims against Chatham/Saber are limited claims under § 8301(d), and must be arbitrated in accordance with the terms of the arbitration agreement.⁶

This court notes with concern that the rulings set out above result in bifurcation of Plaintiffs' claims. Defendant Chatham has the contractual right to force some of Plaintiffs' claims to arbitration, but not all of Plaintiffs' claims, and this court believes that bifurcation is required by the law as it now stands. However, the law may not be settled.

The effect of federal preemption and the result of bifurcation of these claims in light of Pa.R.C.P. 213(e) (mandating consolidation of survival and wrongful death actions) has pitfalls as recognized by a split in the Pennsylvania Supreme Court. The Pennsylvania Supreme Court thoroughly discussed the issue in Taylor v. Extendicare Health Facilities, Inc., 147 A.3d 490 (Pa. 2016) and held that ultimately the Federal Arbitration Act (FAA) preempts the Application of Rule 213(e) and requires arbitration of the survival claim. The dissent of Justice Donohue joined by Justice Todd eloquently lays out the concerns including, *inter alia*, that the wrongful death claims may be lost by severance. *Id.* at 513 ("Because 42 Pa.C.S.A. § 8301 (the "Wrongful Death Act") preconditions the maintenance of heirs' claims on their joinder with any claim pursuant to 42 Pa.C.S.A. § 8302 (the "Survival Act"), severance defeats the heirs' right to recover under the statutorily created cause of action"). Ultimately, despite the concerns, Taylor clearly held that the FAA preempts Rule 213(e) and § 8301. The Pennsylvania Supreme Court in Taylor did not directly address the distinction between a limited wrongful death claim and a statutory beneficiary wrongful death claim; accordingly, this Court

⁶ At oral argument, Plaintiffs' counsel stated that Gerald Halvorsen is entitled to recover damages under the wrongful death statute because he is the sole beneficiary of Warren's estate pursuant to the terms of her will. This is incorrect. As just explained, **only** a spouse, children, or parents of the deceased are entitled to recover damages in an action under § 8301(b) of the wrongful death statute. However, when there is no spouse, child(ren), or parent(s) of the deceased, the wrongful death statute authorizes a "limited" claim by the personal representative to recover damages for the benefit of the estate itself pursuant to § 8301(d). Here, the fact that Gerald is the beneficiary of Warren's estate under her will does not make him a *statutory* beneficiary entitled to recover damages under § 8301(b). On the contrary, because it does not appear that Warren has any statutory beneficiaries, the sole wrongful death remedy available to Gerald is an action under § 8301(d), which grants an estate recovery of certain medical and funeral costs and estate administration expenses "necessitated by reason of injuries causing death." 42 Pa. C.S. § 8301(d).

feels bound by the Superior Court decisions in MacPherson, *supra*.

In addition, this court sees in this case the potential problem that troubled the Court in Taylor regarding the potential preclusive effect of a finding by an arbitration panel prior to the litigation in this Court of the non-arbitrable claims. Our Supreme Court explained, as follows:

In its decision that Rule 213(e) barred bifurcation, the Superior Court expressed concern for the wrongful death beneficiaries' constitutional right to a jury trial. We share the Superior Court's concern, which appears to derive from the potential preclusive effect of arbitration upon the wrongful death beneficiaries in the judicial proceedings, through application of the doctrine of collateral estoppel.³⁰ However, the preclusive effect of an arbitration award upon judicial proceedings is not presently before this Court. Moreover, although the appellate courts of the Commonwealth have held that "a judicially confirmed private arbitration award will have collateral estoppel effect, even in favor of non-parties to the arbitration, if the arbitrator actually and necessarily decided the issue sought to be foreclosed and the party against whom estoppel is invoked had full incentive and opportunity to litigate the matter," Frog, Switch & Mfg. Co. v. Pa. Human Relations Comm'n, 885 A.2d 655, 661 (Pa. Cmwlth. 2005), we have not addressed this question. Notably, when the United States Supreme Court considered whether courts should resolve arbitrable pendent claims when a non-arbitrable claim is before it, in order to avoid the possible collateral estoppel effect of the arbitration proceeding in a subsequent court proceeding, the Court acknowledged that the preclusive effect of arbitration proceedings in such circumstances was not well-settled. Dean Witter, 470 U.S. at 222, 105 S.Ct. 1238 (observing that "[t]he full-faith-and-credit statute requires that federal courts give the same preclusive effect to a State's judicial proceedings as would the courts of the State rendering the judgment, and since arbitration is not a judicial proceeding, ... the statute does not apply to arbitration awards"); see McDonald v. W. Branch, 466 U.S. 284, 287–88 (1984) (refusing to accord an arbitration ruling collateral estoppel effect because "arbitral fact-finding is generally not equivalent to judicial factfinding"); Barrentine v. Ark.–Best Freight Sys., 450 U.S. 728, (1981). Thus, the preclusive effect of arbitration in judicial proceedings is uncertain.

