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(USPS 102-900)

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**Philips Brothers Electrical vs. Mid-Atlantic Engine Supply
vs. Greenwich Terminals, et al**

Preliminary objections – Pa.R.C.P. 2252 – Unjust enrichment – Joinder of additional defendants

1. Pursuant to Pa.R.C.P. 2252, any party may join as a third-party defendant any person not a party to an action who may be solely liable for the plaintiff's damages, or liable to or with the original defendant on any cause of action arising out of the transaction or occurrence or series of transactions or occurrences upon which the plaintiff's underlying cause of action against the original defendant is based.
2. Rule 2252 supports joinder of non-parties in four distinct circumstances. The first circumstance involves joinder based upon the third-party defendant being solely liable to the plaintiff. Joinder in this scenario is permitted where the original defendant alleges that the third-party defendant rather than the original defendant did the acts complained of in the plaintiff's complaint; in other words, a claim the plaintiff could have asserted against the third-party defendant in a direct suit.
3. If the statute of limitations would prevent a direct suit by a plaintiff against a third-party defendant, then joinder of the third-party defendant is improper on the ground that he is alone liable to the plaintiff, because, in sole liability claims, the original defendant essentially asserts a cause of action against the third-party defendant on the plaintiff's behalf.
4. The second circumstance allowing joinder is when the plaintiff's underlying action against the original defendant sounds in tort, and the original defendant asserts that the third-party defendant is jointly or severally liable with the original defendant to the plaintiff on a claim for contribution.
5. Contribution is available whenever two or more persons are jointly or severally liable in tort, irrespective of the theory by which tort liability is imposed.
6. Under the third circumstance allowing joinder, an original defendant may join a third-party defendant by asserting that the third-party defendant is liable to the original defendant on a claim for indemnity, to the extent that there is a common law or contractual basis for such a claim.
7. The fourth circumstance allowing joinder involves any independent cause of action the original defendant possesses against the third-party defendant, provided that the claim arises out of the plaintiff's underlying action against original defendant. Joinder on this basis constitutes an independent action between the original defendant and third-party defendant.
8. Contribution is a cause of action that arises among joint-tortfeasors, whereas indemnity is a cause of action that may arise by contract or by operation of law between one tortfeasor and another vicariously liable tortfeasor.

9. Plaintiff entered a lease with Defendant to provide Defendant with equipment for a rental fee. Defendant advised Plaintiff the equipment was smoking. Plaintiff determined the equipment was damaged by improper use and took the equipment out of service for four months for repairs and sued Defendant for repair costs, lost rental income, etc. Defendant alleging Additional Defendants operated the equipment and sued them on a variety of claims, including unjust enrichment. As Additional Defendants do not argue Plaintiff was prohibited from asserting claims against them for unjust enrichment, Defendant may attempt to transfer the liability for the cost of repairing the equipment by alleging that Additional Defendants are solely liable for Plaintiff's damages on a theory of unjust enrichment. Accordingly, Additional Defendants' preliminary objections are overruled to the extent that Defendant's unjust enrichment claims are based on Additional Defendants' sole liability to Plaintiff. As to Defendant's unjust enrichment claim which seeks to hold Additional Defendants liable for the equipment repair costs only to the extent Plaintiff successfully holds Defendant liable for the same injury, because those allegations do not set forth facts that would constitute an independent theory of unjust enrichment liability as between Defendant and Additional Defendants, the preliminary objections are sustained in part.

R.E.M.

C.C.P. Chester County, Pennsylvania, Civil Action No. 2019-01035; Philips Brothers Electrical Contractors, Inc. vs. Mid-Atlantic Engine Supply Corporation vs. Greenwich Terminals, LLC, Holt Logisites, Corp., and Caterpillar, Inc.

Christopher L. Turner for Plaintiff

Nicholas D. Bowers for Defendant

Francis J. Grey, Jr. and Jason M. Avellino for Additional Defendants
Greenwich Terminals, LLC and Holt Logistics, Corp.

Tiffany M. Alexander for Additional Defendant Caterpillar, Inc.

Tunnell, J., October 19, 2020:-

[69 Ches. Co. Rep. **Philips Brothers Electrical vs. Mid-Atlantic Engine Supply vs. Greenwich Terminals, et al**

PHILIPS BROTHERS ELECTRICAL : IN THE COURT OF COMMON PLEAS
CONTRACTORS, INC.

Plaintiff, : CHESTER COUNTY, PENNSYLVANIA

vs. : CIVIL ACTION – LAW

MID-ATLANTIC ENGINE SUPPLY
CORPORATION : NO. 2019-01035-CT

Defendant,

vs.

GREENWICH TERMINALS, LLC,
HOLT LOGISTICS, CORP., and
CATERPILLAR, INC.

Additional Defendants.