Taylor, *supra*, 147 A.3d at 511 (internal citations modified, footnotes omitted). As that question is not yet before this Court, such effect will be addressed, if required, at the relevant time.

Given this unresolved aspect of bifurcation and the lack of efficiency in litigating in two forums, the parties are encouraged to discuss the benefits of a single forum for the parties and the court; however, as stated in Taylor, “Under such circumstances, we are bound by the Supreme Court’s directive to favor enforcement over efficiency. . . . The Supreme Court has made clear that bifurcation and piecemeal litigation is the tribute that must be paid to Congressional intent.” Id. at 510 (citations omitted).

Finally, this Court wishes to make one more point regarding arbitration. At oral argument, the parties’ counsel expressed their intention to take discovery regarding the corporate/business structure of Saber Health and Chatham/Twin Pines to determine whether there is a legal theory upon which Saber Health would (or would not) be entitled to claim the benefit of the arbitration agreement. Plaintiff’s counsel also stated that he would oppose extending the benefit of the arbitration agreement to Saber Health on the grounds that the terms of the agreement — which was originally executed by Warren in October, 2014 — became inoperable when Warren was readmitted to Twin Pines in May of 2017. In light of the parties’ legal disputes and the factual questions they engender, the Court’s aforesaid rulings are made without prejudice to Plaintiffs to file an amended complaint within thirty (30) days of the entry of this order on the docket, and without prejudice to Defendants to reassert preliminary objections thereto, if necessary.

Preliminary Objection to Punitive Damages

Defendants assert a preliminary objection in the nature of a motion to strike Count I of the complaint, titled “Twin Pines Reckless Indifference to the Rights of D. Warren,”⁷ together with any averments of reckless conduct and demands for punitive damages. Defendants contend that Plaintiffs have not adequately pled facts “to demonstrate that Defendants’ action were so outrageous as to rise to the level of recklessness . . . necessary for punitive damages.” Obj., 42.

The law governing an award of punitive damages is well settled. “As the name suggests, punitive damages are penal in nature and are proper only in cases where the defendant’s actions are so outrageous as to demonstrate willful, wanton or reckless conduct.” Hutchison ex rel. Hutchison v. Luddy, 870 A.2d 766, 770 (Pa. 2005). For that reason, “case law makes it clear that punitive damages are an extreme remedy available in only the most exceptional matters.” Phillips v. Cricket Lighters, 883 A.2d 439, 445 (Pa. 2005). In fact, punitive damages are specifically designed “to heap an additional punishment on a defendant who is found to have acted in a fashion which is particularly egregious.” Id., at 446. “Thus, a showing of mere negligence, or even gross negligence, will not suffice to establish that punitive damages should be imposed.” Hall v. Episcopal Long Term Care, 54

⁷ See the Court’s discussion at footnote 4, *supra*.

A.3d 381, 395 (Pa. Super. 2012) (citation omitted). Moreover, as this is a medical professional liability action in which Defendants' alleged liability is vicarious in nature, Defendants' exposure to punitive damages is controlled by Pennsylvania's Medical Care Availability and Reduction of Error (MCARE) Act, which provides in relevant part:

(b) **Gross negligence.**—A showing of gross negligence is insufficient to support an award of punitive damages.