Christopher L. Turner, Esquire, for Plaintiff

Nicholas D. Bowers, Esquire, for Defendant

Francis J. Grey, Jr., Esquire and Jason M. Avellino, Esquire for Additional Defendants

Greenwich Terminals, LLC and Holt Logistics, Corp.

Tiffany M. Alexander, Esquire, for Additional Defendant Caterpillar, Inc.

ORDER

AND NOW, this 19th day of October, 2020, upon consideration of Additional Defendants Greenwich Terminals, LLC and Holt Logistics, Corp.s’ Preliminary Objections in the nature of a demurrer to Defendant’s Third Amended Joinder Complaint and Defendant’s Response thereto, it is hereby **ORDERED** and **DECREED** that the Objections are **SUSTAINED** in part and **OVERRULED** in part in accordance with the footnote appended to this Order.¹

It is further **ORDERED** that Additional Defendants are granted leave to file an Answer to Defendant’s Third Amended Joinder Complaint, as construed by this Court, within twenty (20) days of the entry of this Order on the docket.

BY THE COURT:

/s/ MARK L. TUNNELL, J.

¹ Additional Defendants Greenwich Terminals, LLC and Holt Logistics, Corp. (collectively “Additional Defendants”) raise preliminary objections in the nature of a demurrer to the claims against them for

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unjust enrichment asserted in the third amended joinder complaint filed by Defendant Mid-Atlantic Engine Supply Corporation (“Mid-Atlantic”). Upon review, the objections are sustained in part and overruled in part, as more fully explained below.

The relevant facts and procedural history of this case are as follows. On January 3, 2008, Plaintiff Philips Brothers Electrical Contractors, Inc. (“Plaintiff”) and Mid-Atlantic entered into a written lease agreement whereby Plaintiff agreed to provide Mid-Atlantic with certain “equipment” in exchange for a rental fee. *See, Compl.*, at ¶¶ 6 – 8. On June 7, 2018, while the equipment was in Mid-Atlantic’s possession, Mid-Atlantic contacted Plaintiff “to advise that the [e]quipment was ‘smoking.’” *Id.*, at ¶ 9. Plaintiff subsequently determined that the equipment had been damaged as a result of “improper use” and “over speeding.” *Id.*, at ¶¶ 11 – 12. Ultimately, the equipment was taken “out of service” for nearly four months for repairs. *Id.*, at ¶ 18.

On January 23, 2019, Plaintiff commenced this action against Mid-Atlantic seeking to recover the costs associated with repairing the equipment, including labor charges, replacement parts, hauling fees, as well as lost rental income. Plaintiff alleged damages in excess of \$175,000. In its complaint, Plaintiff asserted claims against Mid-Atlantic for breach of contract and unjust enrichment.

Mid-Atlantic joined Additional Defendants to this action on January 10, 2020. Following a series of preliminary objections, Mid-Atlantic filed a third-amended joinder complaint on July 24, 2020, alleging that, contrary to the averments of Plaintiff’s complaint, it never “took possession of the leased equipment” from Plaintiff, nor was it the “end user” of the equipment. *Joinder Compl.*, at ¶ 5. Rather, Mid-Atlantic arranged for Plaintiff to deliver the equipment directly to Additional Defendants at a marine terminal located in Philadelphia, where it was “installed and operated” by Additional Defendants. *Id.*, at ¶ 13. Based on these allegations, Mid-Atlantic asserted claims against Additional Defendants for negligence, breach of contract, unjust enrichment, and “common law indemnification and contribution.” *See, Id.*, pp. 18 – 19. Regarding its breach of contract claims, Mid-Atlantic averred that it leased the equipment to Additional Defendants pursuant to a “verbal contract” that required Additional Defendants to pay rent on a month-to-month basis and to return the equipment to Plaintiff “in substantially the same condition as it was in at the start of the lease term.” *Id.*, at ¶¶ 36, 44, 53, 61. Similarly, regarding its unjust enrichment claims, Mid-Atlantic averred that the equipment was “in the possession of” Additional Defendants at the time it was damaged, and that the latter would be “unjustly enriched” if they failed to “provid[e] compensation for the cost of any alleged repairs, replacement and/or loss of equipment service or value.” *Id.*, at ¶¶ 72, 75, 82, 85.

Additional Defendants filed preliminary objections in the nature of a demurrer to Mid-Atlantic’s unjust enrichment claims on August 10, 2020. Therein, Additional Defendants contend that, pursuant to the allegations of the joinder complaint, the only “benefit” conferred on them by Mid-Atlantic “was the arrangement for the rental/use of the leased equipment[.]” *Obj.*, at ¶ 45. They contend that such allegations do not state a legally cognizable claim for unjust enrichment because Mid-Atlantic failed to aver that it conferred a “direct benefit” on Additional Defendants which was “related to the alleged costs to repair the leased equipment[.]” *Id.*, at ¶ 50. In its response in opposition, Mid-Atlantic generally argues the averments of its joinder complaint adequately state claims against Additional Defendants for unjust enrichment.

Analysis

Additional Defendants were brought into this action as third-party defendants pursuant to the procedures set forth in Pa. R.C.P. 2250 *et seq.* While the parties’ competing arguments largely ignore this fact, the Court examines the legal sufficiency of Mid-Atlantic’s unjust enrichment claims by first considering the bases upon which a defendant may plead a non-party as a third-party defendant.

Pursuant to Pennsylvania Rule of Civil Procedure 2252, “any party” may join as a third-party defendant any person not a party to an action who may be “solely liable” for the plaintiff’s damages, or “liable to or with” the original defendant “on any cause of action arising out of the transaction or occurrence or series of transactions or occurrences upon which the [plaintiff’s] underlying cause of action against the [original defendant] is based.” Pa. R.C.P. 2252(a)(1)-(2). Legal authorities in this Commonwealth have interpreted the language of Rule 2252 as supporting joinder of non-parties in four distinct circumstances. *See, e.g., Svetz for Svetz v. Land Tool Co.*, 513 A.2d 403, 405 (Pa. Super. 1986). First, an original defendant may join a third-party defendant on the basis that the third-party defendant is “solely liable” to the plaintiff. Joinder in this scenario is permitted “where the [original defendant] alleges that the [third-party] defendant rather than the [original defendant] did the acts complained of”

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in the plaintiff's complaint. 7 Goodrich Amram 2d § 2252(a):10. For joinder predicated on sole liability to be proper, the claim asserted by the original defendant against the third-party defendant must be a claim the plaintiff *could have* asserted against the third-party defendant in a direct suit. *See, e.g., 3 Standard Pennsylvania Practice 2d § 14:224* (Explaining that “[i]f a plaintiff has no cause of action against a person sought to be joined as [a third-party] defendant, that person may not be brought in upon an allegation that the person is solely liable to the plaintiff.”); *cf., Oviatt v. Automated Entrance Sys. Co.*, 583 A.2d 1223, 1228 (Pa. Super. 1990) (“If the statute of limitations [would prevent] a direct suit by a plaintiff against [a third-party] defendant, [then] joinder of the [third-party] defendant is improper on the ground that he is alone liable to the plaintiff.”). In short, in sole liability claims, the original defendant essentially asserts a cause of action against the third-party defendant on the plaintiff's behalf.

Second, when the plaintiff's underlying action against the original defendant sounds in tort, joinder under Rule 2252 is allowed where the original defendant asserts that the third-party defendant is jointly or severally “liable with” the original defendant to the plaintiff on a claim for contribution. *See, e.g., Svetz for Svetz*, 513 A.2d at 408 (“Contribution is available whenever two or more persons are jointly or severally liable in tort, irrespective of the theory by which tort liability is imposed.”). Third, an original defendant may join a third-party defendant under Rule 2252 by asserting that the third-party defendant is “liable to” the original defendant on a claim for indemnity, to the extent that there is a common law or contractual bases for such a claim. *See generally, 3 Standard Pennsylvania Practice 2d § 14:251* (“The duty of indemnification may arise from contract or by operation of law.”).

Finally, an original defendant may join a third-party defendant on any independent cause of action the original defendant possesses against the third-party defendant, provided that the claim “arises out of” the plaintiff's underlying action against original defendant. *See, e.g., DiLauro v. One Bala Ave. Assocs.*, 515 A.2d 939, 944 (Pa. Super. 1986) (Explaining that Rule 2252 “permits joinder where the party to be joined may be liable to the [original defendant] separately on an independent cause of action which arose out of the same transaction(s) or occurrence(s) as the plaintiff's original cause of action.”) (cleaned up). Significantly, unlike joinder predicated upon claims for sole liability, contribution, or indemnity—each of which attempt to transfer some or all of the liability for the plaintiff's injury from the original defendant to the third-party defendant—joinder on this basis constitutes an independent action between the original defendant and third-party defendant.

Having surveyed the different bases for joinder under Rule 2252, the Court returns to Mid-Atlantic claims against Additional Defendants for unjust enrichment. As an initial matter, joinder predicated on a claim for either contribution or indemnity is irrelevant for purposes of examining Additional Defendants' preliminary objections, as each of those claims are distinct causes of action. *See generally, Lampkin v. Gappa*, 2012 WL 947164, at *4 (E.D. Pa. Mar. 21, 2012) (“[C]ontribution is a cause of action that arises among joint-tortfeasors[, whereas] [i]ndemnity is a cause of action that may arise by [contract or by] operation of law between one tortfeasor and another vicariously liable tortfeasor[.]”). Accordingly, to the extent Mid-Atlantic's unjust enrichment claims are legally sufficient under Rule 2252, they must be predicated on either Additional Defendants' “sole liability” to Plaintiff or as standalone claims asserted by Mid-Atlantic against Additional Defendants. *See discussion, supra*.