(c) **Vicarious liability.**—Punitive damages shall not be awarded against a health care provider who is only vicariously liable for the actions of its agent that caused the injury unless it can be shown by a preponderance of the evidence that the party knew of and allowed the conduct by its agent that resulted in the award of punitive damages.

40 P. S. §1303.505(c).

Here, the Court agrees with Defendants that the acts and omissions upon which Plaintiffs' negligence and negligence *per se* causes of action are based fail to describe "reckless" conduct sufficient to support an award of punitive damages. Plaintiffs' claims against Defendants arise out of personal injuries Warren suffered after she twice fell at the Twin Pines facility. Plaintiffs essentially allege that Defendants' agents (i) knew that Warren was at a high risk of falling and required assistance in being transported into and out of her bed and wheelchair; and (ii) despite that knowledge, failed to properly monitor Warren such that she fell on two occasions and sustained personal injuries. Taking these factual allegations as true and viewing the complaint in the light most favorable to Plaintiffs, the Court nonetheless concludes that Plaintiff's various descriptions of Defendants' failure to monitor Warren may only be said to rise to the level of gross negligence. As just explained, grossly negligent conduct is not a legally sufficient basis to impose a punitive damages award, either as a matter of common law or under the MCARE Act. Accordingly, Defendants' preliminary objection is sustained.⁸

⁸ Defendants' objection requests the Court to formally strike Count I of the complaint as well as "any and all claims for recklessness and for punitive damages." *Obj.*, p. 6. The Court declines to do so. A review of Plaintiffs' complaint indicates that, as a practical matter, the averments which could be said to support their request for punitive damages are intertwined with Plaintiffs' other causes of action and factual averments. As a consequence, the Court will not comb through Plaintiffs' complaint paragraph-by-paragraph to determine which offending words and/or phrases must be stricken, particularly when Defendants failed to do so in their preliminary objection. Nonetheless, by sustaining Defendants' objection, the Court makes clear that the allegations of the complaint, as currently constituted, do not allege facts which satisfy the legal standard for imposing punitive damages. If discovery leads to additional facts rising to the standard of required for punitive damages, Plaintiff shall be free to amend the Complaint or demand at that time

Preliminary Objection to Certain Averments

Finally, Defendants object to subparagraphs 33(e), (h) and (i) of Plaintiffs' complaint on the grounds that they lack factual specificity. Those subparagraphs form part of Plaintiffs' negligence claim against Defendants and allege:

33. In addition to acting in conscious disregard of the risks to D. Warren, Twin Pines also acted negligently in its conduct towards D. Warren in that it, *inter alia*:

(e) failed to provide a safe environment for D. Warren;

* * *

(h) such other acts or omissions of negligence as is determined through investigation and discovery; and

* * *

(i) failed to provide access to D. Warren's medical records to her medical power of attorney[,] thus preventing her from making informed care decisions.

Compl., 33(e), (h), (i).

Pennsylvania Rule of Civil Procedure 1019(a) obligates a plaintiff to plead the "material facts" upon which a cause of action is based. Pa. R.C.P. 1019(a). This rule implements the fact-pleading standard imposed by Pennsylvania decisional law, which is designed to put a defendant on notice "of the specific basis on which recovery is sought" so that the defendant may know "without question upon what grounds to make his defense." Rambo v. Greene, 906 A.2d 1232, 1236 (Pa. Super. 2006) (citation omitted); see also, Commonwealth by Shapiro v. Golden Gate Nat'l Senior Care LLC, 194 A.3d 1010, 1030 (Pa. 2018) (stating that Pa. R.C.P. 1019(a) is satisfied when the pleadings "adequately explain the nature of the claim to the opposing party so as to permit him to prepare a defense[.]"') (citation omitted).