Here, Plaintiff filed a complaint to recover the costs associated with repairing the equipment Plaintiff alleges it leased to Mid-Atlantic. In Mid-Atlantic's third-amended joinder complaint, it asserts that Additional Defendants are responsible to pay for the “cost of any alleged repairs, replacement and/ or loss of equipment service or value” because Additional Defendants, *inter alia*, possessed and used the equipment at the time it was damaged. Joinder Compl., at ¶¶ 75, 85. As explained above, when joinder is predicated on sole liability to the plaintiff, the claims the original defendant asserts against the third-party defendant are claims the plaintiff could have brought against the third-party defendant in a direct suit. Accord, Pa. R.C.P. 2255(d) (Providing that the plaintiff “shall recover from [a third-party] defendant found liable to the plaintiff alone ... as though such [third-party] defendant had been joined as a [original] defendant and duly served[.] and the initial pleading of the plaintiff had averred such liability.”). In this case, Additional Defendants do not argue or otherwise suggest that Plaintiff was prohibited from asserting claims against them for unjust enrichment directly in either an original action or as part of its underlying complaint. Therefore, the fact that the claims were interposed by Mid-Atlantic in a joinder complaint rather than by Plaintiff directly is inconsequential for purposes of their legal sufficiency. Under Rule 2252, Mid-Atlantic may attempt to transfer the liability for the cost of repairing the equipment by alleging that Additional Defendants are “solely liable” for Plaintiff's damages on a theory of unjust enrichment. *See, Joinder Comp.*, at *Addendum Clauses*, pp. 16 – 17 (Alleging that Additional Defendants are “solely ... liable to Plaintiff ...”). Accordingly, Additional Defendants' pre-

liminary objections are **overruled** to the extent that Mid-Atlantic's unjust enrichment claims are based on Additional Defendants' sole liability to Plaintiff.

Mid-Atlantic's claims are, however, legally insufficient to the extent it predicates joinder of Additional Defendants on an independent theory of unjust enrichment. As described above, Rule 2252 permits an original defendant to implead a third-party defendant on any cause of action the original defendant possesses against the third-party defendant, subject to the limitation that the original defendant's claim arises out of the plaintiff's underlying cause of action. Significantly, in such a case, the third-party defendant's alleged liability runs directly to the original defendant, regardless of whether the original defendant is found liable to the plaintiff. *See, e.g., Pa. R.C.P. 2252, Ex. Cmt. 1990* (Explaining that joinder may be based on a third-party defendant's "*liability to the defendant* on a cause of action arising out of the transaction or occurrence upon which plaintiff's action is based.") (emphasis added). Here, Mid-Atlantic does not aver facts to indicate that Additional Defendants are liable to it for unjust enrichment regardless of Mid-Atlantic's liability to Plaintiff. Instead, it avers that "[i]f the allegations of Plaintiff's [c]omplaint are true," then Additional Defendants are "liable to Mid-Atlantic" for unjust enrichment and must compensate it "in full" for the cost incurred by Plaintiff to repair the equipment. *See, Joinder Compl.*, at ¶¶ 75 – 77; 85 – 87. In other words, Mid-Atlantic's unjust enrichment claims seek to hold Additional Defendants liable for the equipment repair costs only to the extent Plaintiff successfully holds Mid-Atlantic liable for the same injury. Conversely, if Plaintiff's action against Mid-Atlantic is unsuccessful, then there is no scenario in which Additional Defendants would be liable to Mid-Atlantic for the cost to repair the equipment.

In sum, the allegations of the third amended joinder complaint do not set forth facts that would constitute an independent theory of unjust enrichment liability as between Mid-Atlantic and Additional Defendants. Accordingly, Additional Defendants' preliminary objections are **sustained** to the extent Mid-Atlantic seeks to hold Additional Defendants directly liable to it on a theory of unjust enrichment.

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

LAW NO. 2020-08698-NC

NOTICE IS HEREBY GIVEN that the name change petition of Austyn Robert Young was filed in the above-named court and will be heard on Monday, March 1, 2021 at 2:00 PM, in Courtroom 3 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania. Date of filing the Petition: Friday, November 20, 2020

Name to be changed from: Austyn Robert Young to: Austyn Robert Levorgood
Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
Timothy J. Trott, Esq., Attorney for the Petitioner
Carosella & Associates, PC
882 South Matlack St. Suite 101
West Chester, Pennsylvania 19382

CORPORATION NOTICE

NOTICE is hereby given that the Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining the Certificate of Organization pursuant to the provisions of the Business Corporation Law of 1988, 15 Pa. C.S. Section 8913. The name of the corporation is: Chapman Brothers Management, LLC and the Certificate of Organization was filed on: December 31, 2020.

The purpose or purposes for which it was orga-

nized are: The limited liability company shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporation may be incorporated under the Pennsylvania Business Corporation Law, as amended.