Here, subparagraph 33(e) of the complaint fails to satisfy Pennsylvania's fact pleading standard. Vaguely alleging that a defendant's negligence consisted of failing to provide the plaintiff with a "safe environment" does not describe specifically the basis upon which the plaintiff predicates a right to relief from the defendant. On the contrary, the phrase is so expansive that, in the present matter, it would permit Plaintiffs to prosecute their action against Defendants on any number of theories of negligence liability which are not actually alleged in the complaint, since the failure to provide a patient with a "safe environment" in an assisted living / skilled nursing facility can mean any number of things. See, Philadelphia HGI Assocs., L.P. v. Cope Linder Assocs., 2001 WL 1807792, at *2 (Pa. Com. Pl. 2001)

(“[B]road and general assertions do not allow [a defendant] to prepare a defense and therefore do not meet Pennsylvania’s specificity requirements.”); accord, Flurer v. Pocono Med. Ctr., 15 Pa. D. & C.4th 645, 671 (Com. Pl. 1992) (“Pennsylvania courts view ... vague and all-inclusive language” in a complaint “with disfavor.”). Accordingly, Defendants’ objection is sustained and subparagraph 33(e) is stricken from the complaint.

The same result is required with regard to subparagraph 33(h). It goes without saying that this allegation does not inform Defendants of the acts or omissions upon which Plaintiffs predicate their negligence claim, but instead advises Defendants that certain acts or omissions which are presently unknown may subsequently form Plaintiffs’ basis for negligence liability if they are discovered in the future. This type of allegation and those similar to it are expressly disapproved under Pennsylvania law. See, e.g., Mitchell v. Remsky, 39 Pa. D. & C.4th 122, 125 (C.P. Lackawanna Cty. 1998) (holding that the allegation “‘*Such other acts of negligent conduct ... as shall be discovered during the course of proper discovery*’ represents an improper attempt by the plaintiff to preserve all unpleaded theories of liability against the moving defendants.”). Consequently, subparagraph 33(h) of the complaint is also stricken.

The Court does not find that subparagraph 33(i) lacks factual specificity. The content of this allegation is more fully developed in other portions of the complaint, in particular Count IV, wherein Plaintiffs allege that Twin Pines failed to abide by the terms of a power of attorney granting Elizabeth Halvorsen the right to make medical decisions on Warren’s behalf. Thus, when subparagraph 33(i) is considered together with the other allegations of the complaint, it sufficiently states that factual basis upon which Plaintiffs premise their negligence claim against Defendants. See, e.g., Rachlin v. Edmison, 813 A.2d 862, 870 (Pa. Super. 2002) (“[I]n determining whether a particular paragraph in a complaint has been stated with the necessary specificity, such paragraph must be read in context with all other allegations in that complaint.”) (citation omitted). Defendants’ objection as it applies to subparagraph 33(i) of the complaint is overruled.

Conclusion

Defendants’ objections are sustained in part and overruled in part as more fully explained in this memorandum opinion. An order in accordance with the Court’s holdings is attached.

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

LAW NO. 2020-03299-NC

NOTICE IS HEREBY GIVEN that the name change petition of Shreyas Nataraj and Spurthi Paramesh on behalf of minor child Charvik Shreyas 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: Tuesday, May 12, 2020

Name to be changed from: Charvik Shreyas to: Sarthak Shreyas

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. 2020-03709-NC

NOTICE IS HEREBY GIVEN that the name change petition of Deedra Hetty Fu 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 11, 2020

Name to be changed from: Deedra Hetty Fu to: Deenan Jing He

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

ESTATE NOTICES

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

1st Publication

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. Brusk, 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. Misetic, 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. SAMUEL 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. DENGLE, 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.

2nd 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. Annmarie 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 Seelaus, 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

ALEXANDER, Barry A., late of Coatesville Borough. Dolores A. Alexander, 496 North Sandy Hill Road, Coatesville, PA 19320, Personal Representative. JOHN A. KOURY, JR., Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464, atty.

BAKER, Maude A., late of East Nottingham Township. Kelly Ragosta, care of JEFFREY P. BRYMAN, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. JEFFREY P. BRYMAN, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

BALINSKI, Gloria B., late of Downingtown. Lisa A. Gerard and David L. Balinski, care of DOUGLAS L. KAUNE, Esquire, P.O. Box 289, Phoenixville, PA 19460-0289, Co-Executors. DOUGLAS L. KAUNE, Esquire, Unruh Turner Burke & Frees, P.O. Box 289, Phoenixville, PA 19460-0289, atty.