DISSOLUTION NOTICE

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **LEMUS FINE ART, INC.** is currently in the process of voluntarily dissolving.
Delaney & Scott, P.C.
1528 McDaniel Drive West Chester, PA 19380

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT the Shareholders and the Directors of **Banbury Shoppes, Inc.**, a Pennsylvania corporation, with a registered address at 707 Eagleview Blvd., P.O. Box 562, Exton, PA 19341, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.
FOX ROTHSCHILD LLP, Solicitors
747 Constitution Drive, Suite 100, P.O. Box 673
Exton, PA 19341-0673

DISSOLUTION NOTICE

Notice is hereby given by that **Tronniks Incorporated**, a Pennsylvania business corporation, with an address of 105 Barton Drive, Spring City, PA 19475, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

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

AZEFF, Carole Cychowski, late of Phoenixville. Alexis Azeff, 115 East Pothouse Road, Phoenixville, PA 19460, Administrator.

BASCOM, Mansfield M., late of Tredyffrin Township. Paul Eisenhauer, care of ALBERT P. MASSEY, JR., Esquire, 460 E. King Rd., Malvern, PA 19355-3049, Executor. ALBERT P. MASSEY, JR., Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Rd., Malvern, PA 19355-3049, atty.

BAXTER, Lester J., late of West Caln Township. James L. Baxter, 3051 Compass Rd, Honey Brook, PA 19344 and Leslie Feliciano, 10 Burkey Dr, Denver, PA 17517, Executors. JENNIFER MEJIA, Esquire, Mejia Law Group LLC, 1390 West Main Street, Ephrata, PA 17522, atty.

BROWN, Gary L., late of Coatesville. Jennifer A. Brown & Michelle E. Brown, care of JOHN S. CARNES, JR., Esquire, 101 W. Main St., Parkesburg, PA 19365, Executrices. JOHN S. CARNES, JR., Esquire, 101 W. Main St., Parkesburg, PA 19365, atty.

ELLIOTT, Gloria P., late of the City of Coatesville. James W. Elliott, III, 122 Hope Avenue, Coatesville, PA 19320, Executor. GORDON W. GOOD, Esquire, Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

FORTE, Terrence L., late of Valley Township. Petrice Forte, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, Suite 200, West Chester, PA 19382, Executrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, Suite 200, West Chester, PA 19382, atty.

HOERTZ, Andrew John, late of Borough of West Chester. John J. Hoertz, 5 Wesrtview Drive, Coatesville, PA 19320, Executor.

HOSTETTER, Barry Wilmer, late of Lower Oxford Township. Allison L. Hostetter, care of JAMES N. CLYMER, Esquire, 408 W. Chestnut Street, Lancaster, PA 17603, Executrix. JAMES N. CLYMER, Esquire, Clymer Musser & Sarno PC, 408 W. Chestnut Street, Lancaster, PA 17603, atty.

HUNT, Concetta I., late of North Coventry Township. Walter Jeffrey Hunt, care of MARY C. CROCKER, Esquire, 1296 East High Street, Pottstown, PA 19464, Executor. MARY C. CROCKER, Esquire, Crocker & Crocker, PC, 1296 East High Street, Pottstown, PA 19464, atty.

KING, Marian L., late of Atglen. Conrad King, care of NEAL A. RICE, Esquire, 15 N. Spruce Street, Lititz, PA 17543, Executor. NEAL A. RICE, Esquire, Legacy Law, PLLC, 15 N. Spruce Street, Lititz, PA 17543, atty.

KING, Naaman E., late of Atglen. Conrad King, care of NEAL A. RICE, Esquire, 15 N. Spruce Street, Lititz, PA 17543, Executor. NEAL A. RICE, Esquire, Legacy Law, PLLC, 15 N. Spruce Street, Lititz, PA 17543, atty.

LEE, Marina Harker, a/k/a Marina H. Lee, a/k/a Marina Lee, late of East Goshen Township. Elizabeth A. Robins, care of THOMAS W. FLYNN III, Esquire, 19 Waterloo Ave., Berwyn, PA 19312, Executrix. THOMAS W. FLYNN III, Esquire, Crawford Diamond Flynn LLC, 19 Waterloo Ave., Berwyn, PA 19312, atty.

MATTA, Mary Bernadette, a/k/a M. Bernadette Matta, late of Schuylkill Township. C. Michael Matta, 18 Flintlock Ln., Phoenixville, PA 19460, Executor. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 E. High St., Pottstown, PA 19464, atty.

MILLER, Barbara Hickey, late of Kennett Township, but previously of Maple Glen, PA. Robert L. Miller, Jr, PO Box 228, Unionville, PA 19375, Executor. ROBERT L. MILLER, JR., Esquire, Law Office of Robert L. Miller, Jr., PO Box 228, Unionville, PA 19375, atty.