BARR, Elizabeth Jane, a/k/a Elizabeth J. Barr, late of Willistown Township. George A. Barr, Jr. and Teresa M. Murphy, care of JESSICA L. WILSON, Esquire, 30 Cassatt Avenue, Berwyn, PA 19312, Executors. JESSICA L. WILSON, Esquire, McAndrews, Mehlick, Connolly, Hulse & Ryan P.C., 30 Cassatt Avenue, Berwyn, PA 19312, atty.

BRETT, James P., a/k/a James Peter Brett, late of Uwchlan Township. Erick B. Regan, care of MARY ANN PLANKINTON, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executor. MARY ANN PLANKINTON, Esquire, Gawthrop Greenwood, PC, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

CALABRO, Barbara Jean, a/k/a Barbara J. Calabro, late of Valley Township. Kristin Kuciapinski, 1654 Carlisle Lane, Downingtown, PA 19335, Executrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464, atty.

CLINE, Vivian E., late of Charlestown Township. Ronda Hamilton, Kimberly C. Gibney and Melissa Michaels, care of DOLORES M. TROIANI, Esquire, 1273 Lancaster Avenue, Berwyn, PA 19312, Executrices. DOLORES M. TROIANI, Esquire, Troiani & Gibney, LLP, 1273 Lancaster Avenue, Berwyn, PA 19312, atty.

DECKMAN, SR., William J., late of Oxford Borough. William J. Deckman, Jr. and Suzanne C. Knightly, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

DIAMOND, John, late of West Chester. Neil W. Head, Esq., 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.

DOMENICK, JR., Fred J., a/k/a Fred Domenick, a/k/a Fred John Domenick, Jr., late of Tredyffrin Township. David C. Domenick and Cheryl A. Falcone, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Avenue, Berwyn, PA 19312, Executors. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Avenue, Berwyn, PA 19312, atty.

FETTERS, Nancy B., a/k/a Nancy Baker Feters, late of Birmingham Township. Meredith A. Feters, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, West Chester, PA 19382, Executrix. DUKE SCHNEIDER, Esquire, MacElree Harvey, LTD., 17 West Miner Street, West Chester, PA 19382, atty.

FOTI, SR., Francis T., late of West Chester Borough. Mary Boylston, care of MICHAEL C. McBRATNIE, Esquire, P.O. Box 673, Exton, PA 19341, Executrix. MICHAEL C. McBRATNIE, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341, atty.

GARRETT, Phyllis R., late of East Goshen Township. Barbara Garrett Donahue, care of EDWARD M. FOLEY, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executrix. EDWARD M. FOLEY, Esquire, Brutscher Foley Milliner Land & Kelly, LLP, 213 E. State Street, Kennett Square, PA 19348, atty.

JONES, JR., Jonathan Malcolm, a/k/a Johnny Jones, a/k/a Johnathan M. Jones, Jr., late of Wayne. Richard Jones and Peter C. Jones, care of EDMUND G. MYERS, Esquire, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043, Co-Executors. EDMUND G. MYERS, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043, atty.

KOLINGER, Miriam E., late of Upper Oxford Township. Sharon R. Runyen, care of ANTHONY MORRIS, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, Executrix. ANTHONY MORRIS, Esquire, Buckley Brion McGuire & Morris LLP, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928, atty.

MARPLE, Shirley, late of Downingtown, Caln Township. J. Raymond Marple, 483 Stewart Dr, West Chester, PA 19380, Executor.

MARRONE, Anna M., late of New Garden

Township. Michael Marrone, 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.

McCUBBIN, Gary K., late of West Chester. David E. McCubbin, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, Law Offices of John R. Twombly, Jr., 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

McNALLY, Anna M., late of Tredyffrin Township. Michael McNally and Maryanne Smart, care of KAREN CONN MAVROS, Esquire, 237 S. Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010, Co-Executors. KAREN CONN MAVROS, Esquire, Main Line Law Associates, 237 S. Bryn Mawr Avenue, Suite 100, Bryn Mawr, PA 19010, atty.