MILLER, Barbara J., a/k/a Barbara Miller, Barbara Jean Brennan Miller And Barbara Jean Miller, late of Easttown Township. Ronald E. Miller, care of MARGARET GALLAGHER THOMPSON, Esquire, 1001 Conshohocken State Rd., Ste. 2-400, West Conshohocken, PA 19428, Executor. MARGARET GALLAGHER THOMPSON, Esquire, Cozen O'Connor, 1001 Conshohocken State Rd., Ste. 2-400, West Conshohocken, PA 19428, atty.

MOZZANI, Helen M., late of Downingtown. Josephine Miller, care of ROBERT M. DiORO, Esquire, 21 West Front Street, Media, PA 19063, Executor. ROBERT M. DiORO, Esquire, DiOrio & Sereni, LLP, 21 West Front Street, Media, PA 19063, atty.

PENCE, Marie Louise, late of Pottstown. Thomas L. Pence, 420 Spiece Road, Pottstown, PA 19465,

Executor. MARIA CUTILLO TEARE, Esquire, Lewis McIntosh & Teare, LLC, 372 N. Lewis Road, P.O. Box 595, Royersford, PA 19468, atty.

PEREIRA, Anselmo P., late of Bryn Mawr. Maria Golashovsky, care of RICHARD H. MORTON, Esquire, 220 W. Gay Street, West Chester, PA 19380, Executrix. RICHARD H. MORTON, Esquire, Ryan, Morton & Imms, LLC, 220 W. Gay Street, West Chester, PA 19380, atty.

ROTOLI, Janet C., late of East Goshen Township. James J. Ruggiero, Jr., 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, Executor. JAMES J. RUGGI-ERO, JR., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301, atty.

SAHA, Richard A., late of Valley Township. Joanne Voelcker, care of JENNIFER H. WALKER, Esquire, 31 S. High Street, Suite 200, West Chester, PA 19382, Executrix. JENNIFER H. WALKER, Esquire, Peak Legal Group, Ltd., 31 S. High Street, Suite 200, West Chester, PA 19382, atty.

SCHAFFER, Thomas Conrad, late of West Whiteland. Scott M. Schaffer, 803 Grist Mill Ln, West Chester, PA 19380, Executor.

SCHLOSSER, James C., late of Lincoln University, Lower Oxford. Susan Garis, 433 Sproul Road, Kirkwood, PA 17536 and Michael Schlosser, 1113 Muhlenburg Ave, Swarthmore, PA 19081, Executrices.

STRENK, Mary V., a/k/a Mary Strenk, late of Tredyffrin Township. William J. Strenk and Laura S. Manton, care of JESSICA L. WILSON, Esquire, 30 Cassatt Ave., Berwyn, PA 19312, Executors. JESSICA L. WILSON, Esquire, McAndrews, Mehalick, Connolly, Hulse and Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312, atty.

WERKISER, James Titus, late of West Chester. David Werkiser, 1699 Warpath Road, West Chester, PA 19382, Executor.

YANCIK, Joseph J., late of West Goshen Township. Gerri McCafferty, 1202 Karen Lane, West Chester, PA 19384, Administrator. WILLIAM J. THOMAS, Esquire, Giannascoli & Thomas, P.C., 480 Creamery Way, Suite 109, Exton, PA 19341, atty.

YERGER, Earl Wilson, late of Pottstown. Carl Yerger, 661 Kline Avenue, Pottstown, PA 19465, Executor. PATRICK J. KURTAS, Esquire, Prince & Kurtas Law, 934 High Street, P.O. Box 696, Pottstown, PA 19464, atty.

ZONETTI, Edward J., late of West Goshen Township. Edward J. Zonetti, Jr., care of STACEY

WILLITS McCONNELL, Esquire, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, Executor. STACEY WILLITS McCONNELL, Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565, atty.

2nd Publication

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

BELCHER, Anne M., late of East Goshen Township. Stephen R. Belcher, care of JOSEPH A. BELLINGHIERI, Esquire, 17 W. Miner St., West Chester, PA 19382, Executor. JOSEPH A. BELLINGHIERI, Esquire, MacElree Harvey, LTD., 17 W. Miner St., West Chester, PA 19382, atty.

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

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

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

EICHENBERG, III, Ernest Francis, late of Tredyffrin Township. Debra Eichenberg, care of ANDREW H. DOHAN, Esquire, 460 E. King Road, Malvern, PA 19355-3049, Executor. ANDREW H. DOHAN, Esquire, Lentz, Cantor & Massey, LTD., 460 E. King Road, Malvern, PA 19355-3049, atty.

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

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

Union St., Kennett Square, PA 19348, atty.

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

KIERAS, Cathy Jo, late of New London Township. Sally K. Fieni, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

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

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

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

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

McLAUGHLIN, Janet W., late of East Marlborough Township. Robert J. McLaughlin, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384,

Kennett Square, PA 19348, atty.