McVEY, Carrie Ann, late of Downingtown. Thomas S. McVey, care of JOHN R. TWOMBLY, JR., Esquire, 224 East Street Road, Suite 1, Kennett Square, PA 19348, Executor. JOHN R. TWOMBLY, JR., Esquire, Law Offices of John R. Twombly, Jr., 224 East Street Road, Suite 1, Kennett Square, PA 19348, atty.

MERRITT, Florence Helene, late of Easttown Township. Heather E. Gallagher, 469 Beaumont Road, Devon, PA 19333, Administratrix. REBECCA A. HOBBS, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464, atty.

MITCHELL, Madeline Elede, a/k/a Dunne, a/k/a Scitutto late of Downingtown, Caln, Downingtown. Bridgid Fitzgerald, 3529 Norwood Avenue, Downingtown, PA 19335, Executrix.

OLSZYK, Dominick Edward, late of Spring City. Monica Olszyk, 208 Auckland Ln, Weddington, NC 28104, Administratrix.

ROTHSTEIN, Norman Z., a/k/a Zel Rothstein, late of Phoenixville. Donna Rothstein, 400 Aldham Road, Phoenixville, PA 19460, Executor. DAVID J. SCHILLER, Esquire, Schiller Law Associates, 530 Swede Street, Norristown, PA 19401, atty.

SCHNEIDER, Barbara A., late of West Chester Borough. Anne Brletich, care of SEAMUS M. LAVIN, Esquire, 101 E. Evans Street, Walnut Building, Suite A, West Chester, PA 19380, Executrix. SEAMUS M. LAVIN, Esquire, Wetzel Gagliardi Fetter & Lavin LLC, 101 E. Evans Street, Walnut Building, Suite A, West Chester, PA 19380, atty.

SHANER, Donald H., late of Spring City Borough. Donald H. Shaner, Jr. and Todd R. Shaner, care of CAROLYN MARCHESANI, Esquire, P.O. Box 444, Pottstown, PA 19464, Executors. CAROLYN MARCHESANI, Esquire, Wolf, Baldwin & Associates, P.C., P.O. Box 444, Pottstown, PA 19464, atty.

SHEEHAN, Nancy J., late of London Britain Township. Kelli S. Sheehan, 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.

STEPHEN, Pollard David, a/k/a Steve Pollard, a/k/a S.D. Pollard, late of Avondale. Stephen Pollard, CALL CONTACT AND FIX IN PROOF 1, Executor.

SWEISFORD, Paula K., late of South Coventry Township. Surf Sweisford and Spray Craner, 113 Sweisford Lane, Pottstown, PA 19465, Executors.

THIEROFF, Dorothy, late of Parkesburg. James Thieroff, 802 W 6th Avenue, Parkesburg, PA 19365, Executor.

TOWNSEND, Doris Ann, a/k/a Doris A. Townsend, a/k/a Doris Townsend, late of Parkesburg Borough. Janice Hoopes and David Townsend, care of JOHN S. CARNES, JR., Esquire, 101 W. Main Street, Parkesburg, PA 19365, Co-Executors. JOHN S. CARNES, JR., Esquire, Law Offices of John S. Carnes, Jr., 101 W. Main Street, Parkesburg, PA 19365, atty.

TRAVIS, Marian, late of West Goshen Township. Michael Travis, care of THOMAS A. PITT III, Esquire, 214 S. New Street, West Chester, PA 19382, Executor. THOMAS A. PITT III, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

WHITAKER, John, late of Tredyffrin Township. Ann W. Hanan, care of KARA A. KLAIBER, Esquire, P.O. Box 191, Wayne, PA 19087-0191, ADMINISTRATRIX PENDENTE LITE. KARA A. KLAIBER, Esquire, Davis Bennett Spiess & Livingston LLC, P.O. Box 191, Wayne, PA 19087-0191, atty.