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

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

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

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

SCHLIESMAN, Edna Beatrice, a/k/a Edna B. Schliesman, late of Schuylkill Township. Jon E. Schliesman, care of NANCY W. PINE, Esquire, 104 S. Church St., West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382, atty.

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

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

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

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

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BAUMAN, Louise A., late of Oxford Borough. Leslie A. Simperts, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

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

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

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

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

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

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

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

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

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

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

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

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

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

THOMPSON, Eleanor S., late of East Bradford Township. William S. Thompson, III, care of NEIL W. HEAD, Esquire, 218 West Miner Street, West Chester, PA 19382, Executor. NEIL W. HEAD, Esquire, Klein, Head, Barnes & Wood, LLP, 218 West Miner Street, West Chester, PA 19382, atty.

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

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

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

Bring It 2 Lyfe Events, with its principal place of business at 349 S 1st Ave, Coatesville, PA 19320. The application has been (or will be) filed on: Wednesday, July 8, 2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Jata'e Winkey, 349 S 1st Ave, Coatesville, PA 19320.

TMWilcoxTeam, with its principal place of business at 12 Sugarbrook Road, Malvern, PA 19355. The application has been (or will be) filed on: Thursday, January 28, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Thomas R. Wilcox, III, Esq., Wilcox & Associates, LLC, 12 Sugarbrook Road, Malvern, PA 19355.

Main Line Veterinary Specialists, with its principal place of business at 81 Lancaster Avenue, Devon, PA 19333. The application has been (or will be) filed on: Thursday, January 21, 2021. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: KG Veterinary, PC, 81 Lancaster Avenue, Devon, PA 19333. Charles J. Phillips, Esquire
Leisawitz Heller Abramowitch Phillips, P.C.
2755 Century Avenue
Wyomissing, PA 19610

KH Photography, with its principal place of business at 634 Cambridge Rd, Honey Brook, PA 19344. The application has been (or will be) filed on: 12/09/2020. The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Kimberly Horst, 634 Cambridge Rd, Honey Brook, PA 19344.

An application for registration of the fictitious name **WEST GOSHEN DELI AND RESTAURANT, 105 WESTTOWN RD, WEST CHESTER, PA 19382** has been filed in the Department of State at Harrisburg, PA, File Date **11/10/2020** pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is **Sae Kim, 249 Weatherhill Dr., West Chester, PA 19382; Young Kim, 249 Weatherhill Dr., West Chester, PA 19382.**

CORPORATION NOTICE**LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that on Tuesday, November 17, 2020 a Certificate of Organization was filed in the Pennsylvania Department of State for **J & L IBA Dairy Supplies, LLC**, in accordance with the provisions of the Limited Liability Act of 1994. E. Richard Young, Jr., Solicitor
E. Richard Young, Jr., Esquire
1248 West Main Street
Ephrata, PA 17522

1st Publication of 3**ESTATE & TRUST NOTICE**

Let all persons be on notice that Charles J. Mode, a.k.a. Charles Junior Mode, late of West Brandywine Township, died on October 12, 2020, leaving both an Estate and a Revocable Living Trust, Letters Testamentary have been granted to Howard Hodel, and the Trustee of the Revocable Living Trust is Phoenixville Federal Bank & Trust. The attorney for the estate and trust is Barry S. Rabin, Esquire.

All persons having claims or demands on the estate and/or trust are requested to make them known, and all persons indebted to the said decedent or trust are requested to make payment without delay, c/o the Law Firm of Barry S. Rabin, 797 E. Lancaster Avenue Suite 13, Downingtown, PA 19335.

NOTICE OF SUSPENSION

Notice is hereby given that by Order of the Supreme Court of Pennsylvania issued January 22, 2021, John A. Gallagher (#61914) of Chester County, PA, is suspended from the practice of law for a period one year and one day, effective February 21, 2021. Marcee D. Sloan Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania

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

IN RE: M.A.P.

Case Number: AD-20-0083

TO: John Doe

Petitions have been filed by Chester County Department of Children, Youth and Families asking the Orphans' Court to put an end to all rights you and Sharlene L. Llanos have to a female minor child, M.A.P. (d.o.b. 11/27/18), and to show cause why the parental rights to this child should not be terminated involuntarily. The Court has awarded Citations on these Petitions for Involuntary Termination of Parental Rights.

The Court has set a Call of the List for Wednesday, March 17, 2021, at 9:30 o'clock A.M., Honorable John L. Hall in Court Room No. 7, Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania, to determine which day your case will be heard, and to show cause, if any you have, why the relief sought in the Petition should not be granted. You or your lawyer should be present at the Call of the List to find out the specific date that your case will be heard.

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

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

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

Chester, PA 19380-0990 or phone 610-344-5800.
Thomas Maxwell O'Keefe, Esq.
Attorney for Chester County
Department of Children, Youth and Families

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

IN RE: M.R.S.

Case Number: AD-20-0081

TO: John Doe

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

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

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

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to this child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

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

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

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

IN RE: B.J.M.

Case Number: AD-20-0060

IN RE: I.R.M.

Case Number AD-20-0061

TO: Melissa Ann Morales

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

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

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

hearing will be.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to these children may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the Lawyer Reference Service, Chester County Bar Association, 15 West Gay Street, West Chester, PA 19380, Telephone No. (610) 429-1500 to find out where you can get legal help.

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

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

3rd Publication of 3

ESTATE NOTICE

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

Letters of Administration, C.T.A. on the Estate of the above named, LAUREN J. LEWIS, deceased, having been granted to the undersigned on December 23rd, 2020, all persons having claims or demands against the Estate of the said decedent are requested to make known the same, and all persons indebted to the said decedent to make payment without delay to the undersigned Administratrix or Counsel:
Kierstin V. Boivin, Administratrix
504 Jeroma Lane
West Chester, PA 19382
Frank W. Hayes, Esquire
Hayes & Romero
31 South High Street
West Chester, PA 19382

Sheriff Sale of Real Estate

By virtue of the within mentioned writs directed to Sheriff Fredda L. Maddox, the herein-described real estate will be sold at public sale in the Chester County Justice Center at 201 W Market Street, 3rd Floor, Room 3300, West Chester, Pennsylvania, as announced on **Thursday, February 18th, 2021 at 11AM.**

Notice is given to all parties in interest and claimants that the Sheriff will file with the Prothonotary and in the Sheriff’s Office, both located in the Chester County Justice Center, 201 W Market Street, West Chester, Pennsylvania, Schedules of Distribution on **Monday, March 22nd, 2021.** Distribution will be made in accordance with the Schedules unless exceptions are filed in the Sheriff’s Office within ten (10) days thereafter.

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

FREDDA L. MADDOX, SHERIFF

2nd Publication

SALE NO. 21-2-10

Writ of Execution No. 2019-02165

DEBT \$146,620.64

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

All that certain lot or piece of ground situate in the Borough of Atglen, County of

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

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

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

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

Being UPI Number 07-03-0019

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

PLAINTIFF: The Money Source Inc
VS

DEFENDANT: James P. Stauffer & Julie E. Stauffer

SALE ADDRESS: 645 Valley Avenue, Atglen, PA 19310

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

DEFENDANT: Charles D. Bennethum Jr.

SALE ADDRESS: 174 Collamer Road, Oxford, PA 19363

PLANTIFF ATTORNEY: WILSON LAW FIRM 610-566-7080

SALE NO. 21-2-11

Writ of Execution No. 2020-02213

DEBT \$124,554.69

SALE NO. 21-2-13

Writ of Execution No. 2020-02498

DEBT \$135,953.37

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

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

CONTAINING 2.146 acres more or less.

BEING Chester County Tax Parcel 57-3-31.1

PLANTIFF: Sun East Federal Credit Union

VS

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

TAX PARCEL NUMBER: 9-2-80

IMPROVEMENTS thereon: Residential Property

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

VS

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

SALE ADDRESS: 18 Montclair Avenue, Coatesville, PA 19320

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

SALE NO. 21-2-14

Writ of Execution No. 2019-08570

DEBT \$345,201.56

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

BEING Lot #101 on said plan.

Tax Parcel # 69-9-619

PLAINTIFF: FV-I, Inc., in trust for Morgan Stanley Mortgage Capital Holdings LLC

VS

DEFENDANT: **Bogdan Visanescu**

SALE ADDRESS: 434 Highland Court, Oxford, PA 19363

ecutor of Estate of Mary Cameron Keefer

SALE ADDRESS: 7 Old Forge Crossing, Devon, PA 19333

PLAINTIFF ATTORNEY: **Steven L. Sugarman & Associates 610-889-0700**

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

SALE NO. 20-8-329

Writ of Execution No. 2020-00464

DEBT \$6,427.10

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

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

IMPROVEMENTS thereon: Residential Dwelling

PLAINTIFF: Old Forge Crossing Condominium Association

VS

DEFENDANT: **Michael Keefer, Ex-**

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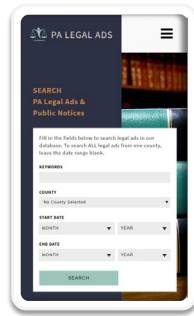
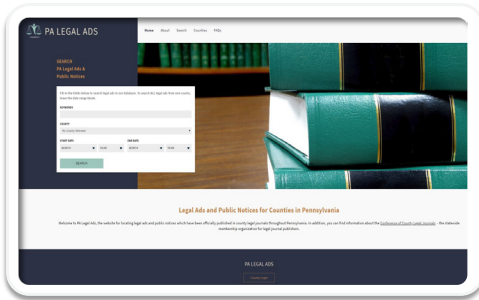
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- Roy has regularly been selected by his peers for inclusion in The Best Lawyers in America.
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