FICTITIOUS NAME

NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of

Relenzd, with its principal place of business at 501 Kimberton Road, Phoenixville, PA 19460. The application has been (or will be) filed on: Tuesday, June 9, 2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: V4Optics, LLC, 501 Kimberton Road, Phoenixville, PA 19460.
William J. Burke, III, Esq.
Unruh, Turner, Burke & Frees
P.O. Box 515
West Chester, PA 19381-0515

NONPROFIT CORPORATION NOTICE

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

The name of the corporation is **Media Walk Homeowners, Inc.**

Articles of Incorporation were filed on Wednesday, June 10, 2020

The purpose or purposes for which it was organized are: to constitute an association of and among the homeowners in a planned community known as "Media Walk", and to conduct all lawful business and exercise all lawful powers, rights and privileges which a non-profit corporation may now or hereafter have.

William J. Burke, III, Esq., Solicitor
Unruh, Turner, Burke & Frees
P.O. Box 515, 17 West Gay Street
West Chester, PA 19381-0515

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

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

**THE COURT OF COMMON PLEAS OF
CHESTER COUNTY, PA**

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

DOCKET NO. 2020-01924-RC

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:

**PETITION OF THE BOARD OF SCHOOL
DIRECTORS OF OWEN J. ROBERTS
SCHOOL DISTRICT FOR THE SALE OF
REAL PROPERTY**

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

NOTICE OF HEARING**ON THE PETITION OF THE BOARD OF
SCHOOL DIRECTORS OF
OWEN J. ROBERTS SCHOOL DISTRICT FOR
THE SALE OF REAL PROPERTY****PETITION FOR APPOINTMENT OF
TOWNSHIP SUPERVISOR**

NOTICE IS HEREBY GIVEN that hearing on the Petition for Appointment of Township Supervisor filed on February 4, 2020, by West Sadsbury Township and West Sadsbury Township Vacancy Board, having been continued due to the pandemic, will now be heard on July 15, 2020, in Court Room No. 1 at 10:30 AM, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

All persons having submitted a letter of interest and a resume are directed to appear before the court at the time and place set for hearing. Any interested person may appear and be heard at the hearing.

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:

**WEST SADBURY TOWNSHIP,
CHESTER COUNTY****Helen J. Esbenshade, Esquire****Solicitor****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

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

1st 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

PLAINTIFF 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, Penn-
sylvania BLR# 52-6-16.2

Improvements thereon: RESIDENTIAL
DWELLING

PLAINTIFF: Wells Fargo Bank, Na-
tional Association as Trustee for Option
One Mortgage Loan Trust 2007-6, As-
set-Backed Certificates, Series 2007-6

VS

DEFENDANT: **Joseph Kravitz**

SALE ADDRESS: 905 Westtown Road,
West Chester, PA 19382-5559

PLAINTIFF 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 PAR-
CEL NO. 60-040-171/ 60-4-171 IM-
PROVEMENTS: A RESIDENTIAL
DWELLING.

SOLD AS THE PROPERTY OF: BOU-
BACAR TOURE

IMPROVEMENTS thereon: Residen-
tial Dwelling

PLAINTIFF: M&T Bank

VS

DEFENDANT: **Boubacar Toure**

SALE ADDRESS: 106 Birkdale Circle,
Avondale, PA 19311

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

SALE NO. 20-7-317

Writ of Execution No. 2019-03828

DEBT \$103,035.30

ALL that parcel in the City of Coates-
ville, Chester County, Pennsylvania, be-
ing approximately 19.6 x 150

Parcel# 16-6-805

PLAINTIFF: Pennsylvania Housing Fi-
nance Agency

VS

DEFENDANT: **Ronda Jones-Moore
and Willie B. Moore**

SALE ADDRESS: 163 Walnut Street,
Coatesville, PA 19320

PLAINTIFF 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 NOT-
TINGHAM 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 #4; 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 Part-

nership (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: Residen-
tial Dwelling PLAINTIFF: Newrez
LLC f/k/a New Penn Financial,

LLC d/b/a Shellpoint Mortgage Servic-
ing VS

DEFENDANT: **Michael A. Dipiet-
ropaolo**

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

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